EXHIBIT A

1.0 INTRODUCTION

1.1 Findings of Fact and Statement of Overriding Considerations

The California Environmental Quality Act (CEQA) requires that the environmental impacts of a project be examined and disclosed prior to approval of a project. CEQA Guidelines Section 15091 provides the following guidance regarding findings:

> "(a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
>
> (1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
>
> (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
>
> (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR."

CEQA Guidelines Section 15093 provides the following additional guidance regarding a Statement of Overriding Considerations:

> "(a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."
>
> (b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record."

Having received, reviewed and considered the Revised Final Environmental Impact Report for the Burton Ranch Specific Plan Project ("project"), SCH No. 2002091045 (Revised FEIR), including the Burton Ranch Specific Plan Revised Final Environmental Impact Report EIR 02-01 List of Revisions, as well as all other information in the record of proceedings on this matter, the following Findings and Statement of Overriding Considerations regarding the Revised Final Environmental Impact Report for the Burton Ranch Specific Plan Project (Findings) are hereby adopted by the City of Lompoc for current and subsequent discretionary actions to be undertaken by the City and responsible agencies for the implementation of the Burton Ranch Specific Plan Project. These actions are collectively referred to herein as the "project."

1.2 Document Format

These Findings have been categorized into the following sections:

1) Section 1.0 provides an introduction to these Findings.
2) Section 2.0 provides a summary of the project and overview of other discretionary actions required for the project, and a statement of project objectives.
3) Section 3.0 provides a summary of those activities that have preceded the consideration of the Findings for the project as part of the environmental review process, and a summary of public participation in the environmental review for the project.
4) Section 4.0 sets forth findings regarding those potentially significant environmental impacts identified in the Revised FEIR which the City has determined to be less than significant with the implementation of project design features and/or project conditions included in the Mitigation Monitoring and Reporting Program (MMRP) for the project.
5) Section 5.0 sets forth findings regarding those significant or potentially significant environmental impacts identified in the Revised FEIR which the City has determined can feasibly be mitigated to a less than significant level through the imposition of mitigation measures included in the MMRP for the project.
6) Section 6.0 sets forth findings regarding those significant or potentially significant environmental impacts identified in the Revised FEIR which will or which may result from the project and which the City has determined cannot feasibly be mitigated to a less than significant level.
7) Section 7.0 sets forth findings regarding growth inducement impacts.
8) Section 8.0 sets forth findings regarding alternatives to the proposed project.
9) Section 9.0 contains findings regarding the MMRP for the project.
10) Section 10.0 contains other relevant findings adopted by the City with respect to the project.
11) Section 11.0 consists of a Statement of Overriding Considerations, which sets forth the City's reasons for finding that specific economic, legal, social, technological, and other considerations associated with the project outweigh the project's potential unavoidable environmental impacts.

The Findings set forth in each section herein are supported by findings and facts identified in the administrative record of the project.

1.3 Custodian and Location of Records

The documents and other materials which constitute the administrative record for the City's actions regarding the project are located at the City of Lompoc Planning Division, 100 Civic Center Plaza, Lompoc, California, 93438. The City is the custodian of the administrative record for the project.

2.0 PROJECT SUMMARY

2.1 Project Location

The proposed Burton Ranch Specific Plan Project involves a specific plan for future development of an approximately 149-acre project site in Santa Barbara County, north of the city of Lompoc. The project site is situated between State Highway 1 to the west and south, Harris Grade Road to the east, and the Burton Mesa Management Area (BMMA) to the north (reference to Figure 2-1 in the Revised FEIR). The site is comprised of eleven separate assessor's parcels that are owned by eight separate landowners. The assessor's parcel numbers are: 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. The site is largely undeveloped and consists of open space. A single family residence is located on assessor's parcel numbers 97-250-006 and 97-250-013. An abandoned auto service station is located on assessor's parcel number 97-250-039.

2.2 Project Description

The applicants are requesting annexation of the 149-acre site to the City of Lompoc, General Plan amendments and pre-zoning of the 149 acres, and adoption of a Specific Plan to guide future development of the site.

An annexation is requested to incorporate the Burton Ranch Specific Plan area into the City of Lompoc city limits. The City of Lompoc's Urban Limit Line would be adjusted accordingly. This action would be subject to the Santa Barbara Local Agency Formation Commission (LAFCO) review and approval. The City of Lompoc would subsequently provide the project site residents with the following municipal services: fire and police protection, internal public road maintenance, solid waste services, and library facilities. The Mission Hills Community Services District would provide water and sewer services. This would require annexation to the Mission Hills Community Services District (MHCSD). An overlap annexation agreement between the City of Lompoc and the MHCSD (City of Lompoc and MHCSD 2000) states that the MHCSD has adequate infrastructure and facilities to provide project water and sewer service.

The proposed General Plan amendment would amend the project site land use from County of Santa Barbara's Comprehensive Plan land use designation of Urban RES-4.6 (Residential, maximum 4.6 dwelling units per acre) to City of Lompoc General Plan designation of LDR-4.6 (Low Density Residential, 4.6 dwelling units per acre) on 48.7 acres and LDR-2.5 (Low Density Residential, 2.5 dwelling units per acre) on 100.29 acres. Residential development density regulations specified in the Specific Plan would restrict the overall number of dwelling units in Plan Unit 1 and 2 to an average of 3.5 per acre. The remainder Plan Units 3 through 8, which are not under ownership of the applicants, would be built out using up to the maximum density of 4.6 dwelling units per acre.

The proposed project would include expansion of the Sphere of Influence to include the Burton Ranch Specific Plan area. The City of Lompoc city limits and Sphere of Influence currently extend to the western edge of State Highway 1, south of the intersection of State Highway 1 and Harris Grade Road, west and south of the Burton Ranch Specific Plan area. Expansion of the Sphere of Influence would extend the line to the east and south of the Burton Ranch Specific Plan area. This expansion would also be subject to the review and approval of the Santa Barbara Local Agency Formation Commission (LAFCO). The LAFCO action would include detachment of the project site from the Santa Barbara County Fire Protection District.

The proposed zone change would pre-zone the project site from County of Santa Barbara's zoning district of DR-4.6 (Design Residential, 4.6 dwelling units per acre) to SP (Specific Plan). The Specific Plan limits the number of residential units that can be constructed within Plan Units 1 and 2 to a maximum of 400: the maximum density of Plan Unit 1 is limited to 150 units, and Plan Unit 2 is restricted to a maximum of 250 units. The Burton Ranch Specific Plan ensures that Plan Unit 1 and Plan Unit 2 would be prohibited from utilizing the high-end density ranges for all Land Use Areas within the parcels. With the Plan Units 3 through 8 built out at a maximum density of 4.6 dwelling units per acre, the maximum allowable buildout for the project would be 476 units.

The project applicant has proposed residential, recreational, open space, and educational land uses on approximately 133 acres of the 149 acres in the Burton Ranch Specific Plan area. Land use development would be designed to conserve natural resources by placing higher intensity uses in the southern portion of the site and lower intensity uses towards the northern region, where slopes are greater and sensitive biological resources are denser.

The proposed density ranges would allow for clustering of residential units within each parcel unit. Residential clustering would develop less land while allowing the same number of housing units permitted under the Specific Plan. Some areas would have a higher density (i.e., Land Use Area 1 of 8 to12 dwelling units per acre and Land Use Area 2 of 3 to 5 dwelling units per acre). Clustering would allow the density of these areas to be higher than 3.5 dwellings per acre, but the overall density of the approximate 133 acres of Plan Units 1 and 2 would not exceed 3.5 dwelling units per acre.

The applicants are proposing to enter into a Development and Annexation Agreement with the City.

The Burton Ranch Specific Plan includes the following land uses:

- ***Land Use Area 1*** *is an approximately 10-acre area designated to accommodate higher intensity residential development with a density range of 8 to 12 dwelling units per acre. High-density residential development would accommodate attached apartments and condominiums, or a combination of both.*
- ***Land Use Area 2*** *is an approximately 48-acre area designated to accommodate moderate-density residential development at a range of 3 to 5 dwelling units per acre. Appropriate moderate-density detached residential dwelling include single-family homes on standard lots, patio homes on small lots, or lot (air space) condominiums.*
- ***Land Use Area 3*** *is an approximately 33-acre area designated for low density residential development with a range of 2 to 3 dwelling units per acre. Proposed residential dwellings would be single-family homes on lots averaging 8,000 square feet.*
- ***Land Use Area 4*** *is an approximately 33-acre area designated for low density residential development at a range of 1 to 2 dwelling units per acre. Single-family homes on lots averaging 15,000 square feet would be proposed.*
- ***Land Use Area 5*** *is an approximately 12-acre area designated as a school site in the Specific Plan. In the event the area will not be built as a school site, low density residential development with a range of 2 to 3 dwelling units per acre. Single-family homes on lots averaging 8,000 square feet would be proposed.*
- ***Land Use Area 6*** *is an approximately 3 acre area proposed as a passive park. This open space designation is meant to preserve a stand of oak trees located in Plan Unit 1.*
- ***Land Use Area 7*** *is an approximately 10 acre area proposed as open space to preserve the steep slopes and sensitive Burton Mesa Chaparral habitat.*

In addition to the proposed land use areas described above, the Burton Ranch Specific Plan contains the following topics and a summary of each topic's elements:

- *Open Space Areas*
- *Proposed Resource Conservation Development Standards*
- *School Site*
- *Community Design Components (e.g. architecture; grading; circulation; pedestrian circulation and trail system; lighting, street signs, and mailboxes; and water tower)*
- *Infrastructure (e.g. water; wastewater; drainage; and energy)*
- *Public Services*
- *Specific Plan Implementation*
- *Specific Plan Objectives*

2.3 Discretionary Actions

Project implementation may include, but is not limited to, the following discretionary actions by the City and Responsible Agencies having jurisdiction by law upon the project site and/or the resources contained thereon:

- *Certification of the Revised Final Environmental Impact Report (Revised FEIR), including the Burton Ranch Specific Plan Revised Final Environmental Impact Report EIR 02-01 List of Revisions*
- *Adoption of a Mitigation Monitoring and Reporting Program (MMRP)*
- *Approval of an Amendment to the City of Lompoc General Plan*

Sphere of Influence, Urban Limit Line, Land Use Map

- *Approval of an Amendment to the Zoning Code and Zoning Map*
  Pre-zoning, Specific Plan District
- *Adoption of a Specific Plan*
- *Approval of a Development and Annexation Agreement*
- *Annexation to the City of Lompoc (LAFCO)*
- *Expansion of the City of Lompoc Sphere of Influence (LAFCO)*
- *Expansion of the City of Lompoc's Urban Limit Line (LAFCO)*
- *Detachment for the Santa Barbara County Fire Protection District (LAFCO)*
- *Annexation into the Mission Hills Community Services District (MHCSD)*

2.4 Record of Proceedings

For the purposes of CEQA and these Findings, the Record of Proceedings for the project consists of the following documents and other evidence, at a minimum:

1) The Notice of Preparation and all other public notices issued by the City in conjunction with the project;
2) The Draft EIR;
3) The Final EIR;
4) The Revised Final EIR, including the Burton Ranch Specific Plan Revised Final Environmental Impact Report EIR 02-01 List of Revisions;
5) All comments submitted by agencies or members of the public during the public comment period on the EIR and during the public review comment period for the EIR;
6) All comments and correspondence submitted to the City with respect to the project, in addition to timely comments on the EIR;
7) The Mitigation Monitoring and Reporting Program (MMRP);
8) The Development and Annexation Agreement;
9) All findings and resolutions adopted by the City's decisionmakers in connection with the project, and all documents cited or referred to therein;
10) All final reports, studies, memoranda, maps, staff reports, or other planning documents relating to the project prepared by the City, consultants to the City, or responsible or trustee agencies, with respect to the City's compliance with the requirements of CEQA and with respect to the City's actions on the project;
11) All documents submitted to the City by other public agencies or members of the public in connection with the project, up through the close of the public hearing;
12) Minutes and/or verbatim transcripts of all information sessions, public meetings, and public hearings held by the City in connection with the project;
13) Any documentary or other evidence submitted to the City at such information sessions, public meetings, and public hearings;
14) Matters of common knowledge to the City, including, but not limited to federal, state, and local laws and regulations;
15) Any documents expressly cited in these Findings, in addition to those cited above; and
16) Any other materials required to be in the record of proceedings by Section 21167.6(e) of CEQA.

2.5 Statement of Objectives

The Burton Ranch Specific Plan provides a unique opportunity for coordinated residential development within the City of Lompoc. The applicant's objectives for the proposed Burton Ranch Specific Plan Project are as follows:

1) Provide large-scale planning policies that would avoid piecemeal development;
2) Establish development standards for the Burton Ranch that would result in high quality, aesthetically pleasing development patterns;
3) Allow for comprehensive environmental review of all potential impacts associated with future development of the Burton Ranch; and
4) Ensure a sense of identity within the community that is rooted in the early development history of Lompoc.

3.0 ENVIRONMENTAL REVIEW AND PUBLIC PARTICIPATION

On September 11, 2002, a Notice of Preparation (NOP) was distributed by the City of Lompoc for the proposed project. The State of California Clearinghouse issued a project number for the Burton Ranch Specific Plan Project, SCH #2002091045.

In accordance with CEQA Guidelines Section 15082, the NOP was circulated to interested agencies, groups, and individuals for a period of 30 days, during which comments were solicited and received pertaining to environmental issues/topics that the Draft EIR should evaluate.

Subsequent to the public review of the Notice of Preparation, the City of Lompoc internally reviewed "administrative" copies of the Draft EIR. Upon completion of the review, copies of the Draft EIR were forwarded to all Responsible/Trustee Agencies and interested groups and individuals, as required under CEQA Guidelines Sections 15105 and 15087.

The State-mandated public review of the Draft EIR began on September 9, 2003. Prior to the end of the review period on October 23, 2003, the applicants requested a time extension in which to review the Draft EIR. An extension of time was granted and the State was notified on October 22, 2003. The public review period for comments was extended to November 12, 2003. The Final EIR includes a Response to Comments package (Appendix K of the Final EIR), which presents all written comments received during the public review period of the Draft EIR, and includes related changes made to the Draft EIR.

Since the preparation of the Final EIR in April 2005, the applicants changed the project description, submitted further biological surveys and reports to address concerns identified regarding biological resources, and prepared a water supply assessment for the Mission Hills Community Services District. A few changes to the project description included:

- preparation of a Development Agreement;
- change in land use densities in Land Use Areas 3 and 4;
- change in acreage of Land Use Area 6; and,
- clarifying the landscape buffer width along Harris Grade Road and State Highway 1.

Biological surveys and reports included:

- *Wye Specific Plan Purisima Parcel Habitat Assessment*
- Supplement Wye Specific Plan Botanical Species Springtime Survey

A Revised Final Environmental Impact Report was prepared (September 2005), including the Burton Ranch Specific Plan Revised Final Environmental Impact Report EIR 02-01 List of Revisions. The changes made to the Final Environmental Impact Report were in response to comments and related primarily to refining existing mitigation measures or explaining how measures could be feasibly implemented. The changes did not raise significant new environmental impacts that had not already been addressed in the Final Environmental Impact Report (May 2004).

The Planning Commission held a noticed public hearing to consider certification of the Revised FEIR and approval of the project on December 12, 2005. Following the Planning Commission's review, the Planning Commission formulated its recommendations regarding the project and its accompanying CEQA documentation, and forwarded those recommendations to the City Council for consideration. Those recommendations included, but were not limited to, approval of the project, certification of the Revised FEIR, adoption of the MMRP, and adoption of these Findings.

The City Council held a noticed public hearing on [insert date] to consider the Revised FEIR and project. At that hearing, the City Council considered the recommendations of the Planning Commission, the information presented in the Revised FEIR and the record for the project, and public comments and testimony received at the hearing.

4.0 FINDINGS REGARDING ENVIRONMENTAL IMPACTS DETERMINED TO BE LESS THAN SIGNIFICANT

The City finds, based upon the analysis presented in Section 4.0 of the Revised FEIR, that the following environmental effects of the project will not manifest at levels which have been determined by the City to be significant, and therefore, no mitigation measures are required. The City hereby finds that project design features and/or project mitigation measures have been identified and incorporated into the project which avoid or substantially lessen the potentially significant effect on the environment to a less than significant level.

4.1 Air Quality

4.1.1 Less Than Significant Impact AQ-1. Construction of the Burton Ranch Specific Plan would not conflict with or obstruct implementation of the applicable air quality plans. Construction emissions from anticipated land use development projects in the County have been accounted for and included in the *2001 Clean Air Plan (CAP)*. As a result, short-term construction emissions due to the project would not conflict with or obstruct implementation of the *2001 CAP*. Project construction would therefore produce *adverse, but less than significant* (Class III) impacts on applicable air quality plans.

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – One applicable County-level air quality plan would apply to the project: the *2001 Clean Air Plan* prepared by the Air Pollution Control District (APCD) and the Santa Barbara County Association of Governments (SBCAG). The APCD has no significance thresholds for short-term construction activities, as construction emissions from land use development projects have been included in the *2001 CAP* and therefore have been considered in the County planning process for maintaining the O_3 standards. However, because the County currently violates standards for PM_{10}, construction activities that generate fugitive dust (PM_{10}) emissions would be required to implement APCD standard control measures to ensure that these emissions remain less than significant. As a result, construction emissions due to the project would not conflict with or obstruct implementation of the *2001 CAP*.

Reference – Revised FEIR page 4.2-9

4.1.2 Less Than Significant Impact AQ-2. Emissions from construction of the Burton Ranch Specific Plan would not exceed an ambient air quality standard or substantially contribute to an existing or projected air quality standard violation. Project construction emissions would result in *adverse, but less than significant* (Class III) impacts to the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS).

