

**MINUTES  
Regular Meeting  
Lompoc City Council  
Tuesday, February 7, 2006  
City Hall/100 Civic Center Plaza  
Council Chambers**

**OPEN SESSION – 7:00 P.M. – Council Chambers**

Councilmembers Present: DeWayne Holmdahl, Janice Keller, Will Schuyler, Michael Siminski, and Mayor Dick DeWees.

Staff Present: City Administrator Gary Keefe, City Clerk Donna Terrones, City Attorney Sharon Stuart, and City Planner Lucille Breese,

Other Participants: Jack Blakemore, Ray Severn, Ray Down, Charles Blair, Charles Schermerhorn, Ralph Harman, David Stone, Greg Endo, Jon Martin, Bob Braitman, Jon Picciuolo, Marell Brooks, Jay Doyle, John Ullom, Joyce Howerton, Connie Barlow, Pat Gill, Scott Rothdeutsch, Doug Pike, Ramona Rogers, Ray Leslie, Mary Lou Parks, and Jim Raggio.

Jeff Devine gave the invocation and Mayor Dick DeWees led the Pledge of Allegiance.

**PRESENTATIONS PRESENTED ELSEWHERE:**

On January 21, 2006, Mayor DeWees presented a Proclamation at the Lodge of Lompoc Honoring Norman Roulston on the occasion of his 100<sup>th</sup> Birthday.

**CITY ADMINISTRATOR’S STATUS REPORT** (distributed as an informational report)

**STAFF REQUESTS AND ANNOUNCEMENTS:** None

**COUNCIL REQUESTS AND ANNOUNCEMENTS:**

Councilmember Holmdahl announced that at the Northern California Power Agency’s meeting he attended, a local winery, which served an award winning Lompoc wine. He noted a letter that was received acknowledging the City’s Fire Department.

Councilmember Schuyler requested staff report back to Council at a future meeting on the procedures followed when calls are made on burglar alarms. He commented on the new legislation pertaining to reimbursement of official expenses and announced his attendance at the Utility Commission meeting, the Northern California Power Agency meeting and the Santa Barbara County Housing Trust Fund round table.

Councilmember Keller announced the Chocoholic’s Festival sponsored by the Lompoc Valley Woman’s Chamber of Commerce on Saturday, February 25, 2006.

Councilmember Siminski requested a closed session to review the employee benefits and salaries of the two Council appointees. He commented on the monies spent on the WiFi program. He noted the new legislation pertaining to reimbursement of official expenses and announced his attendance at the Solid Waste Multijurisdictional Task Force in Santa Ynez, Northern California Power Agency meeting, California Utilities Association meeting, the League of California Cities meeting, and the Utility Commission meeting.

**ORAL COMMUNICATIONS:**

1. Jake Blakemore spoke on WiFi issues.
2. Ray Severn spoke on traffic and street improvement fees.
3. Ray Down protested traffic mitigation fees for the Community Bank project.

4. Charles Blair and Ralph Harman spoke on recycling issues.

**ORAL COMMUNICATIONS:** (cont'd)

5. Charles Schermerhorn spoke on WiFi and Recycling issues.

Councilmember Holmdahl requested staff review the traffic mitigation fee schedule.

Councilmember Siminski requested a memo from Staff to clarify the traffic fees and commented on the WiFi system.

Councilmember Keller also commented on the WiFi system and requested Staff send the users an e-mail update.

