

Lompoc City Council Agenda Item



City Council Meeting Date: August 5, 2014

TO: Patrick Wiemiller, City Administrator

FROM: Lucille T. Breese, AICP, Planning Manager
l_breese@ci.lompoc.ca.us

Michael Luther, City Engineer/Assistant Public Works Director
M_luther@ci.lompoc.ca.us

SUBJECT: Consideration of a Planning Commission recommendation for an Alternative Mitigation to TRANS 1.2c; Amendment No. 2 to Burton Ranch Specific Plan (BRSP); Addendum to the Final Environmental Impact Report (EIR) for the BRSP located on approximately 150 acres at the intersection of Highway 1/Purisima Road/Harris Grade Road (APNs: 97-250-002, -005, -040, -050, -051, -062, and -069) (Planning Division File Nos. FEIR 02-01 and SP 04-01)

Recommendation:

Staff recommends the City Council:

- 1) Consider the Planning Commission recommendation of approval;
- 2) Hold the public hearing;
- 3) Adopt Resolution No. 5945(14), adopting an Alternative Mitigation Measure and Certifying the Addendum to the Final Environmental Impact Report – for the BRSP Area (Attachment 1); and
- 4) Waive further reading and introduce Ordinance No. 1607(14), adopting Amendment No. 2 to the BRSP Regarding Alternative Mitigation Measure TRANS 1.2c (Attachment 2); or
- 5) Provide alternate direction.

Background/Discussion:

At the June 11, 2014, Planning Commission meeting, the Planning Commission reviewed a request by Michael Towbes (representing Harris Grade Partners, L.P.; Patrick J. McCarthy and Bridget M. McCarthy; Donald M. Jensen and Lynn D. Gray; Lompoc Ranch Joint Venture; Joe A. Signorelli, Jr.; Adam Peter Signorelli; Gus Thomas

Signorelli; and The Towbes Group, Inc.), for consideration of an alternative mitigation for Mitigation Measure TRANS 1.2c. adopted with the Final Environmental Impact Report (FEIR 02-01) prepared and certified for the BRSP area and Amendment No. 2 to the BRSP. The project site is located at the intersection of State Highway Route 1/Purisima Road and Harris Grade Road.

The requested change is based on newly updated traffic information. An Addendum to FEIR 02-01, pursuant to the requirements of the California Environmental Quality Act (CEQA) was also prepared and considered. (Assessor Parcel Nos. 97-250-002, -005, -040,-050, -051, -062, and -069.)

The Planning Commission considered the information in the Planning Commission staff report (Attachment 3); held a public hearing, as reflected in the Planning Commission draft minutes (Attachment 4); and adopted Planning Commission Resolution No. 771(14) on a 4-0-1 vote, with Commissioner Clark absent, recommending the City Council adopt the alternative mitigation for Mitigation Measure TRANS 1.2c. adopted with FEIR 02-01 prepared and certified for the BRSP area; adopt Amendment No. 2 to the BRSP, and certify the Addendum to the BRSP FEIR (Attachment 5).

The proposed alternative to the Mitigation Measure is based upon updated traffic analysis prepared by Penfield & Smith, dated April 2014, and supported by CalTrans in a letter dated June 8, 2010, both of which are included in the Addendum prepared by Rincon Consultants. Engineering, Planning, and Legal staff have worked with the applicant and their consultants on preparation of the proposed language.

Existing Language	Proposed Revised Language
<p>TRANS- 1.2c The applicant shall construct improvements that modify the southbound approach and exit lanes at the Harris Grade Road/Purisima Road intersection to provide two through lanes extending south of the intersection far enough to facilitate merging without creating congestion. The new southbound lane shall be 12- foot wide, consistent with HDM standards. The proposed taper that would gradually merge with traffic traveling south on State Highway 1 shall be extended, consistent with Caltrans specifications. A Caltrans Encroachment Permit shall be obtained for this work. All work completed in the State Highway 1</p>	<p>TRANS- 1.2c The applicant shall construct the following improvements at the State Route 1/Harris Grade Road intersection prior to project occupancy:</p> <ul style="list-style-type: none"> • Restripe the northbound approach (dual left-turn lanes, one through lane and a right-turn lane). • Provide traffic signal improvements to change the existing split phasing to protected left-turn phasing on the northbound and southbound approaches and to protected-permissive left-turn phasing on the eastbound and westbound