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The project region presently exceeds state standards for PM_{10} and is a maintenance area for O_3. Ozone is a secondary

pollutant formed in the atmosphere by photochemical reactions of previously emitted pollutants, or precursors. The O_3 problem in Santa Barbara County is due to the presence of numerous stationary and mobile sources of precursor emissions and meteorological and topographical characteristics that enhance O_3 formation on a regional basis. Particulate matter is both a regional and local air pollutant, since PM_{10} levels occur from both direct emission sources, such as motor vehicles or construction activities, and regional PM_{10} formation due to chemical processes.

Project construction would produce combustive emissions of ROC (reactive organic compounds) and NOx (nitrogen oxides) (O_3 precursors), combustive emissions of PM_{10}, and fugitive dust emissions (PM_{10}). Due to the mobile nature of most proposed construction emission sources and the short duration of proposed construction activities, project construction combustive emissions would not be expected to produce substantial impacts in a given location. Therefore, combustive emissions from project construction equipment would not exceed any air quality standard or contribute substantially to an existing or projected air quality standard violation. Furthermore, assuming project compliance with the APCD's standard conditions for control of fugitive dust emissions, project construction would also not violate any air quality PM_{10} standard or contribute substantially to an existing or projected PM_{10} standard violation.

Mitigation Measures – Based upon the analysis presented in Section 4.2 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are not true mitigation measures, but rather are standard conditions required for application to development projects to address potential short-term construction impacts from fugitive dust and combustion emissions and are recommended and made binding through the MMRP.

Mitigation Measure AQ-2.1: Methods To Inhibit Dust Generation. If the project site or portion(s) of the project site (any phase) is graded and left unworked for four days or more, the property owner shall employ the following methods immediately to inhibit dust generation until the area is paved or otherwise developed so that dust generation shall not occur:

a. seeding and watering to revegetate graded areas; and/or
b. spreading of soil binders; and/or
c. any other methods deemed appropriate by the City of Lompoc.

Mitigation Measure AQ-2.2: Dust Control Measures. Dust generated by the clearing, grubbing, grading, and/or development activities shall be kept to a minimum with a goal of retaining dust on the site. The following APCD/City of Lompoc standard dust control measures shall be implemented.

a. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.

b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.

c. The area that is cleared shall be limited to a maximum of 15 acres exposed at any time. On-site vehicle speeds shall be limited to 10 miles per hour.

d. Gravel entrances or other acceptable mud and sediment removal methods shall be installed at all access points to prevent tracking of mud onto public roads.

e. If importation, exportation, and stockpiling of fill material are involved, stockpiled soil shall be covered, kept moist, or treated with soil binders to prevent dust generation from the point of origin to the point of delivery. Trucks transporting fill material to and from the site shall be covered with tarps from the point of origin.

f. Soil binders shall be spread on construction sites, unpaved roads and parking areas, as necessary to keep dust from blowing. In areas where mass grading in completed and development is not proposed, a mixture of native grasses and wildflowers shall be planted/hydroseeded in a mixture and at an application rate approved by the Community Development Department. Water shall be applied as needed to ensure the success of the planting effort.

g. The construction contractor shall designate a person or persons to oversee the implementation of a comprehensive dust control program and to increase watering, as necessary.

Mitigation Measure AQ-2.3: Designating Dust Control Monitor. The property owner, contractor, or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress.

Mitigation Measure AQ-2.4: Construction Equipment Emissions Control Measures. ROC and NOx emissions generated by construction equipment shall be reduced by application of the following equipment control measures:

a. Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be utilized whenever feasible.

b. The engine size of construction equipment shall be the minimum practical size.

c. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.

d. Construction equipment shall be maintained in tune per the manufacturer's specifications.

e. Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines, if available.

f. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.

g. Diesel catalytic converters shall be installed, if available.

h. Diesel particulate emissions shall be reduced using EPA or California certified and/or verified control technologies like particulate traps, if available.

i. Diesel-powered equipment shall be replaced by electric equipment whenever feasible.

j. Construction worker trips shall be minimized by encouraging carpooling and making available food for purchase during the lunch break onsite.

Reference – Revised FEIR pages 4.2-10 through 4.2-14

4.1.3 Less Than Significant Impact AQ-3. Ground disturbances and equipment operation during construction activities would produce less than significant short-term emissions. Impacts from proposed emissions during construction would be *adverse, but less than significant* (Class III).

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Earth moving activities would produce fugitive dust emissions in the form of PM_{10}. Additionally, construction equipment would produce combustive ROC, NOx, CO, and PM_{10} emissions while operating. Construction activity emissions were calculated for each phase of construction activity using the URBEMIS 2001 model, version 6.2.2. The construction emissions are reported in referenced Table 4.2-4 in the Revised FEIR. Air quality impacts from these construction activity emissions would be short-term and would only last for the duration of the activity. Emissions of ROC and NOx from construction of development projects have been accounted for in the County O_3 attainment planning process. In addition, with application of the required APCD standard control measures AQ-2.1 through AQ-2.4 (noted in section 4.1.3 above) impacts from proposed emissions during construction would be *adverse, but less than significant* (Class III).

Reference – Revised FEIR page 4.2-14

4.1.4 Less Than Significant Impact AQ-4. Construction of the Burton Ranch Specific Plan would not expose sensitive receptors to substantial pollutant concentrations. Project construction emissions would result in *adverse, but less than significant* (Class III) impacts to sensitive receptors in the project area.

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – It is expected that combustive emissions from project construction would not produce substantial pollutant impacts in a given location, including areas of sensitive receptors. Additionally, project compliance with the APCD standard dust control measures (AQ-2.1 through AQ-2.4 noted in section 4.1.3 above) would ensure that the increase in fugitive dust emissions during construction would be minimal outside of the construction area. Therefore, project construction emissions would not expose sensitive receptors to substantial pollutant concentrations.

Reference – Revised FEIR pages 4.2-14 and 4.2-15

4.1.5 Less Than Significant Impact AQ-5. Construction of the Burton Ranch Specific Plan would not create objectionable odors that affect a substantial number of people. The project would not include any sources that would produce permanent or long-term objectionable odors. Odorous emissions from project construction would produce *adverse, but less than significant* (Class III) impacts to people in the project area.

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design

features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The project would not include any sources that would produce permanent or long-term objectionable odors. Project construction would produce short-term increases in air pollutants (refer to discussion of Impact AQ-2.1, section 4.1.7 below). Some individuals may notice odorous emissions from diesel-powered construction equipment exhaust. However, this effect would be minor and temporary.

Reference – Revised FEIR pages 4.2-15 and 4.2-16

4.1.6 Less Than Significant Impact AQ-1.1. Operation of the Burton Ranch Specific Plan would not conflict with or obstruct implementation of the applicable air quality plans. Project operations would not conflict with or obstruct implementation of the *2001 CAP* and would result in *adverse, but less than significant* (Class III) impacts on this plan.

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – In accordance with the APCD's Scope and Content of Air Quality Sections in Environmental Documents, a residential project in an area regulated by a growth management plan, where the allowable growth does not exceed the projection for that area contained in the *CAP*, is considered to be consistent with the *CAP* if the project is consistent with the limitations of the plan. The proposed project (1) is governed by the County's Comprehensive Plan, (2) is consistent with the Comprehensive Plan, and (3) the land use zoning designations contained in the Comprehensive Plan have been considered in the *2001 CAP* adopted by the Santa Barbara County APCD. Project operations would therefore be consistent with the *2001 CAP.*

The project would incorporate many elements of project design aimed at reducing air pollutant emissions such as interconnecting sidewalks between portions of the development and open space, walking sites within the development, shade trees to shade sidewalks and buildings, visually interesting walking areas, interconnected bikeways, and exterior building and street lighting. Because of this, the project would also be considered to be consistent with the air quality policies in the applicable Air Quality Supplement of the County's Land Use Element. Project operations would not conflict with or obstruct implementation of the *2001 CAP*.

Reference – Revised FEIR page 4.2-16

4.1.7 Less Than Significant Impact AQ-2.1. Emissions from operation of the Burton Ranch Specific Plan would not exceed an ambient air quality standard or substantially contribute to an existing or projected air quality standard violation. Project operation emissions of ROC, NOx, and PM_{10} would result in *adverse, but less than significant* (Class III) impacts to the NAAQS and CAAQS. In addition, project traffic associated with this project would result in *adverse, but less than significant* (Class III) impacts on the NAAQS and CAAQS for CO.

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The project region presently exceeds state and national ambient standards for O_3, and state standards for PM_{10}. Project operation would produce emissions from mobile vehicle sources and from stationary and area sources such as space heaters, water heaters, and consumer products (reference to Table 4.2-5 in the Revised FEIR). Due to the mobile nature of most of the operational phase sources, project emissions of ROC, NOx, and PM_{10} would not be expected to produce substantial impacts in a given location. Furthermore, as shown in Table 4.2-5 in the Revised FEIR, total project emissions of ROC, NOx, and PM_{10} would be less than the daily significance thresholds for all emission sources. Therefore, emissions of ROC, NOx, and PM_{10} from project operation sources would not exceed any air quality standard or contribute substantially to an existing or projected air quality standard violation. Project operation emissions of ROC, NOx, and PM_{10} would result in *adverse, but less than significant* (Class III) impacts to the NAAQS and CAAQS.

The greatest potential for the project to impact ambient pollutant levels would be when proposed vehicular traffic travels through congested intersections. Vehicles generate higher levels of CO emissions at these locations, due to slow speeds and extended idling times. Total peak hour trips (from existing + proposed project + reasonably foreseeable projects in the area) would be less than 800 trips. Projects with less than 800 peak hour trips at an existing congested intersection are not considered to present a significant air quality impact and are thus not required to perform modeling to determine potential CO impacts (APCD 2002c). As a result, project traffic associated with this project would result in *adverse, but less significant* (Class III) impacts on the NAAQS and CAAQS for CO.

Reference – Revised FEIR pages 4.2-16 and 4.2-17

4.1.8 Less Than Significant Impact AQ-4.1. Operation of the Burton Ranch Specific Plan would not expose sensitive receptors to substantial pollutant concentrations. Project operation emission sources would result in *adverse, but less than significant* (Class III) impacts to sensitive receptors in the project area.

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – As discussed under impact AQ-2.1, project operation sources would not produce substantial pollutant impacts in a given location, including areas of sensitive receptors. Therefore, project operation emissions would not expose sensitive receptors to substantial pollutant concentrations.

Reference – Revised FEIR page 4.2-20

4.1.9 Less Than Significant Impact AQ-5.1. Operation of the Burton Ranch Specific Plan would not create objectionable odors that affect a substantial number of people. Odorous emissions from project-related vehicle exhaust would produce *adverse, but less than significant* (Class III) impacts to people in the project area.

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The project is residential and an educational facility. These uses would not include any sources that would produce permanent or long-term objectionable odors.

Reference – Revised FEIR page 4.2-21

4.2 Hazards and Hazardous Materials

4.2.1 Less Than Significant Impact HAZ-1b. The proposed project would not potentially create a significant hazard to the environment through the routine transport and disposal of hazardous materials. Impacts on future project site residents and school children due to transport and disposal of hazardous materials on the adjacent Harris Grade Road would be *adverse, but less than significant* (Class III).

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design

features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Transport of natural gas liquids (NGLs) and liquefied petroleum gases (LPGs) occurs along Harris Grade Road. This activity is regulated by Santa Barbara County under Resolution 93-480 and results from approval of the Lompoc Oil and Gas Plant. The resolution defines acceptable routes and containers for transport of these materials. In addition, the resolution requires all operators to prepare a Transportation Risk Management and Prevention Program to minimize risk from transport of these hazardous materials. Operating permits issued to companies transporting these hazardous substances require compliance with this resolution and would be consistent with County approvals.

Reference – Revised FEIR page 4.6-5

4.2.2 Less Than Significant Impact HAZ-2. Proposed long-term residential buildout and school site development would not create a significant hazard to the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts associated with potential release of hazardous materials would be *adverse, but less than significant* (Class III).

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Project site long-term occupation would involve the use and storage of hazardous materials such as pesticides, herbicides, and other chemicals or solvents used in landscaping and building maintenance. Maintenance of single-family detached homes would be the responsibility of individual homeowners, such that amounts of these materials stored at any one time or one place and resulting hazards would not be substantial. Professionals with knowledge of standard hazardous materials handling requirements would be expected to manage maintenance activities for the multiple-family residences, the community park, and the school. In addition, maintenance activities would similarly not require storage and/or handling of substantial quantities of hazardous materials.

Reference – Revised FEIR pages 4.6-5 and 4.6-6

4.2.3 Less Than Significant Impact HAZ-3. The proposed project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, does not present a significant

hazard to the public or the environment. Impacts on proposed residential development resulting from the presence of potential Cortese sites and associated hazardous materials are considered *adverse, but less than significant* (Class III).

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The California Department of Toxic Substance Control (DTSC) has established the Cortese list of hazardous materials release sites, in accordance with Government Code Section 65962.5. Based on a Phase I report focusing on Plan Unit 1, the project site is not included on the Cortese list. Remediation of the abandoned muffler/service station would be subject to a DTSC Clean Closure process and a contamination testing plan approved by the California Certified Unified Program Agency (Cal-CUPA). Although the Phase I report focused on Plan Unit 1, the report provided a regulatory database search within 1 mile of this area, which included the remainder of the Burton Ranch Specific Plan area. Similarly, the remainder of the project site was not included on the Cortese list.

Reference – Revised FEIR page 4.6-6

4.3 Hydrology and Water Quality

4.3.1 Less Than Significant Impact HYDRO/WQ-2. Residential buildout including structural footprints and roadways would substantially interfere with groundwater recharge, such that there may be a net deficit in aquifer volume or a lowering of the local groundwater table level. Impacts associated with an increase in impermeable surfaces would be *potentially adverse, but less than significant* (Class III).

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Burton Ranch Specific Plan buildout would result in changes in the amount of groundwater infiltration due to an increase in the amount of impervious area. A 10 to 30 percent increase in impermeable surfaces has been calculated as a result of project construction (reference Penfield & Smith 2001; Santa Barbara County Resource Management Department 1992b which provides a much more generic and conservative impervious area estimation formula; reference Appendices E-1 and E-2 in the Revised FEIR). This denied recharge could potentially result in a corresponding reduction in local

groundwater recharge and a lowering of the local groundwater table level. Local subsidence would not be expected, however. Irrigation of proposed lawns and common areas would be greater than the amount of denied recharge, resulting in a net increase in field recharge of 6.10 acre-feet/year (AFY) (reference Appendix E-1, Table E-1 in the Revised FEIR).

Mitigation Measures – Based upon the analysis presented in Section 4.8 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measure is recommended to further enhance groundwater recharge at the site and are made binding through the MMRP.

Mitigation Measure HYDRO/WQ-2: Design of Additional Detention Basin. Project drainage improvements shall be completed in accordance with recommendations by Penfield & Smith (2001) (reference to Appendix E-2 in the Revised FEIR and to Figure 4.7-2 in the Revised FEIR). These recommendations include incorporation of existing natural drainage Basins 1, 2, and 3, as well as one new proposed basin, into the project design as detention basins. Each of these basins shall remain unpaved and preserved as open space, thus allowing stormwater runoff to percolate into the underlying groundwater.

Reference – Revised FEIR pages 4.7-11 and 4.7-12

4.4 Land Use

4.4.1 Less Than Significant Impact LU-2. Project annexation and subsequent development would not potentially disrupt the arrangement of an established community. Extension of the City's jurisdictional boundaries would not result in the division of an established community. Impacts would be *adverse, but less than significant* (Class III).

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The City of Lompoc city limits, Sphere of Influence, and Urban Limit Line currently extend to the western edge of State Highway 1, south of the intersection of State Highway 1 and Harris Grade Road, along the western and southern property lines of the Burton Ranch Specific Plan area (reference Figure 2-1 in the Revised FEIR). The northern limits of these boundaries align with the northern limit of the property boundary. Expansion of these City planning boundaries would be subject to the review and approval of the Santa Barbara Local Agency Formation Commission (LAFCO).

Reference – Revised FEIR page 4.8-5

4.4.2 Less Than Significant Impact LU-3. The proposed project would result in additional structures subject to height restrictions for residential developments located within the outer limit of the Height Restriction Zone I of the County Airport Land Use Plan (ALUP). Residential development impacts on ALUP standards would be *adverse, but less than significant* (Class III).

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The proposed development would be in conformance with all restrictions delineated in the Zone I Lompoc Airport Height Restriction Area of the Santa Barbara County Airport Land Use Plan (Santa Barbara County ALUP). Design guidelines specified in the Burton Ranch Specific Plan would apply to residential buildout throughout the project site and would limit proposed two-story residential dwellings to a maximum height of 35 feet above ground level. The proposed water tower would have a maximum height of 30 feet above ground level. Schools are a permitted use within this Zone I. According to the ALUP, "generally, Zone I height limits pose no hardship to existing or expected land uses in Santa Barbara County." Thus, under existing Federal Aviation Regulations (FAR) Part 77 conditions, proposed buildings identified in the Specific Plan would not constitute an aviation obstruction.

Mitigation Measures – Based upon the analysis presented in Section 4.8 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are recommended to ensure consistency with design criteria specified in the Santa Barbara County ALUP that reduce potential impacts associated with height restrictions and potential safety hazards and are made binding through the MMRP.