**CONSENT CALENDAR:**

**ACTION:** Motion/Second Siminski/Holmdahl. By a unanimous vote the City Council:

1. Approved Minutes of the Regular Meeting of January 17, 2005.
2. Approved expenditures for:  
  
Payroll of 1/27/06 - \$1,186,208.27  
Payroll of 1/13/06 - \$1,036,298.60  
Voucher Register of 1/27/06 - \$924,347.75 \*  
Voucher Register of 1/20/06 - \$1,294,797.54  
Voucher Register of 1/13/06 - \$444,415.98  
Credit Refunds 1/24/06 - \$2,061.76  
(\*Councilmember Schuyler did not participate in the vote for Check 256296, Donnie Schuyler - \$612.56.)
3. Approved an amendment to the scope of work in the Contract between the City of Lompoc and Brown and Caldwell for "Design, Engineering, and Construction Management Services for Wastewater Treatment Plant Upgrades," adding certain additional Construction Management Services tasks, with no change in the Contract cost.
4. **Addition of Landfill Coordinator to Manage the Workload Required by the New Appliance Recycling and Universal Waste Regulations.** (Councilmember Schuyler pulled this item to be discussed after Item No. 10).
5. Adopted Resolution No. 5304(06), authorizing the Mayor to execute Cooperative Agreement #05-CA-0182 for installation of traffic control signals and safety lighting on State Route 1 (Ocean Avenue) at Third Street.
6. Adopted Resolution No. 5305(06), authorizing the Public Works Director to execute all necessary applications, application amendments, and related documents, and authorizing the City Administrator to execute all contracts, agreements, amendments, payment requests, and related documents, for the purposes of securing grant funds and implementing the goals of the Targeted Rubberized Asphalt Concrete Incentive Grant Program, administered by the California Integrated Waste Management Board (CIWMB).

## **PUBLIC HEARING:**

Mayor DeWees and Councilmembers, Holmdahl, Keller, Siminski, and Schuyler disclosed phone calls and conversations with Mr. Martin and Mr. Towbes.

7. **Burton Ranch Specific Plan Project – Revised Final Environmental Impact Report – EIR 02-01, General Plan Amendment – GP 02-01, Zone Change – ZC 02-01, annexation – annex No. 70, Specific Plan – SP 04-01, and Development and Annexation Agreement – DR 05-35.**

The project site is approximately 149 acres located immediately northeast of the intersections of State Highway 1, Harris Grade Road, and Purisima Road (Assessor's Parcel Numbers: 97-250-002, 97-250-005, 97-250-006, 97-250-013, 97-250-039, 97-250-040, 97-250-050, 97-250-051, 97-250-062, 97-250-069, and 97-250-070).

City Planner Lucille Breese presented the staff report and recommendations and introduced David Stone of Science Application International Corporation (SAIC) who gave a brief overview of the Environmental Impact Report (EIR).

Jon Martin of Martin & Farrell Homes presented a PowerPoint presentation of the Burton Ranch project and spoke in support of staff's recommendations.

Michael Towbes of The Towbes Group also spoke in support of staff's recommendations and requested a minor change to the Conditions of Approval for the Specific Plan Resolution No. 5303(06).

### **Public Comment:**

1. Bob Braitman commented on cooperation between the City and Mission Hills Community Services District.
2. Jon Picciuolo and Jay Doyle spoke in opposition to the proposal.
3. Marell Brooks spoke on various concerns regarding the project.

Councilmember Holmdahl discussed history of property and project.

Councilmember Keller voiced her concerns regarding affordable housing, traffic and circulation, Fire, Police, water, landfill, and the proposal for a walled community.

Councilmember Siminski spoke in support of the project and annexation.

Council elected to vote on each Resolution and Ordinance separately.

Jim McKenzie, Boardmember of the Mission Hills Community Services District briefly commented on the project and is in support of Staff's recommendations.

**ACTION:** Motion/Second Siminski/Holmdahl. By a unanimous vote the City Council adopted Resolution No. 5299(06) certifying the Revised Final Environmental Impact Report (Revised FEIR 02-01), including the *Burton Ranch Specific Plan Revised Final Environmental Impact Report EIR 02-01 List of Revisions*, for the project site.

**ACTION:** Motion/Second Siminski/Holmdahl. By a 4 to 1 vote (*Councilmember Keller voted NO*) the City Council adopted Resolution No. 5300(06) adopting California Environmental Quality Act (CEQA) Findings of Fact and A Statement of Overriding Considerations for the significant impacts identified in the Revised Final Environmental Impact Report (Revised FEIR 02-01) for the project site.

**ACTION:** Motion/Second Siminski/Schuyler. By a unanimous vote the City Council adopted Resolution No. 5301(06) amending the General Plan (GP 02-01) as follows:

**PUBLIC HEARING:** (cont'd)

Item No. 7

- 1) To the Land Use element, Land Use Development Standards Table, to add two Land Use Designations and rename the existing Land Use Designation:
  - a. Low Density Residential, maximum 2.5 dwelling units per acre (LDR-2.5),
  - b. Low Density Residential, maximum 4.6 dwelling units per acre (LDR-4.6), and
  - c. Low density Residential, maximum 6.2 dwelling units per acre (LDR-6.2).
  
