

# ***Lompoc City Council Agenda Item***



**City Council Meeting Date:** February 7, 2006

**TO:** Gary P. Keefe, City Administrator

**FROM:** Lucille T. Breese, AICP, City Planner  
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**SUBJECT: 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**

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City Council review of a Planning Commission recommendation of approval for a request by Martin-Farrell Homes, Inc. and The Towbes Group, Inc., for the approximately 149 acre Burton Ranch Specific Plan project:

- 1) **EIR 02-01** – The Revised Final Environmental Impact Report, including the *Burton Ranch Specific Plan Revised Final Environmental Impact Report EIR 02-01 List of Revisions*, prepared by Science Applications International Corporation (SAIC), for the project, affecting 149-acres of property, and circulated through the State Clearinghouse (SCH No. 2002091045) pursuant to the requirements of the California Environmental Quality Act (CEQA).
- 2) **GP 02-01** – General Plan Amendments:
  - a) To add two Land Use Designations to the City of Lompoc General Plan Land Use Development Standards Table and to rename the existing Land Use Designation:
    - 1) Low Density Residential, maximum 2.5 dwelling units per acre (LDR-2.5)
    - 2) Low Density Residential, maximum 4.6 dwelling units per acre (LDR-4.6)
    - 3) Low Density Residential, maximum 6.2 dwelling units per acre (LDR-6.2)
  - b) To amend the City of Lompoc Land Use Element Map designations on 100 acres of the site from Low Density Residential to Low Density Residential, maximum 2.5 dwelling units per acre (LDR-2.5) (Assessor Parcel Numbers 97-250-005, -050, -051, -062);

- c) To amend the City of Lompoc Land Use Element Map designations on 49 acres of the site from Low Density Residential to Low Density Residential, maximum 4.6 dwelling units per acre (LDR-4.6) (Assessor Parcel Numbers 97-250-002, -006, -013, -039, -040, -069, -070); and
  - d) To amend the City of Lompoc Land Use Element Map Sphere of Influence and Urban Limit Line to include the subject parcels.
- 3) **ZC 02-01** - The Zone Change:
- a) To add Title 2 Chapter 2, Article 16 Specific Plan, Section 8750 et al to the City of Lompoc City Code, Specific Plan (SP); and
  - b) To pre-zone the 149 acre project area to the Specific Plan (SP) zoning district.
- 4) **ANNEX No. 70** – An application to the Local Agency Formation Commission (LAFCO) for the incorporation of the 149-acres of the Burton Ranch Specific Plan area into the City of Lompoc City Limit line. The area is currently outside the City Urban Limit Line and Sphere of Influence and a change to this status must be processed through LAFCO. The action would include removal of the project area from the Santa Barbara Fire Protection District and annexation into the Mission Hills Community Services District.
- 5) **SP 04-01** – Adoption of the Burton Ranch Specific Plan which is designed to regulate future development of the 149-acre area.
- 6) **DR 05-35** – Review, approve, and execute a Development and Annexation Agreement to vest the Specific Plan in the event the property or portions of the property are sold, adopt a Maintenance Annuity Fee to supplement City services, and freeze development impact fees for five years.

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).

**RECOMMENDATION:**

The Planning Commission recommends that the City Council take the following action:

1. Take public testimony;

### **Actions Regarding the Environmental Impact Report and CEQA Findings:**

2. Adopt 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; and
3. Adopt Resolution No. 5300 (06) adopting the 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.

### **Actions Regarding the General Plan Amendments:**

4. Adopt Resolution No. 5301 (06) amending the City's General Plan (GP 02-01) as follows:
  - A. To the Land Use Element, Land Use Development Standards Table, to add two Land Use Designations and rename the existing Land Use Designation:
    - i. Low Density Residential, maximum 2.5 dwelling units per acre (LDR-2.5),
    - ii. Low Density Residential, maximum 4.6 dwelling units per acre (LDR-4.6), and
    - iii. Low Density Residential, maximum 6.2 dwelling units per acre (LDR-6.2).
  - B. To the Land Use Element Map:
    - a. Approve 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. Approve 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. Approve 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. Approve 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.