Mitigation Measure LU-3.1: Notice Of Airport in Vicinity Declaration. The following Notice of Airport in Vicinity declaration shall be included for all residential units within the Burton Ranch Specific Plan:

> This property is presently located in the vicinity of an airport, within what is known as the airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (i.e., noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the

property before you complete your purchase and determine whether they are acceptable to you.

Mitigation Measure LU-3.2: Avigation Easement. The applicant shall enter into an avigation easement with the Lompoc Airport for all areas north of Burton Ranch Specific Plan Land Use Area 6 for the airspace associated with the Propeller Driven Departure Path as identified in the Santa Barbara County Airport Land Use Plan (SBCAG 1993).

Reference – Revised FEIR pages 4.8-5 through 4.8-7

4.5 Noise

4.5.1 Less Than Significant Impact NOISE-1.1. Project development would not increase long-term exterior noise levels affecting sensitive receptors in the project vicinity greater than 1 A-weighted decibel (dBA). Long-term impacts on adjacent sensitive receptors would be *adverse, but less than significant* (Class III).

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The development of 476 residential units and associated 1,395 population would result in increased roadway noise in the vicinity of the project site (reference to section 4.12 in the Revised FEIR). However, these increases would not result in an increase in exterior noise level change in the project vicinity of more than 1dBA.

Reference to Table 4.9-3 in the Revised FEIR provides a comparison of motor vehicle noise levels in the year 2008 with and without the proposed project. This comparison allows the noise level changes expected adjacent to roadways in the project vicinity as a direct result of the proposed project to be identified.

Table 4.9-3 in the Revised FEIR shows that the proposed project would not generate an audible noise increase of 3.0 dBA or greater along any of the roadway segments that were analyzed. Project-related traffic would generate the largest noise increase of 1.0 dBA along Harris Grade Road, north of Purisima Road. The remaining 24 roadway segments are projected to experience noise level increases of 0.4 dBA or less.

The proposed Mission Hills Community Services District well site adjacent to Harris Grade Road would generate noise levels substantially less than 60 dBA community noise equivalent level (CNEL). A standard water well enclosure would

be constructed to include acoustical dampening. The resulting noise level would be reduced such that water well pumping noise would be negligible.

Mitigation Measures – Based upon the analysis presented in Section 4.9 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measure is recommended to ensure that a water well enclosure would successfully attenuate periodic pumping noise, and is made binding through the MMRP.

Mitigation Measure NOISE-1.1: Municipal Water Well Enclosure Noise Attenuation Plan. The applicant shall prepare a Municipal Water Well Enclosure Noise Attenuation Plan consistent with Mission Hills Community Services District (MHCSD) specifications that shall demonstrate all well mechanical noise would be attenuated to less than the 60 dBA CNEL level.

Reference – Revised FEIR pages 4.9-12 through 4.9-13

4.5.2 Less Than Significant Impact NOISE-3. Development of the Burton Ranch Specific Plan would not expose people working or residing within two miles of the Lompoc Airport to excessive noise levels. Impacts would be *adverse, but less than significant impact* (Class III).

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The Specific Plan area is located northeast of the Lompoc Airport. The project site is located in the Lompoc Airport Influence Area (AIA) within the outer limit of the Zone I Airport Height Restriction Area of the Santa Barbara County Airport Land Use Plan (ALUP) (reference to Figure 4.8-1 of the Revised FEIR). Plan Unit 1 is situated within the eastern Propeller Driven Departure Path of the Lompoc Airport traffic pattern area.

The growth in aircraft operations projected to occur at Lompoc Airport would affect a growing population surrounding the airport. Aircraft activity levels forecast for the year 2015 were used to develop noise contours in the vicinity of Lompoc Airport. The project site is located more than 0.75 miles north of the projected year 2015 Lompoc Airport 60 CNEL noise contour. Although there is the potential for individual overflights to generate noise levels that are greater than 60 dBA outside of the 60 dBA CNEL noise contour, these events would be infrequent. Consequently, no adverse noise impacts are projected to result from current or future year 2015 aircraft activity levels at Lompoc Airport.

Reference – Revised FEIR page 4.9-17

4.6 Public Services

4.6.1 Less Than Significant Impact PS-1. Project annexation and subsequent residential buildout would not require the provision of a new or alterations to an existing government facility in order to maintain acceptable fire department service ratios and emergency response. Impacts on fire service facilities resulting from annexation of Burton Ranch Specific Plan area and subsequent buildout would be *adverse, but less than significant impact* (Class III).

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Existing City Fire Department facilities can accommodate up to three more additional fire personnel (reference personal communication with City of Lompoc Fire Department Battalion Chief). Applying the City of Lompoc service ratio of 0.5838 fire fighters for every 1,000 people, buildout of the 476 residential units providing for 1,395 residents in the project would generate the need for approximately one new fire fighter (0.5838 fire fighters X 1,395 people/1,000 people = 0.81 fire fighters; the additional demand created by a 800 student school on Land Use Area 5 would represent the balance of this demand). The additional fire fighting personnel demand would therefore not require the construction of a new City Fire Department facility.

Reference – Revised FEIR page 4.10-5

4.6.2 Less Than Significant Impact PS-3. Annexation and subsequent buildout of the proposed project would result in a substantial increase of urban development that would increase the demand for additional police officers, but would not require provisions for new police facilities. An increase in residential population requiring expanded city police service facilities would be an *adverse, but less than significant impact* (Class III).

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Upon annexation of the project site into the City of Lompoc, law enforcement services would be provided by the City of Lompoc Police Department. Policing areas would need to be extended to encompass the project site. The project would result in up to 476 residential units and an educational facility. Development would occur in phases over a 5 to 6 year period as specified by the Specific Plan. Proposed development would increase City

population by up to 1,395 persons and would thereby increase the ratio of officers to residents from 1:840 to 1:865. This would exacerbate the existing deficiency of officers needed to maintain the level of service guideline ratio of 1:761. The Police Department indicates that the patrol areas would need to be extended to include the project site to provide adequate police coverage. However, this expansion would not require construction of new Police Department facilities, such as a new substation.

Mitigation Measures – Based upon the analysis presented in Section 4.10 of the Revised FEIR, which is incorporated herein by reference, the following standard Mitigation Measure is recommended to address impacts associated with new developments on existing police protection infrastructure, and is made binding through the MMRP.

Mitigation Measure PS-3: Development Impact Fee for Police Protection Infrastructure. A development fee of $181 per single family dwelling unit and $300 per multi-family unit, subject to change based on the Lompoc Impact Fee Study Report, or as approved by the City Council, shall be paid to the City of Lompoc to provide funding for the police services infrastructure (reference to Appendix J of the Revised FEIR).

Reference – Revised FEIR page 4.10-15

4.7 Transportation and Circulation

4.7.1 Less Than Significant Impact TRANS-4. Development of the proposed project would not result in inadequate emergency access. Impacts would be *adverse, but less than significant impact* (Class III).

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The internal streets of the project would be required to be designed according to standards deemed acceptable by the City of Lompoc. As shown on the Specific Plan Circulation and Infrastructure plan (reference Figure 2-5 in the Revised FEIR), four new connections to the external roadway system are planned for access into the residential areas. Three external access intersections would be located along Harris Grade Road, providing access to Land Use Areas 1, 2, 3, and 5. In addition, an access point would be located along State Highway 1, providing access to Land Use Areas 1 and 2. When designed to these standards the roadways would provide sufficient emergency access to the site. The internal roadways would be constructed to standards deemed acceptable by the City and would not preclude emergency

access to the proposed neighborhoods and elementary/middle school (K-8) facility.

Reference – Revised FEIR pages 4.12-52 and 4.12-53

4.8 Utilities

4.8.1 Less Than Significant Impact UTIL-1.2. Development of the proposed project would require construction of additional wastewater treatment trunk and feeder lines. Impacts would be *adverse, but less than significant impacts* (Class III).

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Currently, the project area is within Mission Hills Community Services District's (MHCSD) sphere of influence. In order to initiate sewer service, the site would be annexed into the MHCSD service area through the joint annexation agreement (*Annexation Agreement Between The City Of Lompoc And The Mission Hills Community Services District,* dated May 2, 2000) and all other applicable LAFCO processes. Additional trunk and feeder lines would need to be constructed on-site to ensure adequate wastewater services to the project area.

The MHCSD sewer main is located on Purisima Road. An approved extension of the existing main will extend the sewer trunk line to the junction of Purisima Road and Harris Grade Road. The main trunk line runs back to La Purisima Treatment Plant. Project development would require the construction of transmission lines to serve the proposed 476 residential units. The Purisima Road Trunk Sewer collection system would collect wastewater from the project area. The proposed on-site collection system would be comprised of 8- to 12-inch diameter gravity sewer lines in the public roads serving the individual units. All connections would discharge to the Mesa Oaks Lift Station. Prior to annexation into the MHCSD's service boundaries, the applicant would be required to make a payment to offset the costs of providing trunk and/or feeder line connections, consistent with MHCSD's Capital Improvement Program. The applicant would enter into a Development Agreement with the MHCSD that addresses this funding. All proposed work would be subject to MHCSD review and approval and would conform to the standards of the MHCSD. Because the applicant would be subject to payment for extension of MHCSD trunk and/or feeder lines, impacts on wastewater services would be adverse, but less than significant (Class III).

The toilet retrofit program discussed under Impact UTIL-1.1 of the Revised FEIR would reduce overall demand on the MHCSD treated water supply but would

ultimately result in a decreased flow and an increased pollutant concentration to the wastewater treatment facility (reference to personal communication with the MHCSD's General Manager). However, payment of MHCSD trunk and/or feeder line fees would ensure impacts on wastewater services would be adverse, but less than significant (Class III).

Reference – Revised FEIR pages 4.13-6 and 4.13-7

4.8.2 Less Than Significant Impact UTIL-2. The proposed project would not exceed Central Coast Regional Water Quality Control Board (RWQCB) wastewater treatment requirements. The proposed project would result in *adverse, but less than significant* (Class III) impacts on wastewater treatment requirements.

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Project development would generate increased demands for wastewater treatment services. The La Purisima Treatment Facility can accept 2,270 connections without exceeding the permitted 00.57 million gallons per day (mgd) wastewater treatment threshold of the RWQCB. Currently, the La Purisima Treatment Facility operates at 39 percent of capacity, treating 0.22 mgd. The current number of connections is 1,166.

Project implementation would not exceed the permitted number of connections, would be in compliance with the wastewater treatment requirement of the RWQCB, and would be consistent with the RWQCB regional water quality control plan.

Reference – Revised FEIR page 4.13-7

4.8.3 Less Than Significant Impact UTIL-3. Project development would not exceed the existing wastewater treatment capacity of La Purisima Treatment Plant. Therefore, the proposed project would result in *adverse, but less than significant* (Class III) impacts on wastewater treatment services.

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The proposed project would be annexed into the Mission Hills Community Services District boundaries and served by the La

Purisima Treatment Plant. The approved extension of the existing sewer main would extend the sewer trunk line to the Purisima Road/Harris Grade Road intersection, ensuring adequate wastewater service to the proposed project. La Purisima Treatment Plant is currently operating at approximately 39 percent of capacity, treating 0.22 mgd. The proposed project would not substantially or incrementally exceed the future scheduled capacity of the La Purisima Treatment Plant by generating flows greater than those anticipated in the MHCSD Sewer and Water Master Plan Update.

Reference – Revised FEIR pages 4.13-7 and 4.13-8

4.8.4 Less Than Significant Impact UTIL-4.2. The proposed project annexation and subsequent buildout would increase the demand of solid waste requiring disposal in the City landfill. Development in the Burton Ranch Specific Plan area would require participation in the City curbside recycling program. Therefore, impacts on solid waste would be *adverse, but potentially significant* (Class III).

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The population increase of up to 1,395 people and construction of an 800 student elementary/middle school would require extension of solid waste disposal services, and would result in an increase in the amount of waste requiring landfilling. The proposed project would generate approximately 1,661 tons of solid waste annually. This demand would represent approximately 0.06 percent of the existing 2.58 million cubic yards landfill capacity. City of Lompoc solid waste landfill space is limited and the City is under State mandate to reduce waste generation and disposal. All development within the Burton Ranch Specific Plan area would participate in the City curbside recycling program and would be subject to the existing requirements delineated in the City of Lompoc curbside recycling and green waste program. Additionally, City residential impact fees would be assessed to offset the costs of providing refuse containers to all dwelling units, consistent with the Lompoc Impact Fee Study Report, or as approved by the City Council.

Reference – Revised FEIR page 4.13-14

4.14.1 Less Than Significant Impact on Agricultural Resources. The proposed project would not result in any significant project specific impacts on agricultural resources. Impacts would be *less than significant* (Class III).

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design

features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The project site is located in a vicinity given an overall Class IV or Class V-VIII rating by the US Department of Agriculture, Soil Conservation Service (SCS) based on regional soil and climatic characteristics that affect agricultural productivity. This area includes soils that have severe limitations that preclude their use for commercial crop production and restricts their use to recreation and wildlife habitat. The project region is not considered unique agricultural land or farmland of statewide or local importance. The project region is not zoned for agriculture and is not located within an agricultural preserve.

Project implementation would not result in the conversion of productive agricultural land into non-agricultural, urban uses. The project site is designated for urban development under the County of Santa Barbara's Comprehensive Plan. The project site has no unique agricultural resources that would be permanently affected by proposed development. Therefore, impacts on agricultural resources resulting from the project would be *less than significant*.

Reference – Revised FEIR page 4.14-1

4.14.2 Less Than Significant Impact on Mineral Resources. The proposed project would not result in any significant project specific impacts on mineral resources. Impacts would be *less than significant* (Class III).

Finding – Pursuant to Public Resources Code Section 21081(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that project design features and/or project conditions have been incorporated into the project which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The Comprehensive Element of the Santa Barbara County's Comprehensive Plan does not identify any known mineral resources on the project site. Project implementation would not result in the loss of availability of a known mineral resource that would be of future value to the region or the State. Proposed development would not result in the urbanization of lands with significant mineral deposits.

Reference – Revised FEIR pages 4.14-1

5.0 FINDINGS REGARDING POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CAN BE MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT

The City finds, based upon the threshold criteria for significance presented in the Revised FEIR, that the following potentially significant environmental effects of the project can be avoided or reduced to insignificance with feasible mitigation measures identified in the Revised FEIR and adopted by the City as conditions of project approval. No substantial evidence has been submitted to or identified by the City that indicates that the following impacts would, in fact, occur at levels that would necessitate a determination of significance.

5.1 Aesthetics/Visual Resources

5.1.1 Significant Direct Impact AES-3.2. Construction of perimeter sound walls, a water well enclosure, and individual two-story residences along scenic roadways, though partially screened by proposed landscaping, would be potentially incompatible with surrounding residential development. Impacts would be Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Six to eight-foot high sound walls are proposed along the Specific Plan property where it abuts Harris Grade Road and State Highway 1. Along these areas, walls would be built up from finished grade and placed atop landscaped berms when the topography at the wall location would be below street grade. The type of masonry, color, and texture indicated in the Burton Ranch Specific Plan Design Guidelines require that “walls shall have a rustic character, such as natural or simulated heavy wood plank or split faced concrete block with a decorative cap,” and “should be staggered to promote high-quality visual interest” (reference to Appendix B, Burton Ranch Specific Plan). Specific Plan Design Guidelines state that additional landscaping shall be required between the street and sound walls. Vertical accent trees and ornamental shrub groupings would be planted between the street trees and perimeter wall, and “vines attached to sound walls would be encouraged.”

The importance of the perimeter wall screening described above is particularly important for public views from Harris Grade Road and State Highway 1, where residential development would abut scenic roads noted on the Scenic Ridgelines and Roads map of the Lompoc General Plan Urban Design Element (reference to Figure 4.1-2 in the Revised FEIR). In order to reduce the effect of the perimeter wall and proposed residential development along these public visual

corridors, landscape screening would have to achieve a height at maturity of over 20 to 25 feet. The proposed landscaping would appear to achieve this objective. Depending upon the spacing and clustering of the street trees, accent trees, and ornamental shrubs, the perimeter wall and some of the proposed single- and two-story structural massing would be screened from sensitive vantage points. If proper spacing between plantings were achieved, the ultimate visual effect would be of a landscaped corridor. If spacing of plantings were not sufficient, the wall would be periodically visible from public view, and would be potentially incompatible with surrounding development. This would be a potentially significant impact on visual resources.

In addition to the perimeter wall described above, two other types of fencing would be used throughout the proposed development. Split rail or pole and post wood fencing would be used along interior roads that abut common open spaces and in the passive park (reference to Appendix B, Burton Ranch Specific Plan). A rail fence or an iron fence design would be encouraged in areas where the rear yard would back onto common open space. None of these fences would appear to be visible from existing public view corridors, such that no additional adverse impact on visual resources would occur.

Burton Ranch Specific Plan residential development architectural guidelines provide for building designs reminiscent of early residential styles of the Lompoc Valley (reference to Appendix B, Burton Ranch Specific Plan). These would include, but would not be limited to bungalow, Craftsman, ranch, country Victorian, European country, cottage, barn and Mission styles. Structural colors would include earth tones, and lighter shades of gray, greens, and cream. The Specific Plan limits the roofing material to tile, made of either concrete or clay material. Architectural elements including porches, balconies, shutters and dormer windows would be encouraged to provide visual appeal and neighborhood attractiveness.

The City of Lompoc maintains Architectural Review Guidelines (Lompoc City Ordinance 1405[95]) that provide direction to maintain community architectural compatibility. All permit applications subject to these guidelines including subdivision of residential development such as the proposed project are reviewed by the City Development Review Board. Burton Ranch Specific Plan development would be reviewed by the Board to ensure consistency with these guidelines. Due to the diversity of the proposed Burton Ranch Specific Plan architectural guidelines styles and requirement for use of earth tone colors, proposed residential development would be potentially compatible with surrounding residential buildout.