- 2) To the Land Use Element Map:
  - a. Approved the request to change the Land Use Element Map designations on 100 acres from Low Density Residential to Low Density Residential, maximum 2.5 dwelling units per acre (LDR-2.5) for Assessor's Parcel Numbers 97-250-005, -050, 051, and -062;
  - b. Approved the request to change the Land Use Element Map designations on 49 acres from Low Density Residential, to Low Density Residential, maximum 4.6 dwelling units per acre (LDR-4.6) for Assessor's Parcel Numbers 97-250-002, -006, -013, -039, -040, -069, and -070;
  - c. Approved the request to change the Land Use Element Map to expand the City of Lompoc's Sphere of Influence to include the Burton Ranch specific Plan Property; and
  - d. Approved the request to change the Land Use Element Map to expand the City of Lompoc's Urban Limit Line to include the Burton Ranch Specific Plan property.

**ACTION:** Motion/Second Siminski/Holmdahl. By a unanimous vote the City Council waived further reading and introduced Ordinance No. 1517(06) adding Article 16 to Chapter 2 of Title 2 of Chapter 50 of the Lompoc City Code pertaining to the SP Specific Plan District.

**ACTION:** Motion/Second Siminski/Schuyler. By a unanimous vote the City Council waived further reading and introduced Ordinance No. 1518(06) approving the requested pre-zoning (ZC 02-01).

**ACTION:** Motion/Second Siminski/Holmdahl. By a unanimous vote the City Council adopted Resolution No. 5302(06) initiating proceedings for the requested annexation (Annex #70).

**ACTION:** Motion/Second Siminski/Holmdahl. By a unanimous vote the City Council with noted changes to the Conditions of Approval, adopted Resolution No. 5303(06) adopting the Burton Ranch Specific Plan, SP 04-01 for General Plan consistency.

**ACTION:** Motion/Second Siminski/Holmdahl. By a unanimous vote the City Council waived further reading and introduced Ordinance No. 1519(06) adopting the Burton Ranch Specific Plan, SP 04-01, for zoning consistency.

**ACTION:** Motion/Second Siminski/Holmdahl. By a unanimous vote the City Council waived further reading and introduced Ordinance No. 1520(06) approving and executing a Development and Annexation Agreement (DR 05-35).

**RECESS:**

**At 8:55 P.M., Mayor DeWees announced a recess. The meeting reconvened at 9:10 P.M. with all Councilmembers present.**

8. **A Request by Plains Exploration & Production Company (PXP), for Council Consideration of an Annexation Inquiry, of Approximately 804 Acres of Property, known as Purisima Hills, located Approximately three (3) miles north of the Existing City Limits, Sphere of Influence, and General Plan Urban Limit Line,**

**north of Vandenberg Village, west of Harris Grade Road, Assessor Parcel Numbers 097-350-018 and a portion of 099-001-056, Annexation No. 75.**

**PUBLIC HEARING:** (cont'd)

Item No. 8

Councilmember Holmdahl announced he had seen the report previously.

Mayor DeWees announced he had two brief meetings last year with representatives of Plains Exploration & Production Company (PXP) on the proposed project.

Councilmember Siminski noted he had a brief meeting and was given a copy of the proposed project.

Councilmember Keller stated she was previously given a copy of the proposed project.

Councilmember Schuyler noted he was also given a copy of the proposed project by Councilmember Siminski.

City Planner Lucille Breese presented the staff report and recommendations and introduced Bob Braitman, Executive Director of LAFCO and John Ullom, Consultant to Plains Exploration & Production Company (PXP) who gave a PowerPoint presentation on the proposed project.

**Public Comment:**

1. Joyce Howerton, Jon Picciuolo, Charles Shermerhorn, Charles Blair, Connie Barlow, Bess Christensen, and Pat Gill spoke in opposition of staff's recommendations.
2. Scott Rothdeutsch, Doug Pike, and Ramona Rogers spoke in support of staff's recommendations.