<p>right-of-way shall be done to Caltrans engineering and environmental standards, and at no cost to the State. The applicant shall apply for an Encroachment Permit with the County of Santa Barbara for all work proposed within the County right-of-way along Harris Grade Road.</p>	<p>approaches in conformance with the future operation assumed in the 2030 General Plan Update EIR.</p>
--	---

If the Council approves the alternative to the Mitigation Measure, the BRSP (SP 04-01) adopted by City Council Ordinance No. 1519(06) and amended by City Council Ordinance No. 1547(07) would be amended as follows:

Section VII: The Infrastructure Plan; Table 2 – Infrastructure Timing Schedule within (page 54 of the BRSP)

Existing Language	Proposed Revised Language
<p>Modify southbound approach and exit lanes to provide two through lanes extending south of the intersection far enough to facilitate merging.</p> <p>Add southbound through lane to Harris Grade Road.</p> <p>Extend Highway taper to gradually merge with southbound traffic.</p>	<p>Restripe the northbound approach (dual left-turn lanes, one through lane and a right-turn lane).</p> <p>Provide traffic signal improvements to change the existing split phasing to protected left-turn phasing on the northbound and southbound approaches and to protected-permissive left-turn phasing on the eastbound and westbound approaches.</p>

Section XI: Mitigation Measures (page 142 of the BRSP)

Existing Language	Proposed Revised Language
<p>TRANS- 1.2c The applicant shall construct improvements that modify the southbound approach and exit lanes at the Harris Grade Road/Purisima Road intersection to provide two through lanes extending south of the intersection far enough to facilitate merging without</p>	<p>TRANS- 1.2c The applicant shall construct the following improvements at the State Route 1/Harris Grade Road intersection prior to project occupancy:</p> <ul style="list-style-type: none"> • Restripe the northbound approach (dual left-turn lanes, one through lane

<p>creating congestion. The new southbound lane shall be 12 feet wide, consistent with HDM standards. The proposed taper that would gradually merge with traffic traveling south on State Highway 1 shall be extended, consistent with Caltrans specifications. A Caltrans Encroachment Permit shall be obtained for this work. All work completed in the State Highway 1 right-of-way shall be done to Caltrans engineering and environmental standards, and at no cost to the State. The applicant shall apply for an Encroachment Permit with the County of Santa Barbara for all work proposed within the County right-of-way along Harris Grade Road.</p>	<p>and a right-turn lane).</p> <ul style="list-style-type: none">• Provide traffic signal improvements to change the existing split phasing to protected left-turn phasing on the northbound and southbound approaches and to protected-permissive left-turn phasing on the eastbound and westbound approaches in conformance with the future operation assumed in the 2030 General Plan Update EIR.
---	--

Fiscal Impact:

The applicant is required to fund the cost of the proposed intersection improvements as part of the public improvements for the project; there will be no additional cost to the City for State Highway Route 1, Purisima Road, and Harris Grade Road intersection improvements based upon updated traffic analysis prepared by Penfield & Smith, dated April 2014, and supported by CalTrans in a letter dated June 8, 2010.

Conclusion:

The City will benefit, when the project begins construction, due to jobs for local contractors during construction and ultimately a large variety of new homes for the community.

Respectfully submitted,

Lucille T. Breese, AICP
Planning Manager

Michael Luther, City Engineer /
Assistant Public Works Director

APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:

Teresa Gallavan, Economic Development Director /
Assistant City Administrator

Kevin McCune
Public Works Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Patrick Wiemiller, City Administrator

- Attachments: 1) [Ordinance No. 1607\(14\)](#)
2) [Resolution No. 5945\(14\)](#)
3) [Planning Commission Staff Report of June 11, 2014](#) (no attachments)
4) [Draft Minute Excerpts Dated June 11, 2014](#)
5) [Planning Commission Resolution No. 771\(14\)](#)