The Burton Ranch Specific Plan Architectural Design Development Standards address stepping back the residential unit second-floor element from the first-floor element to break up building mass. Also, the Development Standards state that any first-floor element of two-story structures along Harris Grade Road in

Land Use Area 1 and the most southerly structures in Land Use Area 2 should be at least 6 feet below the adjacent section of Harris Grade Road (reference to Appendix B, Burton Ranch Specific Plan). The modeled multi-family, two-story structures in Proposed View 1 (reference to Figure 4.1-1 in the Revised FEIR) and some of the two-story, single-family residences in Proposed View 2 (reference to Figure 4.1-2 in the Revised FEIR) illustrate this type of design. The Development Standards striving to minimize architectural massing adjacent to Harris Grade Road and State Highway 1 would serve to reduce two-story structure massing along these roadways. The potential for a continuous massing of two-story structures adjacent to these scenic roads and to surrounding low density development would be *significant*.

The proposed water well site to be operated by the Mission Hills Community Services District would be located adjacent to Harris Grade Road (reference to Figure 2-6 in the Revised FEIR). The well enclosure would be potentially visible from the scenic highway. The City of Lompoc requires that these infrastructure improvements be designed and landscaped to be architecturally compatible with the surrounding development. The potential for incompatible water well enclosures would be a potentially significant impact on visual resources. However, the City's Architectural Review Guidelines would require compatibility with the surrounding development. Therefore, impacts would be *less than significant* (Class III).

The Burton Ranch Specific Plan states that all new utility extensions to the project site would be placed underground, and that undergrounding of existing overhead utility lines located within existing public rights-of way would be at the option of the developer (reference to Appendix B, Burton Ranch Specific Plan). All new utility lines would be required to be undergrounded in accordance with the Lompoc City Code, therefore, installation of new utility lines would not exacerbate the project's significant impact on compatibility with surrounding low-density residential development. The existing utility line outside the project site boundary along Harris Grade Road is compatible with the surrounding rural nature. Therefore, impacts from new utility extensions to the project site would be *adverse, but not significant* (Class III).

Mitigation Measures – Based upon the analysis presented in Section 4.1 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure AES-3.2.1: Perimeter Wall Design Plan. The 6- to 8-foot high perimeter sound walls shall be staggered and shall be architecturally treated and designed to minimize the continuous form and massing as experienced from scenic roadways, and to maximize consistency with the Burton Ranch Specific Plan's rustic, ranch atmosphere. The sound walls shall incorporate visual variety

features such as tiles, patterns, or other physical relief. The applicant shall submit color and material samples to the City of Lompoc. A City-approved acoustical engineer shall verify in writing the sound attenuation properties of the sound walls.

Mitigation Measure AES-3.2.2: Perimeter Landscaping Plan. A Perimeter Landscaping Plan shall be prepared for open space buffers along Harris Grade Road and State Highway 1 to create a landscaped corridor along these right-of ways. The Perimeter Landscaping Plan shall require the spacing and clustering of a variety of street trees, accent trees, and ornamental shrubs capable of completely screening views from the public right-of-way of adjacent residential structures, but they shall not consistently exceed the height of residential structures adjacent to the perimeter wall or property boundary. Maximum screen tree height shall be kept proportional and in scale with adjacent residential unit heights. Screen tree species shall generally achieve a height of between 20 to 25 feet at maturity. The perimeter landscape plant species selected shall maximize rapid growth and have the ability to mature in partial shade, assuming some level of sun shading from upper tree canopies. All Harris Grade Road and State Highway 1 street frontage landscaping shall provide a mix of species up to a 36" box size, and any oak trees proposed near residences shall be a minimum 24" box size to provide adequate screening.

Mitigation Measure AES-3.2.3: Architecture of Residential Development. The architecture of all residential development shall be of a rustic design consistent with the Burton Ranch Specific Plan architectural guidelines requiring styles reminiscent of the early Lompoc Valley including, but not limited to, Bungalow, Craftsman, Ranch, Country Victorian, European country, Cottage, Barn and Mission. Structural colors shall be limited to earth tones such as lighter shades of gray, green, and cream. Roof treatments shall be consistent with the particular architectural unit style, and shall be limited to non-reflective materials and earth tone colors. All development shall be consistent with the City of Lompoc Architectural Review Guidelines.

Mitigation Measure AES-3.2.4: Residential Structure Height. All second-story structures in Land Use Area 1 within 100-feet of Harris Grade Road and State Highway 1 shall not exceed a maximum height of 30 feet from finished topographic grade. These second-floors shall be partially stepped back from the first-floor walls and oriented away from the adjacent roadways to break up building mass and to reduce the visual effect as experienced from these roadways. These second story floor areas shall be no more than 50 percent of the first-floor area.

Reference – Revised FEIR pages 4.1-23 through 4.1-28

5.1.2 Significant Direct Impact AES-4.1. Residential development, including streets and recreational facilities, would introduce new glare sources that would substantially

degrade existing visual conditions. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The proposed Specific Plan Design Guidelines (reference to Appendix B, Burton Ranch Specific Plan) discusses project lighting on streets, entries, and community facilities. The Design Guidelines emphasize the need for minimization of street light illumination. Guidelines specified in the Burton Ranch Specific Plan seek to avoid use of standard "cobra head" street lighting and replace it with rustic light fixtures that would reduce nighttime glare. It is reasonable to assume that lighting fixtures within the passive park would be for safety purposes only and would resemble the same decorative style depicted in the Design Guidelines. Decorative "old-fashioned" lighting fixtures would be provided on all collector roads and residential streets within the Burton Ranch Specific Plan area. Street lighting in the Burton Ranch Specific Plan area would not provide the same intensity of illumination as City lighting, as "the intent of this is to preserve the rural atmosphere in the Burton Ranch and avoid nighttime glare as seen from a distance" (reference to Appendix B, Burton Ranch Specific Plan). It is reasonably expected that the school development area would be only lit for security purposes.

Although the Specific Plan addresses the need to minimize new glare and diffusion of night lighting offsite, the size of the proposed residential development over 141 acres (including the elementary/middle school development area) would introduce a substantial amount of new night light and glare, representing a significant change in the level of night light illumination when compared to what is presently generated over the 149 acre project site.

Mitigation Measures – Based upon the analysis presented in Section 4.1 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measure is feasible and is made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure AES-4.1: Common Area Lighting Plan. All lighting shall be screened and directed downward. Exterior night lighting installed on the project site shall be of a low intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spillover onto adjacent parcels and open space portions of the subject parcels. Lighting adjacent to open space areas and the Burton Mesa Management Area (BMMA) shall be of a low level intensity and directed away from these areas. Pole supports shall be of a

darker finish to reduce glare. Building wall-mounted and pedestrian walkway lighting fixtures shall be placed at heights that would be sufficiently high to promote safety, but low enough to limit unnecessary spill effects. A Common Area Lighting Plan for all common areas and the passive park shall incorporate these requirements and demonstrate how low level lighting shall be controlled at all times (i.e., use of lighting timers).

Reference – Revised FEIR pages 4.1-28 through 4.1-30

5.2 Biological Resources

5.2.1 Significant Direct Impact BIO-1.1. Site development would result in a substantial, long-term loss of Burton Mesa chaparral, a native habitat for wildlife and plants that is identified as sensitive habitat in local and regional plans as well as by the California Department of Fish and Game (CDFG). Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Previous biological resources studies prepared for the project identified the Burton Mesa chaparral on-site as being of moderate to low quality due to evidence of previous disturbance (i.e., grazing, old roads) and lack of vegetative diversity and structure compared with the adjacent lands to the north within the Burton Mesa Ecological Reserve (BMER; also referred to as the Burton Mesa Management Area [BMMA]). In addition, the site was considered to be isolated due to the presence of major roads, including Harris Grade Road on the east and State Highway 1 on the west (references to GANDA 2000, 2001a; Olson 2002 reports in the Revised FEIR). However, the biological survey undertaken for this EIR determined that disturbances within the Burton Mesa chaparral areas appear to be limited to a few narrow trails and other small clearings (i.e., the man-made pond depicted in referenced Figure 4.3-1 in the Revised FEIR).

The Santa Barbara County Comprehensive Plan for the Lompoc Area, adopted by the Board of Supervisors on November 9, 1999, characterizes the quality of Burton Mesa chaparral in three categories, as follows:

- **High Quality Chaparral** habitat includes areas that have very little evidence of disturbance (excluding fire), and are contiguous with larger habitat areas;

- **Moderate Quality Chaparral** habitat includes areas that are somewhat disturbed (i.e., have a road, trails, or populations of non-native species) or are fragmented, but still contain a high proportion of established chaparral species; and

- **Degraded Chaparral** habitat includes areas that demonstrate extensive evidence of disturbance and are either small or isolated, or support low cover (aerial extent of the plant canopy) of chaparral dominants, but still provides some habitat value.

Approximately 93 acres of the 149-acre site (62 percent) is covered with Burton Mesa chaparral. Applying the above definitions of habitat quality to conditions described in the previous survey reports and the current field survey for this EIR, approximately 68 acres are considered high quality habitat. On-site Burton Mesa chaparral supports a diversity of native plant species, with very little evidence of non-native, invasive species, which typically take advantage of disturbances in native habitats. The BMER, containing chaparral identified as a Biologically Significant Area in the Lompoc General Plan (City of Lompoc 1997), is adjacent to the high quality chaparral habitat on the northern project boundary. Twenty acres near the center of the property are considered of moderate quality, as they are in fringe habitat areas adjacent to roads, and in disturbed or developed areas. The 5 acres primarily on Plan Units 5, 6, and 7 would be considered low quality, though these disturbed habitat areas appear to be recovering.

Project development would result in the long-term loss of up to 83 acres of Burton Mesa chaparral, including approximately 72 acres graded and 11 acres fragmented (approximately 10 acres in Land Use Area 7 would be preserved) (reference to Table 4.3-3 in the Revised FEIR).

Based on the proposed residential land use densities of 2 to 3 detached single family units in Land Use Area 3 and 5, approximately 20 acres of Burton Mesa chaparral would be located between the BMER and the most northerly proposed development on-site in Land Use Areas 3 and 5. The chaparral north of the house site envelopes would not remain undisturbed because the City of Lompoc Fire Department would require a “fuel modification zone” within 100 feet of structures, including the clearing and thinning of flammable vegetation, to reduce the risk of fire and resulting structural damage and loss of life (reference to mitigation measure PS 2.2-2, section 4.10.1.2, Public Services, Fire Protection, Impacts and Mitigation, in the Revised FEIR). All combustible plant material such as native shrub and ground cover would be removed within 30 feet of structures, and from 30 to 100 feet of structures, adjacent islands of native vegetation would be retained in a mosaic pattern, surrounded by intervening low-flammable, drought-tolerant vegetation. The intervening planted areas would be periodically irrigated, mowed, or cleared, with installation of ornamental plant material that would be less susceptible to fire. Though the impact would be reduced by implementing this mosaic vegetation management technique, the removal of high

quality Burton Mesa chaparral on-site resulting from grading for homes, roadways, and landscaping, and associated fuel modification zones would be a significant impact on biological resources.

All of the moderate and degraded quality Burton Mesa chaparral on-site would be either graded or fragmented. Although considered to provide lower habitat value than the high quality habitat, this impact would also be considered a significant impact on biological resources, due to the relatively small amount of Burton Mesa chaparral habitat that exists within the project site and vicinity.

The following Revised Specific Plan Development Standard was proposed subsequent to release of the FEIR:

> **Specific Plan Resource Conservation Development Standard RES-7:** "Property owners shall be entitled to receive permits for selective brush removal trails (outside of Land Use Area 7 and the 100-foot BMER buffer), 8 to 10 feet wide, for the purpose of identifying trees for preservation, in preparation of tentative maps and development plans."

There is no way to determine precisely how much biological habitat would be potentially impacted as a result of this activity. However, this proposed Development Standard would not result in the removal of sensitive habitat within Burton Ranch Specific Plan Land Use Area 7 open space.

Mitigation Measures – Based upon the analysis presented in Section 4.3 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measure is feasible and is made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure BIO-1.1a: Maximize Preservation of Existing Burton Mesa Chaparral Habitat. The loss and fragmentation of Burton Mesa chaparral from the project site, especially along the northern boundary that is contiguous with the BMER, shall be minimized. Residential and educational development shall maximize avoidance or preservation of Burton Mesa chaparral such that preserved areas are accessible to and used by wildlife species. Grading and siting of proposed residential and educational development shall demonstrate efforts to maximize preservation of existing Burton Mesa chaparral habitat.

Mitigation Measure BIO-1.1b: Preservation Buffer Between the Burton Mesa Ecological Reserve and the Northern Project Boundary. Native habitats not affected by clearing, grubbing, grading, and construction activities, including areas designated as open space (Land Use Area 7) and the adjacent BMER (along the northern boundary of the property) shall be protected during project construction and occupancy.

At a minimum, a 100-foot buffer between the BMER on the northern project boundary and any activities associated with project development, prohibiting vegetation removal, ground disturbance, human access, fire management, or other actions associated with construction or occupancy of the project site, shall be required.

Any chaparral removal for pre-construction clearing or grubbing shall be preceded by a biological survey and be monitored, if deemed necessary, by the survey biologist. Any grading or clearing in future protection buffer areas or other areas designated as open space shall be subject to onsite restoration.

The boundary of open space Land Use Area 7 located within 50-feet of any future ground disturbances shall be temporarily fenced (i.e., with plastic construction or chain link fence) throughout all vegetation clearing, grubbing, grading, and construction activities. All personnel, equipment, and ground disturbances including grading for buildings, roads, easements, utilities, staging areas, and vegetation removal shall be prohibited within the open space area.

A solid, non-combustible material, 6-foot high wall shall be erected along the 100-foot buffer boundary to prevent access and to protect the buffer area and adjacent BMER.

In order to avoid additional indirect impacts on native habitat south of the solid wall, one of the following (a, b, or c) is required:

a. Set back all habitable and accessory structures a minimum of 200 feet from the northern project site boundary. This would provide for the 100-foot buffer, a 30-foot vegetation removal area adjacent to residential structures, and an additional 70-foot wide fuel modification zone. Non-structural improvements including landscaping and roadways shall be limited to the 30-foot cleared zone extending north from the structures.

b. Establish a 300-foot buffer area between project development and the BMER to ensure additional protection of the habitat and reduce the impact on Burton Mesa chaparral (reference to Figure 4.3-2 in the Revised FEIR). Alternatively, to minimize the loss of Burton Mesa chaparral, the 300-foot buffer could be averaged across the northern boundary of the property (this would include the 100-foot minimum buffer at the northeast corner of the site, greater than 100-foot buffer at the northern boundary, and all of Land Use Area 7, as depicted in Figure 4.3-2).

c. Construct an internal non-collector roadway parallel to and directly south of the solid wall (reference to Figure 4.3-3 in the Revised FEIR). The paved roadway would act as a firebreak that would minimize the amount of area requiring vegetation clearance and maintenance south of the wall.

Designated on-site open space or other sensitive areas shall be fenced temporarily (such as with construction fence or chain link fence) or otherwise identified and avoided throughout all clearing, grubbing, grading, and construction activities. All personnel, equipment, and ground disturbances including grading for buildings, roads, easements, utilities, staging areas, and vegetation removal shall be prohibited within the buffer areas or other designated off-limit areas.

[NOTE: A minimum 100-foot buffer between the existing BMER and any project activities would reduce the loss of Burton Mesa chaparral habitat by about 4 acres. Added to Land Use Area 7, the total preserved Burton Mesa chaparral on site would be approximately 14 acres, and the residual loss of Burton Mesa chaparral habitat would be 79 acres. Figure 4.3-2 in the Revised FEIR illustrates the potential implementation of measure BIO-1.1b (below) adjacent to the northern project area boundary. The 300-foot preservation buffer from the northern property boundary is indicated. Also illustrated is an average 300-foot preservation buffer from the northern project boundary that includes a minimum 100-foot wide preservation buffer from the Land Use 5 boundary in the event a school was to be constructed. The additional building setback of 100 feet from the 100-foot preservation buffer (comprised of a 30-foot cleared vegetation zone and a 70-foot wide fuel modification mosaic zone [reference to mitigation measure PS 2.2-2, section 4.10.1.2, Public Services, Fire Protection, Impacts and Mitigation, in the Revised FEIR]) is also indicated. The entire minimum building setback from the northern property boundary is 200-feet wide. As shown on Figure 4.3-2 in the Revised FEIR, the Land Use Area 7 open space provides a preservation buffer exceeding 300 feet from the northern project site boundary. Therefore, when an average preservation buffer extending from the northern project boundary across the entire project site is determined, the width of the buffer extending over Land Use Area 3 and 5 can be less than 300 feet.]

Mitigation Measure BIO-1.1c: Off-Site Burton Mesa Chaparral Habitat Acquisition and Preservation Plan. Equivalent acreage (minimum 1:1 ratio) for disturbed (either removed or fragmented) on-site biological habitat that supports similar quality native habitats including Burton Mesa chaparral shall be purchased and preserved in open space. Purchase and preservation preference shall be given to areas contiguous with or that can be incorporated into the BMER to offset the loss of this habitat type. If an off-site mitigation is proposed, an Off-Site Burton Mesa Chaparral Habitat Acquisition and Preservation Plan shall be required.