**Actions Regarding the Pre-zoning:**

6. Adopt 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; and
7. Adopt Ordinance No. 1518 (06) approving the requested pre-zoning (ZC 02-01).

**Actions Regarding the Annexation:**

8. Adopt Resolution No. 5302 (06) initiating proceedings for the requested annexation (Annex #70).

**Actions Regarding the Specific Plan:**

9. Adopt Resolution No. 5303 (06) adopting the Burton Ranch Specific Plan, SP 04-01, for General Plan consistency.
10. Adopt Ordinance No. 1519 (06) adopting the Burton Ranch Specific Plan, SP 04-01, for zoning consistency.

**Actions Regarding the Development and Annexation Agreement:**

11. Adopt Ordinance No. 1520 (06) approving and executing a Development and Annexation Agreement (DR 05-35).

**BACKGROUND:**

At the December 12, 2005 Planning Commission meeting, the Commission reviewed the material presented, took public testimony, deliberated, and adopted the Resolutions listed below and attached to this staff report for Council review:

- 1) Resolution No. 456 (05) - recommending certification of 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 (on a 5-0 vote); and
- 2) Resolution No. 457 (05) recommending adoption of the CEQA Findings of Fact and Statement of Overriding Considerations for the significant impacts identified in the Revised Final Environmental Impact Report (Revised FEIR 02-01) (on a 4-1 vote, with Commissioner Harman voting no); and
- 3) Resolution No. 458 (05) recommending approval of the General Plan Amendment (GP 02-01) (on a 5-0 vote):

- A. To change the Land Use Element to add two Land Use Designations to the Land Use Development Standards Table and to rename the existing Land Use Designation:
  - i. Low Density Residential, maximum 2.5 dwelling units per acre (LDR-2.5),
  - ii. Low Density Residential, maximum 4.6 dwelling units per acre (LDR-4.6), and
  - iii. Low Density Residential, maximum 6.2 dwelling units per acre (LDR-6.2).
  
- B. To change the Land Use Element Map to:
  - i. 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;
  - ii. 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;
  - iii. 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
  - iv. change the Land Use Element Map to expand the City of Lompoc's Urban Limit Line to include the Burton Ranch Specific Plan property.
  
- 4) Resolution No. 459 (05) recommending adoption of Ordinance No. XXXX (05) adding Article 16 to Chapter 2 of Title 2 of Chapter 50 of the Lompoc City Code pertaining to the SP Specific Plan District (on a 5-0 vote); and
  
- 5) Resolution No. 460 (05) recommending approval of the requested pre-zoning (ZC 02-01) (on a 5-0 vote); and
  
- 6) Resolution No. 461 (05) recommending initiation of the proceedings for the requested annexation (Annex #70) (on a 4-1 vote, with Commissioner Harman voting no); and
  
- 7) Resolution No. 462 (05) recommending adoption of the Burton Ranch Specific Plan, SP 04-01 (on a 5-0 vote); and
  
- 8) Resolution No. 463 (05) recommending adoption of Ordinance No. XXXX (05) approving and executing a Development and Annexation Agreement (DR 05-35) (on a 4-1 vote, with Commissioner Harman voting no).

The Planning Commission staff report was provided to the Council on December 1, 2005. The Environmental Impact Report, Final Environmental Impact Report, Revised Final Environmental Impact Report, the *Burton Ranch Specific Plan Revised Final Environmental Impact Report EIR 02-01 List of Revisions*, and the Burton Ranch Specific Plan were also provided separately.

Planning Commission Resolutions No. 456 (05), 457 (05), 458 (05), 459 (05), 460 (05), 461 (05), 462 (05), 463 (05), and minutes of the Commission meeting of December 12, 2005 are included as Attachments 10 and 11.

**PROJECT DESCRIPTION:**

The project consists of eleven separate assessor's parcels that are owned by eight separate landowners. The eleven parcels comprise approximately 149 acres located within the County of Santa Barbara, north of the city of Lompoc, situated between State Highway 1 to the west and south, Harris Grade Road to the east, and the Burton Mesa Ecological Preserve to the north. The ownership and acreage of each assessor's parcel in the Specific Plan area is provided in the table below. The term "Plan Unit" is used in the Revised FEIR to characterize the assessor parcels that are owned by each landowner. The applicants own approximately 132 acres of the 149-acre project (approximately 88.9 percent of the total project acreage).