After further discussion Council feels there are many impacts the proposed project would have on community services and would like to see studies done on the effects of the impacts.

**ACTION:** Motion/Second Holmdahl/Siminski. By a 4 to 1 vote (*Councilmember Keller voted NO*) the City Council determined to refer the annexation inquiry request to the Planning Commission to take public testimony and forward a recommendation to the City Council indicating whether annexation, amending the City's General Plan, and pre-zoning of the subject property should be studied.

**ACTION:** Motion/Second Schuyler/Siminski. By a 4 to 1 vote (*Councilmember Keller voted NO*) the City Council extended the meeting pass 11:00 P.M.

**RECESS:**

**At 10:50 P.M., Mayor DeWees announced a recess. The meeting reconvened at 11:00 P.M. with all Councilmembers present.**

**NEW BUSINESS:**

9. **New Legislation Pertaining to Reimbursement of Official Expenses and Mandating Biennial Ethics Training for City Officials.**

City Administrator Gary Keefe presented the staff report and recommendations.

**ACTION:** Motion/Second Keller/Siminski. By a unanimous vote the City Council tabled the item.

**UNFINISHED BUSINESS:**

**10. Conceptual Approval of a Proposed Transition Plan for the Proposed Relocation of the Lompoc Valley Community Center to a Remodeled Lompoc Hospital Building.**

City Administrator Gary Keefe presented the staff report and recommendations.

**Public Comment:**

1. Ray Leslie spoke in opposition to staff's recommendations.
2. Mary Lou Parks spoke on issues regarding the Hospital swap.
3. Jim Raggio spoke in support of staff's recommendations.
4. Ralph Harman spoke on issues regarding the Community Center.

Councilmember Keller suggested suspending the parking conditions so that the Hospital can find alternative space for parking allowing the Community Center to remain open, a reciprocal agreement with Home Depot and the City for use of the existing parking lot, and redesigning the retention basin that's affiliated with Home Depot.

Mayor DeWees asked Mr. Raggio to clarify which homes are owned by the Hospital District in the surrounding area of the Hospital. He would like to see a design and the proposed cost of the remodel.

Councilmember Holmdahl voiced his concern regarding costs.

**ACTION:** Motion/Second Holmdahl/Schuyler. By a 4 to 1 vote (*Councilmember Keller voted **NO***) the City Council conceptually approved the "Two Moves Transition Plan," outlined in the staff report, for the relocation of the Lompoc Valley Community Center to the remodeled Lompoc Hospital District Building, and if the Senior Commission formally approves the relocation and transition plan contemplated herein, instruct the City Administrator to include this plan in the Draft Memorandum of Understanding (MOU) between the Lompoc Hospital District and the City of Lompoc, which will be prepared for future City Council review.

**CONSENT CALENDAR** Item No. 4 cont'd

**4. Addition of Landfill Coordinator to Manage the Workload Required by the New Appliance Recycling and Universal Waste Regulations.**

Councilmember Schuyler reviewed staff's report and feels the money should be spent on fire.

**Public Comment:**

1. Unknown citizen spoke on money spent on public safety.

Councilmember Siminski stated the monies are budgeted by State.

**ACTION:** Motion/Second Siminski/Keller. By a 4 to 1 vote (*Councilmember Schuyler voted **NO***) the City Council approved the addition of one Landfill Coordinator to the Solid Waste Division in order to manage the workload required by the new appliance recycling and universal waste regulations and approved the additional appropriation to fund the Landfill Coordinator.

**WRITTEN COMMUNICATIONS:** None

**ORAL COMMUNICATIONS:** None

**COUNCIL REQUESTS AND COMMENTS:**

Councilmember Keller requested Staff report back to Council about taking the farmland along the Bailey corridor out of the General Plan now that we've gone north.

**ADJOURNMENT:**

At 12:00 A.M. Mayor DeWees adjourned to the Regular Meeting on Tuesday, February 21, 2006.

---

Dick DeWees, Mayor  
City of Lompoc

ATTEST:

---

Donna N. Terrones, City Clerk  
Date: February 15, 2006