Mitigation Measure BIO-1.1d: Off-Site Habitat Restoration Plan. If off-site mitigation is proposed and the quality of off-site Burton Mesa is not equivalent to the habitat lost on-site, an Off-Site Habitat Restoration Plan shall be submitted that includes the following:

a. A map depicting the location of the project site relative to the off-site Burton Mesa chaparral mitigation site.

b. Specifics for sources of plant materials (including salvaging from the project site, if appropriate), seeding (including timing for seed collection and seeding methods), planting methods and timing, planting density, plant protection, and maintenance. All native plant materials for restoration shall be collected locally.

c. Monitoring and maintenance requirements including frequency and timing of watering, weed control methods and timing, and monitoring and reporting procedures. The maintenance requirements shall be no less than 5 years unless satisfactory habitat is established before that time.

d. Performance criteria that specify the minimum requirements for size and health of replacement plants including a period of time without supplemental watering. The maintenance requirements shall be no less than 5 years unless satisfactory habitat is established before that time.

e. An annual report shall be submitted to the City of Lompoc Community Development Department for review.

Mitigation Measure BIO-1.1e: Payment of a Fee-Per-Acre. If sufficient off-site Burton Mesa chaparral habitat is not available for purchase or restoration, the applicant shall enter into an agreement with the State of California Department of Fish and Game to pay a fee-per-acre into the existing Santa Barbara County Burton Mesa Chaparral Management Fund for purchase and protection of Level I and Level II habitats equivalent to the on-site habitat acreage lots.

Reference – Revised FEIR pages 4.3-22 through 4.3-34

5.2.2 Significant Direct Impact BIO-1.2. Site development would result in a substantial, long-term loss of native coast live oak savanna and coastal scrub habitats for wildlife and plants. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Approximately 14.5 acres of the 149-acre site is native coast live oak savanna habitat and 6.0 acres is coastal scrub. These habitats are located on Plan Units 1 and 2 (reference to Table 4.3.4 of the Revised FEIR). Oak woodland habitat is identified as a biologically significant

resource in the Lompoc General Plan. However, the oak habitat on the site is characterized as oak savanna due to the more open canopy and grassland understory. The importance of the oak savanna habitat on the site is associated with the structure of the habitat, which includes trees dispersed in a grassland matrix. This provides perching, nesting, cover, and foraging opportunities for many wildlife species. Both the oak savanna and coastal scrub are important native habitats for plants and wildlife.

Project buildout in Plan Unit 2 would result in the long-term loss of all of the 14.5 acres of oak savanna habitat, including an estimated 8.0 acres completely graded and 6.5 acres fragmented (reference to Table 4.3-3 and Appendix D-6 of the Revised FEIR). These 14.5 acres represents approximately 87 home sites (i.e., an average minimum parcel size of 7,000 square feet/residential unit). Coastal scrub habitat that is entirely located on Plan Unit 1 and 2 would be affected by the Specific Plan buildout including an estimated 3.0 acres graded and 3.0 acres fragmented (reference to Appendix D-6 of the Revised FEIR). The coastal scrub habitats on the site are limited to small patches adjacent to and within the Burton Mesa chaparral. Coastal scrub dominated by coyote brush also occurs upslope and adjacent to the vernal swale area. The largest patches of coastal scrub within the grassland habitat consist of scattered, low-growing shrubs within a non-native grassland matrix. In all cases, the areas identified as coastal scrub on the site support a low diversity of scrub species that are typically found in coastal scrub habitats in the vicinity.

While both the oak savanna and coastal scrub habitats on the site are limited in terms of diversity of plant species, they contribute to the overall biological diversity of the site. Therefore, the disturbance of all the oak savanna habitat, including over 450 oak trees, and all of the coastal scrub habitat from the site would be potentially significant.

Mitigation Measures – Based upon the analysis presented in Section 4.3 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measure is feasible and is made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Implementation of mitigation measure BIO-1.1a would ensure the protection of all oak savanna and coastal scrub habitats not affected by construction. Purchase and set aside of other property in the project vicinity that supports oak savanna and coastal scrub habitats shall occur to offset losses of oak and coastal scrub habitats. **Implementation of mitigation measure BIO-1.1c** would reduce impacts on these resources, but there would still be a net loss. Obtaining suitable habitat in the project vicinity, if available and approved by the City of Lompoc, and restoring it to oak savanna and coastal scrub (reference to **implementation of mitigation measure Bio-1.1d**), in an amount that is equal to the amount of habitat lost would ensure no-net loss of these resources.

Restoration of oak savanna and coastal scrub habitat shall be incorporated into the Off-Site Habitat Restoration Plan.

The applicant has acquired the 102-acre Purisima mitigation site that supports 88.3 acres of high quality Burton Mesa chaparral habitat (reference to LFR 2004b, Appendix D-6 of the Revised FEIR). Assuming a 1:1 mitigation ratio required to compensate for the loss of 14.5 acres of oak savanna and 6.0 acres of coastal scrub habitats associated with the proposed development of the Burton Ranch Specific Plan, the total acres of project site habitat lost compared to that habitat preserved on the Purisima mitigation site results in a deficiency of 13.4 acres (11.3 acres of oak savanna and 2.1 acres of coastal scrub).

Burton Ranch Specific Plan buildout impacts (taking into account the preservation of 10 acres of Land Use Area 7 and 4 acres for the 100-foot buffer on the northern project site boundary adjacent to the BMER) and Purisima mitigation site habitat comparison is summarized in Table 4.3-5 of the Revised FEIR.

The preservation of Burton Mesa chaparral is considered acceptable as out-of-kind mitigation for either oak savanna or coastal scrub habitat, as oak trees and coastal scrub naturally occur within the Burton Mesa chaparral community. This approach of applying credit for preserving Burton Mesa chaparral is especially appropriate for mitigating impacts on oak savanna habitat, as it is likely that the oak savanna on the Burton Ranch Specific Plan site was historically Burton Mesa chaparral before vegetation was thinned out for fire prevention purposes and cattle grazing. In this case, mitigating the loss of 14.5 acres of oak savanna habitat by preserving 3.2 acres of similar oak savanna, and 9.3 acres of excess Burton Mesa chaparral on the Purisima site (totaling 12.5 acres preserved) would reduce the residual impact on oak savanna to 2.0 acres. This would reduce the total off-site habitat acreage needed to achieve a 1:1 mitigation ratio to 4.1 acres (2.0 acre oak savanna and 2.1 acres coastal scrub).

In general, mitigation of project impacts on biological resources are first avoided where possible. If this cannot be accomplished, the following strategies are listed by preference: mitigated in-kind and on-site; mitigated out-of-kind and on-site; and least favorable, mitigated off-site. In the case of the Burton Ranch Specific Plan, the City of Lompoc has determined that off-site habitat preservation of the Purisima mitigation site is acceptable mitigation due to the following exceptional circumstances:

- The quality of the 95.4 acres of Burton Mesa chaparral, oak savanna, and coastal scrub sensitive habitats within the proposed Purisima mitigation site is generally quite high, as opposed to habitat that would require some form of restoration or maintenance to improve habitat quality.
- The Purisima mitigation site proposed for preservation is contiguous with existing preserved areas of the BMER that support similar vegetation types,

as opposed to being an isolated preserved habitat area. The property proposed for preservation is one of the last and largest properties that represent an extension of the BMER.

- The on-site habitat that is proposed for conservation would be accepted by a public entity (CDFG) that would be responsible for the long-term management of the property in perpetuity, as opposed to a conservation easement maintained by a private entity.

The following mitigation measure would be included as a note on the Purisima mitigation site easement granted to the California Department of Fish and Game.

Mitigation Measure BIO-1.2: Purisima Mitigation Site Off-Site Habitat Restoration Plan. Areas temporarily affected by construction or remediation activities outside of future development envelopes within the Purisima mitigation site within disturbed, non-native habitats shall be restored to pre-disturbance condition to the maximum extent feasible. An Off-Site Habitat Restoration Plan shall include the following:

a. A map depicting the location of the impacted habitats and the extent of the restoration.

b. Specifics for sources of plant materials (including salvaging from the project site, if appropriate), seeding (including timing for seed collection and seeding methods), planting methods and timing, planting density, plant protection, and maintenance. All native plant materials for restoration shall be collected locally.

c. Monitoring and maintenance requirements including frequency and timing of watering, weed control methods and timing, and monitoring and reporting procedures. The maintenance requirements shall be no less than 5 years unless satisfactory habitat is established before that time.

d. Performance criteria that specify the minimum requirements for size and health of replacement plants including a period of time without supplemental watering. The maintenance requirements shall be no less than 5 years unless satisfactory habitat is established before that time.

e. An annual report shall be submitted to the City of Lompoc Community Development Department for review.

Reference – Revised FEIR pages 4.3-34 through 4.3-37

5.2.3 Significant Direct Impact BIO-1.4. Site development would result in the loss and potential degradation of wildlife habitats and mortality and injury of common wildlife

species. Impacts on common wildlife populations would be considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Development of the project site would result in the loss of wildlife habitat and the potential loss of individuals of common wildlife species. Impacts are associated with ground disturbances, vegetation removal, noise, and increased human presence (during the development of the site as well as subsequent human use). Construction would likely result in mortality to a majority of the less-mobile species (reptiles and rodents) inhabiting the areas of disturbance. In addition, removing natural habitat often results in invasions of non-native arthropod species including the invasive Argentine ant. This species is known for becoming established in disturbed areas and subsequently out-competing the native arthropod species. Many of the other wildlife species within the ecosystem (including several sensitive reptile species, the silvery legless lizard, and California horned lizard) depend on the native arthropod species for food and are therefore negatively affected by the Argentine ant's introduction. The removal of grassland habitats during construction activities and mass grading would likely frighten most of the larger common species away from the area including those animals, which may only occasionally forage or travel through the project site. Wildlife species affected by the activities in the project area include numerous avian species, mule deer, coyote, gray fox, long-tailed weasel, bobcat, raccoon, opossum, striped skunk, brush rabbit, black-tailed jackrabbit, and California ground squirrel.

Mitigation Measures – Based upon the analysis presented in Section 4.3 of the Revised FEIR, which is incorporated herein by reference, in addition to **implementation of mitigation measures BIO-1.1c, BIO-1.1d, or BIO-1.1e**, the following Mitigation Measure is feasible and is made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure BIO-1.4: Pre-construction Wildlife Survey and Monitoring Plan. A City-qualified biologist shall be retained to conduct the following survey and monitoring activities during initial clearing, grubbing, and/or mass grading of the site or portions of the site and construction. All surveys shall be conducted prior to clearing, grubbing, and/or grading, and prior to issuance of grading permits.

a. The biologist shall conduct pre-construction reconnaissance level surveys of the disturbance area to determine the presence of common animal

species and the potential capture and relocation of individual animals, to the extent feasible.

b. The biologist shall be on-site for the initial phases of clearing, grubbing, and grading activities and initial construction activities of each development phase to monitor impacts to wildlife. The monitor shall also ensure that avoidance of native vegetation occurs where feasible.

c. Construction fencing or some other appropriate barrier to movement (such as chain-link fence, silt fence, or other temporary barrier) shall be established to minimize animals moving back into the construction zone and the area shall be periodically surveyed and animals removed.

d. The biologist shall periodically visit the site during the construction phase to implement measures to reduce or eliminate injury and mortality of resident wildlife species.

e. The biologist shall submit a report detailing the results of any capture and relocation efforts subsequent to the commencement of clearing, grubbing and/or grading.

f. The biologist shall be responsible for monitoring activities and shall produce a final monitoring report.

Reference – Revised FEIR pages 4.3-38 through 4.3-40

5.2.4 Significant Direct Impact BIO-1.5. Potential indirect impacts on native vegetation and wildlife habitat, including the Burton Mesa Ecological Reserve, would occur due to the potential for spread of invasive exotic plant species into native habitats. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Currently, there are isolated stands of invasive exotic species existing within the site which function as a seed source. These include pampas grass (*Cortaderia jubata*), iceplant (*Carpobrotus* sp.), blue gum (*Eucalyptus globulus*), and veldt grass (*Ehrharta calycina*). Many of these species are categorized by California Exotic Pest Plant Council (CalEPPC) as the most invasive wildland pest plants. Most of the stands of these species that are present within the project site would be removed if the site was developed as proposed. However, these species are present in the vicinity and construction disturbance and occupancy would potentially provide opportunities for new

infestations of these, or other invasive plant species. Flammable vegetation maintenance areas, such as the 100-foot firebreak that would likely be required around any structure adjacent to chaparral habitats, are known to attract weedy and invasive plant species, which then invade adjacent native habitats, such as the BMER. Degradation of native habitats due to invasion by invasive exotic plant species would be a *significant* impact on biological resources.

Introduced ornamental plants commonly used in landscaping (such as pampas grass and ice plant) are also known to escape from landscaped areas, invade native habitats, and displace native plant species. Native plants used in landscaping are often cultivars of native species, and are typically obtained from nurseries where there is no consideration for the source of the plant materials. It is recognized that preservation of native habitats must consider the maintenance of the genetic integrity of a site. This is especially important when introducing similar species (i.e., oak trees, manzanita, and other native shrub species) from different locations. There is much more potential for the introduced native species to interact with the local genotypes. Whenever possible, using locally collected plant materials for areas landscaped with native plants is recommended. If a particular species is required that is not available from a local source, then native cultivars or other ornamentals may be considered provided there is limited potential for spread into the existing native habitats in the project vicinity. The extent of the impact associated with the introduction of non-native or non-local plant species into the area cannot be precisely determined, but is considered *potentially significant*.

Mitigation Measures – Based upon the analysis presented in Section 4.3 of the Revised FEIR, which is incorporated herein by reference, **in addition to implementation of mitigation measures BIO-1.1b**, the following Mitigation Measure is feasible and is made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure BIO-1.5: Landscape and Open Space Management Plan. A Landscape and Open Space Management Plan for public, common, and open space areas shall be prepared for the Burton Ranch Specific Plan area. The plan shall include the following:

a. A landscaping plan that restricts the use of ornamentals or cultivars that could invade or otherwise cause the degradation of adjacent native plant communities on-site and off-site. (Ornamental plants that do not have the potential to escape into native habitats would be acceptable).

b. Provisions for using locally collected native plant materials for any native plant landscaped areas or on-site restoration areas.

c. Identity of the party responsible for the long-term maintenance and management of the undeveloped portions of the site including, open space areas, fire management zones, public landscaped areas, and any other areas not included in the developed portion of the site (e.g., Homeowners Association).

d. Provisions for monitoring and maintaining open space areas, fuel management zones, and other undeveloped portions of the site for presence and control of non-native, invasive exotic species.

e. All landscaped and open space areas that shall be maintained by a Homeowner's Association.

f. Location and plan for removal of all invasive species.

Reference – Revised FEIR pages 4.3-40 through 4.3-42

5.2.5 Significant Direct Impact BIO-2.1. Site development would result in the loss of local populations of sensitive plant species. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – No state or federally listed threatened or endangered plant species have been identified within the project site during plant surveys. An intermediate sub-species of Bird's-beak (*Cordylanthus rigidis*) was found during plant surveys in the northern boundary of the project site within the 100-foot BMER protection buffer area (Reference to mitigation measure BIO-1.1b). This plant is different from the seaside bird's beak (*Cordylanthus rigidis* ssp. *littoralis*), a sensitive, state-listed endangered and CNPS List 1B species (California Native Plant Society plant considered rare or endangered in California and elsewhere; reference to Table 4.3-1 of the Revised FEIR). Seaside bird's beak was reported historically (California Natural Diversity Database [CNDDB] 2002) in the vicinity of the northwest project site boundary, near the proposed open space Land Use Area 7 (reference to Figure 2-3 of the Revised FEIR).

The loss of individuals of other sensitive plant species (those not afforded formal protection by the California and/or Federal Endangered Species Acts) would be potentially significant if the loss substantially affects the local populations of those species. Sand mesa manzanita and La Purisima manzanita (both CNPS List 1B species) are major components and indicator species of the Burton Mesa chaparral on the project site. Approximately 91 percent of the habitat that

supports these sensitive species (85 of 93 acres) would be lost as a result of project buildout. Implementation of the BMER protection buffer area (reference to mitigation measure BIO-1.1b) would reduce this impact by 4 acres to 87 percent of habitat lost (81 of 93 acres). The loss of 87 percent of the individuals and habitat for these species from the project site represents a *potentially significant* loss because their distribution and habitat are regionally limited.

In addition, other sensitive plant species were identified within the project area and are likely to be removed or adversely affected by project build-out. Hoover's bent grass (CNPS List 1B) was identified at one location within Land Use Area 2 (reference to Figure 2-3 in the Revised FEIR), which would be graded. Lompoc ceanothus (CNPS List 4; California Native Plant Society plant of limited distribution – a watch list) is present in the Burton Mesa chaparral on the site. California spineflower (CNPS List 4) was found at scattered locations in open area within the chaparral and coastal scrub habitats. Lompoc monkeyflower and Santa Barbara ceanothus (both species of local concern, reference to Wiskowski 1988) were found in a few locations in the chaparral and are likely to be present at scattered locations within the chaparral and coastal scrub habitats. San Luis Obispo wallflower was found in four locations in the northwest part of the site in Plan Unit 2. Two locations are adjacent to the Specific Plan boundary fence line, just south of the BMER. The locations would be within the recommended 100-foot wide buffer between the BMER and project development activity as identified in mitigation measure BIO-1.1b. The other two San Luis Obispo wallflower locations appear to be within areas that would be disturbed by the proposed development. Saint's daisy was found in two locations in Plan Unit 2, within areas that would be disturbed by the proposed development. Small-seeded fiddleneck was found in one location within Plan Unit 1, and would be disturbed by the proposed development. A substantial portion of the habitat for these species would be lost as a result of buildout, a *potentially significant* impact.