<i>Plan Unit</i>	<i>Property Owner</i>	<i>Assessor Parcel Number</i>	<i>Acreage</i>	<i>Percent of Total Acreage</i>
1	Harris Grade Partners, L.P. 330 E. Canon Perdido St., Ste. F Santa Barbara, CA 93101-7229	97-250-040	32.2	21.4
2	Lompoc Ranch Joint Venture, et al. c/o The Towbes Group, Inc. 21 E. Victoria St., Ste. 200 Santa Barbara, CA 93101	97-250-005	23.61	67.5
		97-250-050	2.56	
		97-250-051	33.11	
		97-250-062	41.01	
3	Earl Howell 3001 Harris Grade Road Lompoc, CA 93436	97-250-013	0.70	0.5
4	Nodlew, Inc. P.O. Box 366 Santa Maria, CA 93456	97-250-039	0.85	0.6
5	Clarence and Janet Smith 247 Kingston Hill Way Los Gatos, CA 95032	97-250-006	2.06	1.4
6	Patrick McCarthy	97-250-069	2.49	1.7
7	Gilbert Herrera, Gilbert De Lamora, Edwin Davis Trustees for Lompoc Congregation of Jehovah's Witnesses 412 South H Street Lompoc, CA 93436	97-250-070	1.49	1.0
8	Patrick McCarthy	97-250-002	8.9	5.9
<b>Total</b>			<b>148.98</b>	<b>100%</b>

The proposed project would include residential, recreational, open space, and educational land uses. These proposed land uses are divided into Land Use Areas as follows:

Burton Ranch Specific Plan Land Use Areas				
Land Use Area	Acreage	Proposed Use	Density Range	Proposed Housing Type
1	10	Residential	8 - 12	Apartments and condominiums, or a combination of both
2	48	Residential	3 - 5	Detached residential dwellings including single family homes on standard lots, patio homes on small lots, or lot (air space) condominiums
3	33	Residential	2 - 3	Single family homes on lots averaging 8,000 sq ft
4	33	Residential	1 - 2	Single family homes on lots averaging 15,000 sq ft
5	12	School <sup>1</sup> Residential	- 2 - 3	- Single family homes on lots averaging 8,000 sq ft
6	3	Recreation (park)	-	-
7	10	Open Space (unbuildable)	-	-

<sup>1</sup> At the time the FEIR was prepared it was not certain whether a school or residential units would be constructed on Land Use Area 5. However, whether a school was or was not to be constructed on Land Use Area 5, the maximum permitted residential units would remain constant at 476 units. If a school is constructed, the density of residential units constructed in the other residential land use areas (Areas 1-4) will be slightly higher.

The Lompoc Unified School District has notified the City of Lompoc that on July 19, 2005, the Board of Education voted unanimously not to acquire Land Use Area 5 as a school site. Therefore, Land Use Area 5 will be built out as a residential use. A copy of the letter is attached (Attachment 12).

**DISCUSSION**

*List of Recommended Revisions to the Mitigation Monitoring and Reporting Program*

A Mitigation Monitoring and Reporting Program (MMRP) was prepared by the applicants and included in the Specific Plan. An excerpt of the MMRP from the Specific Plan is included in the staff report as Attachment No. 13. However, the language in the attached excerpt of the MMRP from the Specific Plan does not reflect the exact language of the Mitigation Measures, Plan Requirements, Timing, and Monitoring contained in the Revised FEIR. Therefore, recommended changes to the language of the Specific Plan version of the MMRP are listed in the *List of Recommended Revisions to the Burton Ranch Specific Plan*, dated February 7, 2006 (Attachment No. 7, Exhibit B). A Condition of Approval is included requiring that the MMRP be revised in accordance with the *List of Recommended Revisions to the Burton Ranch Specific Plan*, dated February 7, 2006, and resubmitted to the Planning Division prior to

issuance of any grading permit or submittal of the first tentative map for any phase of development on the project site, whichever occurs first.