Mitigation Measures – Based upon the analysis presented in Section 4.3 of the Revised FEIR, which is incorporated herein by reference, **in addition to implementation of mitigation measures BIO-1.1c or BIO-1.1d**, the following Mitigation Measures are feasible and are made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure BIO-2.1a: Protection of Sensitive Plant Species. The following procedures shall be followed for the protection of sensitive plant species:

a. Sensitive plant species shall be avoided (Mitigation Measure BIO-1.1a), if feasible, and protection measures (Mitigation Measure BIO-1.1b) implemented where these species occur. Clustering development and avoiding areas of Burton Mesa chaparral (Mitigation Measure BIO-1.1a) would also reduce potential impacts on sensitive plant species associated

with this habitat type including Sand Mesa manzanita and La Purisima manzanita.

b. Where loss of sensitive plants cannot be avoided, sensitive plants that are removed or otherwise affected by project activities shall be incorporated in on-site restoration activities or in the landscaping plan, especially in areas that are adjacent to Land Use Area 7 and the BMER to the north.

Mitigation Measure BIO-2.1b: The Landscape and Open Space Management Plan and Off-Site Burton Mesa Habitat Restoration Plan Shall Include Sensitive Plant Species. The Landscape and Open Space Management Plan and Off-Site Burton Mesa Habitat Restoration Plan shall include sensitive plant species. Seed or cuttings of these species shall be collected and propagated from the affected area to ensure genetic replacement for lost plants.

Reference – Revised FEIR pages 4.3-43 through 4.3-46

5.2.6 Significant Direct Impact BIO-2.2. Site development would result in the loss of sensitive wildlife species and habitat. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – There are no state or federally listed animal species known to occur in or use habitats within the project site. However, several other sensitive species have been reported in the region and would be affected by the project activities through habitat loss and the mortality or injury of individual animals. These include the American badger (species of local concern), California horned lizard (California Species of Special Concern - CSC), and legless lizard (CSC). The Northern harrier (CSC for nesting), Cooper's hawk (CSC for nesting), California horned lark (CSC), grasshopper sparrow (species of local concern for nesting), and loggerhead shrike (CSC) are all expected to occasionally forage on the site and buildout would eliminate foraging habitat for all of these avian species. The project is unlikely to impact nesting behavior of the northern harrier, white-tailed kite, loggerhead shrike, or grasshopper sparrow. Impacts on non-listed sensitive species, and the loss of sensitive species habitat would be *potentially significant*.

Mitigation Measures – Based upon the analysis presented in Section 4.3 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Imposition of

these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure BIO-2.2.a: Pre-construction Wildlife Survey and Monitoring Plan for the Legless Lizard, American Badger, Coast Horned Lizard. A City-qualified biologist shall conduct surveys throughout areas that would be disturbed to determine presence or absence of sensitive wildlife species (legless lizard, American badger, coast horned lizard) prior to ground disturbance. All surveys shall be conducted prior to clearing, grubbing, and/or grading and prior to issuance of grading permits. Any sensitive wildlife species that are found shall be captured and relocated to the nearest suitable habitat, to the extent feasible.

a. The biologist shall be present on-site during initial site preparation and ground disturbance activities (i.e., clearing, grubbing, grading, vegetation removal) during each phase of the project to ensure that sensitive species are not present in the disturbance area.

b. For the American badger, inactive dens shall be excavated by hand with a shovel to prevent badgers from re-using them during construction. If active dens are detected, badgers shall be discouraged from using these dens prior to clearing, grubbing, and/or grading of the site, by partially blocking the entrance of the den with sticks, debris, and soil for 3 to 5 days. Access to the den shall b incrementally blocked to a greater degree over this period. This would cause the badger to abandon the den site and move elsewhere. After badgers have stopped using active dens within the project boundary, the dens shall be hand-excavated with a shovel to prevent re-use. If newly active badger dens are found during construction activities, all work in that area shall cease until the biologist can safely close the badger den. Once the badger dens have been closed, work on the site may resume.

c. A report of the survey and monitoring results shall be submitted to the Community Development Department.

Mitigation Measure BIO-2.2.b: Pre-construction Bird Breeding Survey and Monitoring Plan. Initial ground disturbances (i.e., grading, clearing, grubbing, and/or shrub removal) within grassland, oak woodland, coastal sage scrub and chaparral habitats shall avoid the bird breeding season between March 1 to August 15 to the maximum extent feasible. Where the applicant can document that this is infeasible due to economic factors, all ground disturbances occurring between March 1 to August 15 shall be preceded by a pre-construction survey for nesting birds to provide specific information on any nesting activities. A no-construction buffer area shall be established extending 300-feet from all nesting areas. A Pre-construction Bird Breeding Survey and Monitoring Plan, locating all on-site potential grassland, oak woodland, coastal sage scrub and chaparral

habitats and bird nests onsite, with a scope of work and budget, shall be prepared by the developer for all ground disturbances occurring between March 1 to August 15.

Reference – Revised FEIR pages 4.3-46 through 4.3-49

5.2.7 Significant Direct Impact BIO-3.1. Site development would result in the loss of oak trees within Burton Mesa chaparral and oak savanna habitat areas. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Previous studies prepared for the Specific Plan applicants (reference to GANDA 2000, 2001a reports) estimated approximately 800 coast live oak (*Quercus agrifolia*) trees exist on the project site within the 93 acres of Burton Mesa chaparral and 14.5 acres of oak savanna habitats. Preservation of individual oak trees is more feasibly achieved when tract development occurs over relatively level slopes. Because grading to create building envelopes, roads, and landscaped areas would occur over uniformly sloping topography, it is reasonable to expect that the vast majority of oak trees in these habitats would be removed. In addition, grading and construction activities would potentially damage individual oak trees where encroachment into the critical root zone occurs or trimming of oak trees is required for fire protection purposes. The loss of oak trees within Burton Mesa chaparral and oak savanna habitat areas would conflict with local plans and policies protecting these resources and therefore would be *potentially significant*.

Chapter 31 of the Lompoc City Code states that the Urban Forester may establish development conditions or guidelines for the provision of trees on private property. In addition, the City of Lompoc Urban Forestry Division has a tree ordinance that provides administrative guidelines for the purpose of facilitating the preservation and/or replacement of trees in the City of Lompoc. However, it is not clear whether this provision applies to trees in natural environments on City lands or maintenance of trees planted on City property. For the purpose of this analysis, it is assumed that the provisions of the City of Lompoc Urban Forest Master Plan Phase 1 would apply to the oak trees on the site.

Mitigation Measures – Based upon the analysis presented in Section 4.3 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Imposition of

these mitigation measures will reduce potentially significant impacts to less than significant.

Implementation of mitigation measure BIO-1.1c, acquiring off-site habitats to compensate for loss of habitat to project development, would offset impacts to individual oak trees. An inventory of the oak savanna habitats on the project site has been completed (reference to Table 4.3-3 of the Revised FEIR). These trees are exclusively located on Plan Unit 2. Acquisition of Burton Mesa chaparral and oak savanna habitats on the Purisima mitigation site would include individual oak trees. The mitigation site would provide 3.2 acres of oak savanna and 9.3 acres of Burton Mesa chaparral including individual oaks. Therefore, from a quantitative standpoint, 12.5 acres out of the 14.5 acres of disturbed oak woodland would be mitigated off-site.

However, acquisition and preservation of native habitats on the Purisima mitigation site provides several other extremely important qualitative values as stated in Residual Impact BIO-1.2: the quality of the 95.4 acres of Burton Mesa chaparral, oak savanna, and coastal scrub sensitive habitats within the proposed Purisima mitigation site is generally quite high; the native habitats within Purisima mitigation site proposed for preservation are contiguous with existing preserved areas of the BMER to the north and south that support similar vegetation types, and is one of the last and largest “infill” properties that represent an extension of the BMER; and the mitigation native habitat would be accepted by a public entity (CDFG) that would be responsible for the long-term management of the property in perpetuity.

The qualitative biological value of the Purisima mitigation site would serve to offset the quantitative deficit of oak woodland habitat that would be lost as a result of project development to an *adverse, but less than significant level* (Class II).

The following measure would be required for development within Plan Unit 2 to ensure that individual specimen oak trees designated for preservation would be protected during construction, and would maximize compliance with City of Lompoc Resource Management Element Measure 9:

Mitigation Measure BIO-3.1: Oak Tree Protection and Replacement Plan. An Oak Tree Protection and Replacement Plan shall be prepared by a City-qualified arborist to address the loss of “specimen” oak trees (i.e., greater than 6” in diameter at breast height [DBH]) as a result of buildout in Plan Unit 2 that are not otherwise compensated for through acquisition and preservation of Burton Mesa chaparral and oak savanna habitat. The plan shall include the following:

a. The location and extent of the oak tree driplines and the type and location of any protective fencing for only those specimen trees designated by the Oak Tree Protection and Replacement Plan to be preserved in Plan Unit 2

outside of proposed grading for residential structures, roadways, and landscaping. The fencing (e.g., chain-link or other material satisfactory to the City) shall be installed 6 feet outside the dripline of each specimen oak tree, and shall be staked every 6 feet to ensure the integrity of the protective fence.

b. Any individual project site specimen oak trees that are inadvertently damaged or killed by construction grading, filling, heavy equipment operation, or new landscaping shall be mitigated in terms of their lost habitat area, as determined by the City of Lompoc Urban Forester.

c. Oak tree plantings shall be from acorns collected and grown by a qualified nursery or botanist/arborist from local sources (i.e., within the watershed of the planting area or from the Purisima Hills near Lompoc). The trees shall be planted, protected with gopher fencing and irrigated (drip irrigation on a timer), and shall survive through the first 3-years of the maintenance period. During the final two-years, trees shall require reduced maintenance and no irrigation to determine ability of the tree(s) to survive unaided. Replacement tree establishment dictated by survival of at least 50 percent of the planted trees shall be determined after a 5-year period by the City of Lompoc Urban Forester.

d. A mitigation replacement tree performance security shall be posted by the applicant as defined by the City Urban Forester prior to issuance of grading permits, and shall be held through to occupancy.

Reference – Revised FEIR pages 4.3-49 and 4.3-52

5.2.8 Significant Direct Impact BIO-3.2. Project development would potentially indirectly affect the Burton Mesa Management Reserve, an environmentally significant resource area. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The northern boundary of the property borders the BMER. Development, including clearing for fire protection (reference to Impact BIO-1.1 of the Revised FEIR for a detailed discussion), and increased human and domesticated animal presence could indirectly impact this environmentally sensitive area. Indirect impacts to the BMER associated with project development and occupancy would be potentially significant.

Proposed actions on the Purisima mitigation site include soil remediation (per Unocal, some or all of this has already been completed), and potential development of a single family residence on approximately 5 acres. There are several areas within the Purisima mitigation site identified as disturbed or degraded by past disturbances associated with the oil production or access, and recent disturbances associated with remediation of previous Unocal oil extraction activities. It is not clear how much additional disturbance is required for remediation. These activities, however, are not subject to City of Lompoc approval. It is reasonably assumed that the remediation would be completed consistent with State Department of Toxic Substance Control permits issued for this action. The remediated areas would be available for subsequent potential residential development. The remediation is therefore considered part of the "existing setting" of the Purisima mitigation site.

It should be noted that any potential loss of native habitat on the Purisima Parcel associated with future residential development would be subject to County mitigation requirements. For Burton Mesa chaparral, the County requires more stringent mitigation ratios (greater than 1:1) based on the condition of the Burton Mesa chaparral affected by the development (reference to Residual Impact BIO-1.1e of the Revised FEIR).

Based on the LFR Levine-Fricke (LFR) report and map, there is no 5-acre area that is completely disturbed or contains only ruderal vegetation. Therefore, the future residential development on the Purisima mitigation site would have the potential to impact native habitat including Burton Mesa chaparral and coastal scrub. Development would not likely impact oak savanna that is located on the westernmost boundary of the mitigation site property. Locating the future residential development in the eastern portion of the site adjacent to Harris Grade Road would minimize impacts on native habitats. This location has the greatest amount of ruderal and disturbed habitats that could be incorporated into a development envelope. Also, the coastal scrub at this portion of the mitigation site is in somewhat degraded condition. Therefore, future residential development would ideally be located in an area that would minimize impacts to the sensitive native habitat on the Purisima mitigation site.

An additional consideration related to future impacts on native habitat resulting from residential development on the Purisima mitigation site are those impacts associated with creating access to and egress from the structure(s) (i.e., Santa Barbara County Fire Department fuel management requirements, either during construction or after occupancy). These potential impacts would be minimized by locating the development close to Harris Grade Road. If the future residence and associated structures were placed anywhere else on the property, there would be additional impacts associated with installation of an access road and fragmentation of native habitats. A seasonal wetland and an ephemeral drainage are present on the southeast portion of the Purisima mitigation site and have the potential to be affected by future development or remediation activities.

Mitigation Measures – Based upon the analysis presented in Section 4.3 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measures: Creating a minimum 100-foot buffer area between future residential development and the BMER (similar to mitigation measure BIO-1.1a), implementing measures to protect the buffer area (including restoration of disturbed or cleared areas within the buffer area) and BMER during construction (similar to mitigation measure BIO-1.1b), and implementing a landscape and open space management plan that includes monitoring a fire management zone for controlling invasive exotic plant species (similar to mitigation measure BIO-1.5), would minimize impacts on this sensitive resource area.

Mitigation measures that would reduce impacts to native habitats resulting from the future residential development of the Purisima mitigation site include: 1) avoiding or minimizing disturbance; 2) restoration of habitats subject to temporary disturbance; 3) protection of native habitats during construction; 4) long-term protection of native habitats adjacent to future development (such as fencing and invasive species control); and 5) replacement of native habitats lost to development. These mitigation measures are similar to those described previously for the Burton Ranch Specific Plan buildout. In addition, the Purisima mitigation site is bounded on the north and south sides by the BMER. As with the buildout of the Burton Ranch Specific Plan site, any Purisima mitigation site development would require the establishment of a minimum 100-foot protection buffer between ground disturbances and the BMER native vegetation where no activity, including fire management, would be allowed.

Additional mitigation measures that include avoidance and protection of seasonal wetlands and the ephemeral drainage would also be required. [NOTE: The following mitigation measures are recommended for preservation of the Purisima mitigation site habitats outside of the residential development envelope. However, it should be noted that these measures are subject to review by the agency accepting management responsibility for the open space easement. The mitigation measures may be modified to accommodate the requirements of the agency assuming management responsibility for the Purisima mitigation site.

The following would be required on the Purisima mitigation site open space easement.

Mitigation Measure BIO-3.2a: Future Residential Development on the Purisima Mitigation Site. The loss and fragmentation of native habitats, including Burton Mesa chaparral, coastal scrub and seasonal wetlands shall be avoided by locating the proposed residential development in the northeastern portion of the site adjacent to Harris Grade Road. Future residential development

shall be restricted to ruderal disturbed and degraded coastal scrub habitats as defined in the LFR Report (September 20, 2004) such that all construction and Santa Barbara Fire Department fuel maintenance requirements extending 100 feet from habitable structures completely avoids Burton Mesa chaparral and seasonal wetlands.

Mitigation Measure BIO-3.2b: Preservation Buffer. Native habitats not affected by clearing, grubbing, grading, and construction activities, including areas designated as open space in the adjacent BMER (along the northern and southern boundary of the Purisima mitigation site) shall be protected by a preservation buffer. The area between the existing BMER and any future residential development ground and vegetation disturbances shall be preserved. No vegetation removal, ground disturbance, human access, fire management, or other actions associated with construction or occupancy of the project site shall be allowed within this preservation area. A solid, 6-foot high wall, made from non-combustible material, shall be erected between the residential development vegetation disturbance area and the preservation area to prevent access and to protect the adjacent BMER (as proposed in the Burton Ranch Specific Plan EIR, but an alternative fence may be suitable depending on the requirements of the CDFG, managers of the BMER). The wall shall be constructed and in place prior to any residential development within disturbed ruderal areas. In order to allow for the required 30-foot vegetation removal adjacent to residential structures and additional 70-foot wide fuel modification zone, all habitable and accessory structures shall be set back a minimum of 200 feet (i.e., a 30-foot clearing, 70-foot fuel modification zone, and 100-foot buffer) from the future BMER boundary identified by the CDFG.

Mitigation Measure BIO-3.2c: Protection of Sensitive Native Habitat Areas. The boundary of any sensitive native habitat areas not included within the expanded BMER and within 50-feet of any future ground disturbances related to development or remediation shall be temporarily fenced (i.e., with plastic construction or chain link fence) throughout all vegetation clearing, grubbing, grading, and construction activities. All personnel, equipment, and ground disturbances including grading for buildings, roads, easements, utilities, staging areas, and vegetation removal shall be prohibited within the preserved areas or other designated off-limit areas.

Mitigation Measure BIO-3.2d: Purisima Mitigation Site Open Space Easement. A Purisima mitigation site open space easement excluding the residential development area shall be reviewed and approved by the City of Lompoc Community Development Department, and shall be dedicated to an approved management agency (e.g., CDFG).

a. A fence suitable to preclude encroachment into the Purisima mitigation site from the residential development shall be constructed. The specific

material type and height of fence shall be determined by the management agency accepting the open space easement.

b. Signs to limit encroachment and/or disallowed uses between the open space easement and the residential development shall be installed.

At this time, the residual impact associated with future residential development and remediation cannot be determined since project specifics are not available. However, implementation of mitigation measures would reduce any future significant impacts to native habitats to less than significant levels.

The following measure would address potential impacts on wetland habitats.

Mitigation Measure BIO-3.2e: Drainage and Erosion Control Plan. A drainage and erosion control plan shall be designed to minimize adverse effects on seasonal wetland resources on-site and downstream areas off the Purisima mitigation site. In addition, project grading shall require a Storm Water Pollution Prevention Plan (SWPPP) from the Regional Water Quality Control Board.

Filters, including oil/water separators, shall be installed at any location where storm water enters wetlands or natural drainages. Sediment filters shall be installed wherever storm water would not be retained in a retardation basin.

Purisima mitigation site residential development has the potential to indirectly impact the BMER due to activities associated with clearing for fire protection, increased human and domesticated animal presence, and the potential for invasive plant species to spread into the BMER from disturbed or landscaped areas. The following measures would address these potential impacts on the adjacent BMER.

Mitigation Measure BIO-3.2f: Purisima Mitigation Site Landscaping Plan. The Purisima mitigation site residential development shall include a Landscaping Plan that includes the following:

a. A landscaping plan that restricts the use of ornamentals or cultivars that could invade or otherwise cause the degradation of adjacent native plant communities in the BMER. (Ornamental plants that do not have the potential to escape into native habitats would be acceptable).

b. Provisions for using locally collected native plant materials for any native plant landscaped areas or restoration areas.

c. Identity of the party responsible for the long-term maintenance and management of the residential area including any undeveloped portions of the site, open space areas, fire management zones, and any other areas not included in the developed portion of the site.

d. Provisions for monitoring and maintaining open space areas, fuel management zones, and other undeveloped portions of the site for presence and control of non-native, invasive plant species.

Mitigation measures BIO-3.2a through BIO-3.2f are recommended for preservation of Purisima mitigation site habitats outside of the residential development envelope. However, it should be noted that these mitigation measures are subject to review by the agency accepting management responsibility for the open space easement. The mitigation measures may be modified to accommodate the requirements of the agency assuming management responsibility for the Purisima mitigation site.

Reference – Revised FEIR pages 4.3-52 and 4.3-56

5.2.9 Significant Direct Impact BIO-4. Project development would potentially interfere with the movement of resident or migratory wildlife species. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Development of the project site would result in the loss of wildlife habitat that would potentially interfere with the movement of common wildlife species between suitable habitat north of the project site within the BMER, and suitable wildlife habitat east of Harris Grade Road. Development of the project site is unlikely to affect the movement of individual animals moving west or south due to the presence of State Highway 1, which acts as a barrier to many wildlife species. The project related interference would most likely affect mammal species with larger home ranges such as mule deer, coyote, gray fox, bobcat, raccoon, opossum, and striped skunk. Most individuals of these species are likely to travel along the northern boundary of the project, and many are also known to travel at night through urban areas. Though relatively limited, this impact on biological resources is considered *significant*.

Mitigation Measures – Based upon the analysis presented in Section 4.3 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measures: Implementation of mitigation measures BIO-1.1c and BIO–1.1d, assuring habitat replacement and restoration efforts, **and mitigation measure BIO-1.1a**, requiring a buffer between project development and the

BMER, would minimize impacts on the movement of resident or migratory wildlife species.

Reference – Revised FEIR page 4.3-56

5.2.6 Significant Direct Impact BIO-5. Site development would potentially affect wetland habitats. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Pursuant to Section 404 of the Clean Water Act, wetlands are defined as a subset of waters of the United States. Waters of the U.S. include bodies of water that are or could be used for interstate commerce. This includes seasonally flooded areas that may be used by migratory birds, as well as other types of water bodies (streams, lakes, areas subject to the ebb and flow of the tides). Wetlands are areas that exhibit wetland hydrology, hydric soils, and hydrophytic vegetation (U.S. Army Corps of Engineers - USACE 1987) and are further defined as:

> Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

For an area to be considered jurisdictional by the U.S. Army Corps of Engineers (USACE), and therefore subject to regulation under the Clean Water Act, all three parameters must normally be met. The State of California, U.S. Fish and Wildlife Service, and local agencies define wetlands as areas that exhibit only one or two of the aforementioned parameters. The effect of this broader definition of wetlands is to extend protection to areas that support hydrophytic vegetation and may be subject to periodic flooding, but may not exhibit wetland hydrology or have developed hydric soils.

The only potential wetland habitat identified on the site is a vernal swale area on the southern portion of the site (reference to Figure 4.3-1 in the Revised FEIR). Wetland delineation in accordance with the USACE methodology (USACE 1987) was conducted during preparation of the Revised FEIR (reference to Appendix D-2 in the Revised FEIR). The vernal swale does not meet the criteria as a federal jurisdictional wetland. In addition, it does not have a defined bed and banks and would not be subject to the State of California, Department of Fish and Game's (CDFG) Lake and Streambed Alteration Program. However, due to the presence of hydrophytic vegetation, the vernal swale is classified as a seasonal wetland, and may be subject to other state or local jurisdiction. In addition, the vernal swale collects run-off from the project site and directs it to a

culvert that flows under State Highway 1, and into a tributary of the Santa Ynez River, which is approximately 1 mile south of the site. Policy 2.2 of the Lompoc General Plan Resource Management Element states the City shall protect the valuable resources of the Santa Ynez River and tributaries.

Development of the site has the potential to directly and indirectly affect the vernal swale. Project development would include incorporating the existing drainage swale into the drainage plan for the site as Drainage Basin 3 and installation of an additional culvert under State Highway 1 in the same vicinity of the existing culvert (reference to Section 4.7, Hydrology and Water Quality, in the Revised FEIR). The proposed drainage basin would likely be regraded to accommodate additional water runoff from the site. Additional direct effects could occur during construction of roads and other infrastructure.

In addition, it is likely that grading and occupation would have indirect effects on the vernal swale. Increased run-off from paved areas could affect the hydrology of the swale and riparian and freshwater wetlands downstream of the project site. Site grading and resultant sedimentation during the rainy season could adversely affect on- and off-site wetlands by increasing turbidity. Spills of fuel, oil, or hydraulic fluids from construction equipment could also adversely affect water quality. Over the long term, grease and other pollutants contained in runoff from paved and/or landscaped areas could adversely affect downstream water quality and biota in wetlands. Project development may result in the loss of less than 0.1 acre of state-delineated wetlands from the project site and potential degradation of downstream freshwater wetlands and riparian habitats, a *potentially significant* impact.

Mitigation Measures – Based upon the analysis presented in Section 4.3 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measure is feasible and is made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

In addition to the recommendations for improvements in the existing drainage of the site (reference to Section 4.7, Hydrology and Water Quality, **implementation of mitigation measure HYDRO/WQ-2**), which requires improvements to the existing drainage of the site including incorporation of existing natural drainage Basins 1, 2, and 3, as well as one new proposed basin, into the project design as detention basins with each of the basins remaining unpaved and preserved as open space to allow stormwater runoff to percolate into the underlying groundwater, the following mitigation measure would address potential impacts on wetland habitats:

Mitigation Measure BIO-5: Wetland Mitigation and Restoration Plan. Drainage Basin 3 shall be designed such that it is capable of supporting wetland vegetation similar to existing on-site conditions. Other drainage basins shall also

be designed to support wetland habitats, if the location is appropriate and suitable conditions for establishing wetland vegetation can be attained.

Revegetation of the drainage swale(s) shall be described in a separate Wetland Mitigation and Restoration Plan or incorporated into the Landscape and Open Space Management Plan (Mitigation Measure BIO-1.5) for the project site. At a minimum, the plan shall include the following:

a. Identification of existing wetland areas and drainage swales proposed for restoration or creation of wetland habitats.

b. List of native plant species to be included in the planting (wetland, transition, and upland species).

c. Propagation and planting methods including locations for collection of seeds or cuttings (all native plants shall be from locally collected plant materials).

d. Performance criteria to ensure the successful establishment of wetland plant species and the drainage basins function as planned.

e. Long-term management of the basins including timing and methods for periodic maintenance (such as sediment removal) that protects the restored or created wetland resources while ensuring the basins continue to function as planned.

The master drainage and erosion control plan shall be designed to minimize adverse effects on seasonal wetland resources on-site and downstream areas off the site. In addition, project grading shall required a Storm Water Pollution Prevention Plan (SWPPP) from the Regional Water Quality Control Board.

Filters, including oil/water separators, shall be installed at any location where storm water enters a detention basin or drainage. Sediment filters shall be installed wherever storm water would not be retained in a detention basin.

Reference – Revised FEIR pages 4.3-56 through 4.3-60

5.3 Cultural Resources

5.3.1 Significant Direct Impact CR-1. Construction of the Burton Ranch Specific Plan would potentially result in disturbance of unknown potentially significant sub-surface cultural resources. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or

substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Although no cultural resources were identified within the proposed project area during the current extensive Phase 1 archaeological field survey, it is possible, though unlikely, that unknown sub-surface artifactual material could exist and be encountered during grading, clearing, grubbing, and/or construction activities. If intact cultural remains were encountered during project grading, clearing, grubbing, and/or construction, the potential for destruction of these potential unknown finds would be a *potentially significant* impact on cultural resources.

Mitigation Measures – Based upon the analysis presented in Section 4.4 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure CR-1.1: Archaeological Resource Construction Monitoring. In the event that unknown archaeological artifacts are encountered during grading, clearing, grubbing, and/or construction activities associated with the proposed project, work shall be stopped immediately in the vicinity of the find and the resource shall be evaluated by a City-qualified archaeologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and implementation of the plan shall be overseen by a City-qualified archaeologist, prior to commencement of ground disturbing activities.

Mitigation Measure CR-1.2: Halt Work Order. In the event that unknown human remains are encountered during grading, clearing, grubbing, and/or construction activities associated with the proposed project, all excavation and ground disturbing work on or adjacent to the project site (or area of discovery) shall be stopped immediately in the vicinity. The Santa Barbara County Coroner shall be contacted and the Native American Heritage Commission shall be notified immediately. The site shall be evaluated by the most likely Chumash descendant identified by the Native American Heritage Commission and a City-qualified archaeologist.

Reference – Revised FEIR pages 4.4-4 through 4.4-7

5.3.2 Significant Direct Impact CR-2. Construction of the Burton Ranch Specific Plan would not likely increase short-term access to archaeological artifacts and the potential for unauthorized collection. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or

alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Although no cultural resources were identified within the proposed project area during the current extensive Phase 1 archaeological field survey, it is possible, though unlikely, that unknown sub-surface archaeological material could exist and be exposed during grading, clearing, grubbing, and/or construction activities, and workers would have increased knowledge of and access to artifacts. In this case the unauthorized collection of artifacts during grading, clearing, grubbing, and/or construction activities would contribute to the destruction of site integrity and would be a *potentially significant* impact on cultural resources.

Mitigation Measures – Based upon the analysis presented in Section 4.4 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measure is feasible and is made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure CR-2: Pre-construction Meeting. The pre-construction meeting shall include a presentation by a City-qualified archaeologist. Attendees shall include the applicant, construction supervisors, and equipment operators to ensure that all parties understand the potential need for a Construction Treatment Plan and their respective roles and responsibilities. All construction personnel who would work during any phase of ground disturbance shall be required to attend the presentation.

The presentation shall address the following: review the types of cultural resources that may be uncovered; provide examples of common archaeological artifacts and other cultural materials to examine; discuss what makes a cultural resource significant; identify what would temporarily stop construction and for how long; describe a reasonable worst-case resource discovery scenario (i.e., discovery of intact human remains); and describe reporting requirements and the responsibilities of the construction supervisor and crew. The meeting shall make attendees aware of prohibited activities, including unauthorized collecting of artifacts, which can result in impacts on cultural resources.

Reference – Revised FEIR pages 4.4-7 and 4.4-8

5.4 Geology and Soils

5.4.1 Significant Direct Impact GEO-1a. The proposed project would expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking and associated seismic related ground

failure, including liquefaction. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The project site is located in a seismically active area where severe ground shaking can be expected during the life of the project. Although no earthquake faults are recorded within the project site or in the vicinity, near surface soils are moderately prone to liquefaction due to the presence of localized areas of perched groundwater in loose silty Orcutt Sand. In order to reduce the potential for differential structure settlement, residential development in Orcutt Sand deposits in northern Santa Barbara County typically requires overexcavation and recompaction of the upper several feet of soils (i.e., the upper 2 to 9 feet). During a substantial seismic event associated with a distant earthquake fault, such ground failure could cause considerable damage to structures and underground utilities on-site, resulting in *potentially significant* impacts.

Mitigation Measures – Based upon the analysis presented in Section 4.5 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure GEO-1a.1: Ground Shaking and Liquefaction Measures For Land Use Area 1 and Portions of Land Use Area 2 Within Plan Unit 1. Clearing, grubbing, grading, and construction activities on Plan Unit 1 (Land Use Area 1 and portions of Land Use Area 2 within Plan Unit 1) shall be completed in accordance with recommendations by Earth Systems Consultants (1998a, 1998b), or as amended by future geotechnical report conclusions prepared by a professional civil or geotechnical engineer and approved by the City of Lompoc, and development standards of the Burton Ranch Specific Plan. A complete list of recommendations is provided in Appendix F, however, the following recommendations are directly associated with liquefaction and include:

a. Intercept drains shall be installed north of the most northerly residential units in Land Use Area 3 and 5 to prevent upslope surface water from seeping into near-surface soils that could enhance the potential for liquefaction. The drains shall extend into the dense Orcutt Formation sandstone. Additional drains shall be needed in other areas where major cuts are planned (e.g., in excess of 8 feet to 10 feet in height). The necessity for additional

drains shall be evaluated during and subsequent to grading by a licensed geologist or soils engineer.

b. Upper soils containing loose and/or saturated soils shall be removed and recompacted in accordance with an on-site licensed geologist or soils engineer. The depth of removal shall be determined during grading.

c. All clearing, grubbing, grading, and construction activities shall be completed in accordance with the most recently adopted California Building Code and local ordinances, which regulates clearing, grubbing, grading, and construction in seismically active areas.

Mitigation Measure GEO-1a.2: Ground Shaking and Liquefaction Measures For Land Use Areas 2 Through 5 (Plan Units 2 Through 8). A site-specific geotechnical investigation shall be completed for Land Use Areas 2 through 5 (Plan Units 2 through 8) to precisely evaluate potential seismic hazards and determine appropriate standard engineering practices for residential buildout. Clearing, grubbing, grading, and construction activities shall be completed in accordance with the recommendations of this geotechnical report.

Reference – Revised FEIR pages 4.5-5 through 4.5-7

5.4.2 Significant Direct Impact GEO-1b. The proposed project would potentially expose people or structures to substantial adverse effects, including the risk of loss, injury, or death involving slope failure. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – No existing landslides are located on or immediately adjacent to the project site. With the exception of Land Use Area 7, topography across the project site is gently to moderately sloping. Land Use Area 7, which includes a steep hillside along State Highway 1, would remain in open space, therefore avoiding impacts resulting from residential development. The generally flat-lying sands and sandstone of the Orcutt Formation throughout the remainder of the site are not prone to slope failure under existing conditions. However, creation of oversteepened slopes during grading on other developed areas could result in slope failure, which would be considered a *significant impact.*

Mitigation Measures – Based upon the analysis presented in Section 4.5 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure GEO-1b.1: Geotechnical Requirements for Unstable Slopes for Plan Unit 1 (Land Use Area 1 and portions of Land Use Area 2 within Plan Unit 1. Clearing, grubbing, grading, and construction activities on Plan Unit 1 (Land Use Area 1 and portions of Land Use Area 2 within Plan Unit 1) shall be completed in accordance with recommendations by Earth Systems Consultants (1998a, 1998b), or as amended by future geotechnical report conclusions prepared by a professional civil or geotechnical engineer and approved by the City of Lompoc, and development standards of the Burton Ranch Specific Plan. A complete list of recommendations is provided in Appendix F, however, the following preliminary recommendations are directly associated with unstable slopes and include:

a. Clearing, grubbing, and grading activities shall be designed to avoid cuts above 4 feet in height from base grade to top-of-slope and fills.

b. Cut and fill slopes shall be no greater than 2:1 (horizontal to vertical) and should generally vary from 2:1 to 4:1. In retention basins, slopes shall be contoured and vary from 4:1 to 6:1 or flatter.

c. Retaining walls shall be designed to be 4 feet high or less in common areas.

d. Cut and fill slopes in common areas shall be hydro-seeded and landscaped with trees and shrubs as soon as practical after completion of grading. On private lots, slopes over 6 feet high shall be hydro-seeded upon completion of construction of buildings on those lots.

e. All slope grading shall be designed in accordance with the recommendations of a soils engineer.

Mitigation Measure GEO-1b.2: Geotechnical Requirements for Unstable Slopes for Land Use Areas 2 through 5 (Plan Units 2 through 8). A site-specific geotechnical investigation shall be completed for Land Use Areas 2 through 5 (Plan Units 2 through 8) to precisely evaluate potential slope stability hazards and determine appropriate standard engineering practices for residential buildout. Clearing, grubbing, grading, and construction activities shall be completed in accordance with the recommendations of this site-specific geotechnical report.

Reference – Revised FEIR pages 4.5-8 through 4.5-10

5.4.3 Significant Direct Impact GEO-2. The proposed project is located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landsliding or differential settlement. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Land Use Area 7 consists of a steep, west-facing slope located adjacent to State Highway 1. Although this area would be maintained in open space, increased impervious surfaces would be created on adjacent topography in Land Use Areas 3 and 4. Increased surface runoff due to an increase in impermeable surfaces to the east and southeast that drain into Land Use Area 7 could lead to increased surface flow down the slope, slope saturation, and associated shallow slope failure, which could impact the adjacent highway. In addition, the juxtaposition of loose Orcutt Sands and relatively dense Orcutt Formation sandstone at shallow depth creates conditions prone to differential settlement of overlying structures and infrastructure. Impacts associated with both potential slope failure and differential settlement are considered *potentially significant*.