List of Recommended Revisions to the Burton Ranch Specific Plan

A List of Recommended Revisions to the Burton Ranch Specific Plan has been prepared and is included as Attachment No. 7, Exhibit B. The List of Recommended Revisions was generated during the review of the revised Specific Plan. A Condition of Approval is included requiring that the Burton Ranch Specific Plan be revised in accordance with the *List of Recommended Revisions to the Burton Ranch Specific Plan*, dated February 7, 2006, and the revised Specific Plan resubmitted to the Planning Division prior to issuance of any grading permit or submittal of the first tentative map for any phase of development on the project site, whichever occurs first.

**ENVIRONMENTAL IMPACT REPORT EIR 02-01 SCH NO. 2002091045**

Description

An Environmental Impact Report (EIR) was prepared for the proposed Burton Ranch Specific Plan project by Science Applications International Corporation (SAIC) of Santa Barbara, under contract with the City of Lompoc. The process was outlined in the Planning Commission staff report of December 12, 2005.

Impacts identified as *Significant and Unavoidable* cannot be avoided or lessened to a level of insignificance (or a less than significant level) by implementing mitigation measures or feasible alternatives. The City Council must certify the Revised Final EIR and make the CEQA Findings of Fact and adopt a Statement of Overriding Considerations for those impacts which are significant and unavoidable in order to approved the project.

The following areas have impacts identified as *Significant and Unavoidable* in the EIR and require Statements of Overriding Considerations to be adopted:

**Section 4.1 – Aesthetic/Visual Resources:**

**Impact AES-1** -- Development of the existing open space character of the project site would substantially obstruct views of important physical attributes throughout the Burton Ranch Specific Plan property. Important foreground visual resources experienced from Harris Grade Road and State Highway 1 would be obstructed to varying degrees. These impacts are considered Class I, *significant and unavoidable*.

**Impact AES-2** -- Development of the project site would substantially obstruct sensitive public view corridors from Harris Grade Road and State Highway 1. The change from a completely open space character to a varied density residential



development as experienced from Harris Grade Road and State Highway 1 would be considered Class I, *significant and unavoidable*.

**Impact AES-3.1** -- Project buildout would substantially change the open space character of the project site to that of low and moderate density residential development. The change in the open space character of portions of the project site as experienced from surrounding public view corridors would be considered Class I, *significant and unavoidable*.

**Cumulative Impact Aesthetics** The overall cumulative effect of transformation of the open space from a semi-rural or rural to urban character, loss of scenic natural resources including Burton Mesa chaparral and grasslands, and fragmentation of open space corridors would be considered Class I, *significant and unavoidable*.

#### **Section 4.2 – Air Quality:**

**Impact AQ-3.1** -- Operation of the project would produce ROC and NOx emissions from vehicular traffic sources that would exceed the daily emissions significance threshold. The impact of ROC and NOx emissions from vehicle sources would be considered Class I, *significant and unavoidable*.

**Cumulative Impact Air Quality** Development of the Burton Ranch Specific Plan would have significant O<sub>3</sub> precursor emissions from vehicles, even after application of mitigation measures. The cumulative impact of the Burton Ranch Specific Plan would be considered Class I, *significant and unavoidable*.

#### **Section 4.3 – Biological Resources:**

**Cumulative Impact Biological Resources** -- The project's removal of native habitats (i.e., 103.5 acres of the 149-acre project site), would represent a substantial contribution to the cumulative impact on the loss of vegetation communities and of common wildlife species including prey populations, and would have an impact on ecosystem processes. These impacts would be considered Class I, *significant and unavoidable*.

#### **Section 4.7 – Hydrology and Water Quality:**

**Impact HYDRO/WQ-4** -- The proposed project would substantially deplete groundwater supplies such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The project's contribution to an increased net deficit in groundwater supply would be considered Class I, *significant and unavoidable*.

**Cumulative Impact Hydrology and Water Quality (Water Quantity)** -- In the absence of any supplemental water source, the amount of water for homes and

farms in approximately 92 to 93 years would be severely limited and the quality of this water would be extremely poor. The proposed project water demand would further contribute to this overdraft problem. Therefore, cumulative water supply impacts are considered Class I, *significant and unavoidable*. Though mitigation measures HYDRO/WQ-4.1, -4.2 and -4.3 listed under Impact HYDRO/WQ-4 would minimize the project's contribution to this cumulative impact to the maximum extent feasible, the residual effect would also be considered Class I, *significant and unavoidable*.

#### **Section 4.8 – Land Use:**

**Direct Impact LU-1** -- Development of the proposed project would conflict with the existing and surrounding undeveloped rural character of the area. The change from undeveloped, rural, open space to the residential character would result from the Burton Ranch Specific Plan buildout that is to include attached multiple family and detached single-family residential development. This impact is considered Class I, *significant and unavoidable*.

**Cumulative Impact Land Use** -- Proposed development would result in a maximum of 476 residential dwelling units and a corresponding increase of 1,395 residents to the City of Lompoc. Development of the Specific Plan area would represent approximately 26 percent of all proposed project and "related project" development and approximately 2.5 percent of residential development generated under buildout of the cumulative "region of influence," such that the proposed project's contribution to this cumulative impact would be considered Class I, *significant and unavoidable*.

#### **Section 4.12 – Transportation and Circulation:**

**Impact TRANS-1.3** -- The proposed project would substantially increase the daily volume to capacity (V/C) ratio on the surrounding road network (H Street roadway segments). Widening of H Street between Central Avenue and Purisima Road (including the Santa Ynez Bridge) is of such magnitude as to be infeasible to accomplish by the time project site buildout would be completed. The recently adopted City of Lompoc developer fee program would incrementally collect funds to complete these improvements. Until sufficient funding sources are collected to widen H Street between Central Avenue and Purisima Road (including the Santa Ynez Bridge), project-related impacts on this roadway would be considered Class I, *significant and unavoidable*. However, the time frame between project buildout and completion of these improvements could be up to 20 years during which impacts would be considered Class I, *significant and unavoidable*. Upon completion of the improvements, the long-term project impact would be reduced to adverse, but less than significant (Class II).

A Mitigation Monitoring and Reporting Program (MMRP) was prepared for the project and attached to the City Council staff report. Mitigation Measures have also been

included with the project Conditions of Approval (Council Resolution No. 5303 (06) – Exhibit C).

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Peggy Woods, Associate Planner

Attachments:

1. [Draft Council 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](#)
2. [Draft Council Resolution No. 5300 \(06\)](#) adopting CEQA findings and a Statement of Overriding Considerations for the significant impacts identified in the Revised Final Environmental Impact Report (Revised FEIR 02-01)
3. [Draft Council Resolution No. 5301 \(06\)](#) amending General Plan (GP 02-01)
4. [Draft 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
5. [Draft Ordinance No. 1518 \(06\)](#) approving pre-zoning (ZC 02-01)
6. [Draft Council Resolution No. 5302 \(06\)](#) initiating proceedings for annexation (Annex #70)
7. [Draft Council Resolution No. 5303 \(06\)](#) adopting the Burton Ranch Specific Plan, SP 04-01, for General Plan consistency
8. [Draft Ordinance No. 1519 \(06\)](#) adopting the Burton Ranch Specific Plan, SP 04-01, for zoning consistency
9. [Draft Ordinance No. 1520 \(06\)](#) approving and executing the Development and Annexation Agreement, (DR 05-35)
10. Adopted Planning Commission Resolution Nos. 456 (05) through 463 (05)
11. Minutes of the December 12, 2005 Planning Commission meeting
12. Letter from Lompoc Unified School District, dated August 3, 2005
13. Mitigation Monitoring and Reporting Program, Section XI of the Burton Ranch Specific Plan
14. Planning Commission staff report dated December 12, 2005  
(Distributed December 1, 2005 by separate transmittal)
15. [Burton Ranch Specific Plan dated October 2005](#)  
(Distributed October 27, 2005 by separate transmittal; copies available in the Planning Division; copy available on the City's website)

**APPROVED FOR SUBMITTAL TO CITY ADMINISTRATOR:**

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Arleen T. Pelster, AICP, Community Development Director

**APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:**

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Gary P. Keefe, City Administrator