Mitigation Measures – Based upon the analysis presented in Section 4.5 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure GEO-2.1: Geotechnical Requirements for Slope Failure and Differential Settlement for Plan Unit 1 (Land Use Area 1 and portions of Land Use Area 2 within Plan Unit 1). Clearing, grubbing, grading, and construction activities on Plan Unit 1 (Land Use Area 1 and portions of Land Use Area 2 within Plan Unit 1) shall be completed in accordance with recommendations by Penfield & Smith (2001) (see Appendix E-2), Earth Systems Consultants (1998a, 1998b) (reference to Appendix F of the Revised FEIR), or as amended by future geotechnical report conclusions prepared by a professional civil or geotechnical engineer and approved by the City of Lompoc, and development standards of the Burton Ranch Specific Plan. A complete list of recommendations is provided in Appendices E-2 and F (of the Revised FEIR), however, the following recommendations are directly associated with differential settlement and slope failure and include:

a. Diversion of drainage away from the bluffs at Plan Unit 2, through the use of brow ditches and downdrains; and

b. Overexcavation and recompaction of soils subject to differential settlement located beneath proposed structures.

Mitigation Measure GEO-2.2: Geotechnical Requirements for Slope Failure and Differential Settlement for Land Use Areas 2 through 5 (Plan Units 2 through 8). A preliminary and final site-specific geotechnical investigation shall be completed for Land Use Areas 2 through 5 (Plan Units 2 through 8) to evaluate potential slope stability and differential settlement hazards. Clearing, grubbing, grading, and construction activities shall be completed in accordance with recommendations of the site-specific geotechnical report.

Reference – Revised FEIR pages 4.5-10 through 4.5-12

5.5 Hazards and Hazardous Materials

5.5.1 Significant Direct Impact HAZ-1a. The proposed project would potentially create a significant hazard to the environment through the routine use of hazardous materials. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Surface water quality could be adversely affected by ordinary use or spills of hazardous materials used during site grading and building construction activities. Fuels, solvents, paint, and other similar substances used during grading and construction could adversely impact local surface water quality if they were spilled directly into the runoff drainage system. Impacts associated with spills of such materials would be considered *potentially significant*.

Mitigation Measures – Based upon the analysis presented in Section 4.6 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measure is feasible and is made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure HAZ-1a: Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI). A Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) shall be completed prior to initiation of grading. The SWPPP shall include but not be limited to grading and erosion control, City of Lompoc Best Management Practices (BMPs), and hazardous materials BMPs and shall be designed to minimize water quality degradation through storm water monitoring, establishment of BMPs, and implementation of

spill prevention and containment measures. The SWPPP shall include, but not be limited to the following:

a. During construction, washing of concrete, paint, or equipment shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. An area designated for washing functions shall be identified on the grading and drainage plans.

b. Fueling shall be completed on impervious surfaces, which are greater than 100 feet from established drainages or retention basins. Spill containment booms shall be available for potential spill containment.

Reference – Revised FEIR pages 4.6-3 and 4.6-4

5.5.2 Significant Direct Impact HAZ-4. The proposed project is potentially underlain by contaminated soil and/or groundwater in the vicinity of a former muffler shop/service station on Plan Unit 4. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Though the Phase I report focused on Plan Unit 1, it evaluated the potential for hazardous materials throughout the Burton Ranch Specific Plan Area. The only previous land uses that had the potential for past use and storage of hazardous materials were on Plan Unit 1 and Plan Unit 4. Within and adjacent to Plan Unit 1, three sites were identified with previous hazardous materials use: an off-site active auto-wrecking yard; an off-site former burn dump, and a former muffler shop/service station on Plan Unit 4, directly to the south.

The Phase I report indicates that the potential for substantial migration of soil and/or groundwater contamination from the off-site Bedlo wrecking yard, located approximately 500 feet east of Plan Unit 2 and Land Use Area 3 and hydrologically downgradient of the Burton Ranch Specific Plan area, is low as no major spills or violations have been documented. Implementation of the Bedlo, Inc. Hazardous Materials Business Plan (HMBP) ensures that all on-site hazardous material storage is in full compliance with local fire department and EPA standards. Regulations delineated in the HMBP govern the disposal of on-site hazardous materials, preventing accidental spills and subsequent percolation of hazardous materials into the underlying groundwater, potentially resulting in downgradient migration to the proposed project site. Adherence to the HMBP is ensured through regular monitoring of the auto wrecking yard. Therefore, impacts associated with

the storage of hazardous materials at the Bedlo facility and potential groundwater contamination are considered *adverse, but less than significant* (Class III).

Similarly, the Phase I report indicates that the potential for migration of contamination from the former burn dump to the Burton Ranch Specific Plan property is low, due to the relatively great distance between the project site and the burn dump. Plan Unit 2 is located less than 1,000 feet hydrologically downgradient from the former burn dump site, which has concentrations of Title 22 metals slightly in excess of maximum contaminant levels for groundwater. However, a representative of the County Solid Waste Department has indicated that no health issues for residential occupants on Plan Unit 2 (including Land Use Areas 2, 3, 4, and 5) are anticipated to arise from activities at the former dump location. Samples taken from relatively shallow water wells approximately 100 feet deep have shown evidence of contaminants associated with the former dump location. These samples are thought to be taken from perched water, as the depth of the sample wells is much shallower than required to reach the Lompoc Uplands subarea groundwater aquifer under the project site, about 900 ft. in depth. Therefore, underlying groundwater would not be impacted by the former dump location residues. Based on the absence of any historical land use that would have used or stored substantial amounts of hazardous materials, no potential impacts related to hazardous materials in Plan Units 2, 3, and 5 through 8 exist. Impacts would be *adverse, but less than significant* (Class III).

Potential soil contamination may be present within Plan Unit 4 of the project site, in the vicinity of a former muffler shop/service station. The Phase I report identified evidence of former underground storage tanks (USTs). As a result, shallow trenches, up to five feet deep, were excavated between Plan Unit 1 and Plan Unit 4, and samples were analyzed for petroleum hydrocarbons. No such concentrations were detected. However, potential leaks from former USTs would likely occur at a depth of 10 feet or greater. Therefore, the samples collected may not be representative of potentially contaminated sediments. In addition, there are no records of tank removal, site assessment activities, or remediation. In the absence of such information at this former muffler shop/service station site, impacts on future residential development in Plan Unit 1 due to potential soil contamination would be considered *potentially significant*.

Mitigation Measures – Based upon the analysis presented in Section 4.6 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure HAZ-4.1: Site Assessment and Soil Sampling for Plan Unit 1. A County of Santa Barbara Fire Protection Services (FPS) CUPA approved site assessment and soil sampling program shall be implemented on Plan Unit 1 and, if necessary, soil and/or groundwater remediation. The results of

the site assessment and soil sampling program shall be submitted to the City of Lompoc for review and approval. If contamination is found, a CUPA approved remediation plan shall be developed and implemented.

Mitigation Measure HAZ-4.2: Site Assessment and Soil Sampling for Plan Unit 4. A County FPS (CUPA) approved site assessment and soil sampling program shall be implemented on Plan Unit 4 and, if necessary, soil and/or groundwater remediation. The results of the site assessment and soil sampling program shall be submitted to the City of Lompoc for review and approval. If contamination is found, a CUPA approved remediation plan shall be developed and implemented. Borings shall be drilled in the vicinity of the former USTs and samples collected every 5 feet, to a minimum depth of 20 feet. Similarly, shallow (i.e., 1 to 5 feet) soil samples shall be collected in the vicinity of the former pump islands. Samples shall be analyzed for the presence of petroleum hydrocarbon concentrations. In the event that soil and/or groundwater are contaminated in excess of County FPS (CUPA) standards, soil remediation shall be completed to the satisfaction of that agency.

Mitigation Measure HAZ-4.3: Hazardous Materials Construction Contingency Plan for Plan Unit 1 and Plan Unit 4. Upon development of Plan Unit 1 and Plan Unit 4, the responsible contractor for each area shall prepare a Hazardous Materials Construction Contingency Plan for Plan Unit 1 and Plan Unit 4 identifying the response requirements in the event that previously unidentified contaminated soil and/or groundwater is encountered during construction activities in this area. This contingency plan shall include but not be limited to provisions for encountering potentially contaminated soil in the vicinity of the former service station. The plan shall also include but not be limited to limiting access to the contaminated area to personnel properly trained in the handling of hazardous waste, treatment, and/or disposal of contaminated waste, and notification of appropriate regulatory agencies, including the City of Lompoc, DTSC, Santa Barbara County FPS, and Santa Barbara County Public Health Department.

Reference – Revised FEIR pages 4.6-6 through 4.6-10

5.6 Hydrology and Water Quality

5.6.1 Significant Direct Impact HYDRO/WQ-1. Residential buildout including grading for new homes and roadways would substantially alter the existing drainage pattern of the site and would substantially increase the rate and amount of surface runoff in a manner that would result in flooding on- or off-site. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or

substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Burton Ranch Specific Plan buildout would result in additional impervious surfaces such as roofing, roadways, etc. that decrease the amount of percolation of runoff during storm events and increase drainage flows on- and off-site. Currently, a fill embankment created for the construction of State Highway 1 truncates an on-site southwest trending drainage, resulting in periodic backup and ponding of surface runoff. A portion of the surface flow in this area is recharged on-site in a broad basin located immediately upstream of the highway. However, even with such recharge, the existing 24-inch corrugated metal pipe (CMP) under the roadway is insufficient for high flow events, resulting in periodic overtopping and flooding of State Highway 1. In addition, the 24-inch CMP, combined with a second existing 18-inch CMP under the highway, are insufficient to transmit a 100-year surface flow event, resulting in overtopping of State Highway 1 between the intersection with Harris Grade Road and the entrance to Allan Hancock College Extension. Increased surface runoff associated with the proposed project would exacerbate these existing flood-prone conditions, resulting in *potentially significant* impacts on hydrology.

Mitigation Measures – Based upon the analysis presented in Section 4.7 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measure is feasible and is made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure HYDRO/WQ-1: Stormwater Drainage Flows. Off-site peak storm flow (for 5-year through 100-year storm events) to the southwest of the subject site shall be reduced to below existing levels. Off-site storm flow shall be reduced in accordance with recommendations by Penfield & Smith (2001) (reference to Figure 4.7-2 of the Revised FEIR). A complete list of recommendations is provided in Appendix E-2; however, the following recommendations are directly associated with runoff from impervious surfaces. These recommendations include incorporation of natural drainage Basins 1 and 2 into the project design; incorporation of partially natural drainage Basin 3 into the project design; construction of a new drainage basin; and construction of an additional culvert under State Highway 1. An encroachment permit shall be obtained from Caltrans prior to construction of the culvert under State Highway 1. 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 detention basins shall incorporate relevant design criteria for vector prevention, including the minimization of ponding within the basin bottom, and the bottom design shall allow for removal of water by gravity or pumping for maintenance. All detention basins shall meet the requirements of City of Lompoc

Engineering Bulletin #04-01, Detention Basin Design Criteria (reference to Appendix E-4 of the Revised FEIR).

Reference – Revised FEIR pages 4.7-7 through 4.7-11

5.6.2 Significant Direct Impact HYDRO/WQ-3. Residential buildout would affect groundwater levels of MHCSD water production wells such that the rate of pumping or number of wells would require modification in order to maintain a reliable supply. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Project water supply would be provided by the MHCSD, which derives its water from local groundwater resources. The MHCSD proposes to drill a municipal water supply well on the Burton Ranch Specific Plan property (reference to proposed MHCSD Well No. 6), in exchange for providing water service to residential development onsite. The preliminary location of the well adjacent to Harris Grade Road is designed to minimize the length of pipeline required to tie it to the MHSCD water main along the western road margin (reference to Figure 2-6 in the Revised FEIR). The final well location could be adjusted within the project site depending on ultimate Specific Plan building design and engineering considerations. The Burton Ranch Specific Plan area water demand has been estimated between 194 AFY (without a school) and 203 AFY (with a school) (reference to Appendix E-1, Table E-2 in the Revised FEIR).

Pump test data from the adjacent Bluffs at Mesa Oaks property to the east of Land Use Area 2, in combination with existing on-site domestic supply wells on Land Use Area 2, indicate that groundwater beneath the site is available in sufficient quantity to support an additional well (reference to Appendix E-1 for additional information). A Water Supply Assessment and Written Verification prepared for the MHCSD (reference to Appendix E-5 of the Revised FEIR) indicates that the District has sufficient supplies to serve the proposed Burton Ranch Specific Plan buildout along with existing and other future planned uses. Although potential domestic water resources are available to serve the proposed project, the present lack of available water from existing MHCSD wells is a *potentially significant* impact.

Mitigation Measures – Based upon the analysis presented in Section 4.7 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measure is feasible and is made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure HYDRO/WQ-3: Installation of an Additional On-Site Groundwater Well. The applicant shall install pursuant to MHCSD specifications and the overlap annexation agreement an additional on-site groundwater well that can provide a total water supply equal to or greater than the maximum projected water demand of approximately 200 AFY, to be managed by the MHCSD.

Reference – Revised FEIR pages 4.7-12 through 4.7-14

5.6.3 Significant Direct Impact HYDRO/WQ-5. In the absence of additional groundwater wells, the proposed project would result in demands on MHCSD groundwater supplies such that additional water treatment to maintain salinity levels below 1,000 milligrams per liter (mg/L) would be required. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Groundwater quality within the jurisdiction of the MHCSD is good, with an average total dissolved solids (TDS) content of 500 parts per million (ppm). Similarly, reclaimed water is returned to the basin at an average of 800 ppm. The National Secondary Drinking Water Standard for TDS is 500 ppm and the California Regional Water Quality Control Board TDS limit for waters of beneficial use is 1,000 ppm.

A pump test completed on the adjacent Bluffs at Mesa Oaks property east of Plan Unit 2 had a TDS level of 460 ppm (reference to Appendix E-1 in the Revised FEIR). This also indicated that groundwater beneath the project site (groundwater quality in the vicinity of the project site would be generally similar to that on the Bluffs at Mesa Oaks) is considered a satisfactory source of fresh water for use by individual residences, shared private or public systems, or public community systems, when pumped from the primary water-bearing zones at rates not more than the tested flow rates.

However, MHCSD does not presently have a sufficient number of wells to provide water for the proposed project. Excessive pumping from existing wells could result in excessive groundwater drawdown in the vicinity of the wells and associated water quality degradation. Therefore, in the absence of additional groundwater wells, impacts on groundwater supplies are considered *potentially significant*.

Mitigation Measures – Based upon the analysis presented in Section 4.7 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation

Measure is feasible and is made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure: Implementation of mitigation measure HYDRO/WQ-3 would reduce potential impacts on project water demands.

Reference – Revised FEIR page 4.7-18

5.6.4 Significant Direct Impact HYDRO/WQ-6. The proposed project would potentially create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Natural drainages immediately downstream of the outlets of existing 24-inch and 18-inch CMP culverts beneath State Highway 1 are degraded. Continued scouring and erosion can result in erosion-induced siltation of downstream drainages and the Santa Ynez River. Highly erodible sands of the Orcutt Formation underlie the project site. Increased surface flows associated with runoff over impervious surfaces, as a result of proposed project buildout, would exacerbate this problem. In addition, the northwest portion of the property consists of a steep hillside with a large incised drainage. Increased surface runoff at the project over this hillside would potentially result in erosive gullying and sedimentation on the adjacent highway. Therefore, impacts on surface water quality would be *potentially significant*.

Mitigation Measures – Based upon the analysis presented in Section 4.7 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measure is feasible and is made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure HYDRO/WQ-6.0: Erosion Protection Measures. Project drainage improvements shall be completed in accordance with the Preliminary Drainage Plan recommendations by Penfield & Smith (2001). A complete list of recommendations is provided in Appendix E-2, however, the following recommendations are directly associated with surface water quality and include:

a. Areas immediately downstream of CMP culverts under State Highway 1, located on City of Lompoc property, shall be armored with velocity reduction structures to prevent further scour and erosion.

b. All drainages shall be directed away from the bluffs at the northwest boundary of the site.

Reference – Revised FEIR pages 4.7-18 through 4.7-20

5.6.5 Significant Direct Impact HYDRO/WQ-6.1. Project grading would potentially impair surface water quality through erosion-induced siltation of local drainages and the Santa Ynez River. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Project grading would result in a short-term increase in the amount of soil exposed to wind and water erosion. Because highly erodible sands of the Orcutt Formation underlie the project site, near surface soils are very susceptible to erosion of recently graded areas. Impervious surfaces installed in the early stages of construction could concentrate water flow, potentially leading to increased erosion of nonpaved areas. An increase in erosion could result in increased sedimentation in downstream, off-site drainages and creeks, resulting in potentially adverse water quality impacts. Therefore, impacts on surface water quality would be *potentially significant*.

Mitigation Measures – Based upon the analysis presented in Section 4.7 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measure is feasible and is made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure HYDRO/WQ-6.1: Construction Erosion Control Plan. The following measures would be required to address erosional impacts at the site and shall be included in the Stormwater Pollution Prevention Plan (SWPPP) and on the Final Map Public Improvement Plans:

a. Temporary berms and sedimentation traps, such as silt fencing, straw bales, and sand bags, shall be installed in association with project grading to minimize erosion of soils and sedimentation in the storm drains. The sedimentation basins and traps shall be cleaned as needed periodically and the silt shall be removed and disposed of in a location that shall not

impact native habitat, as approved by the City of Lompoc Community Development Department and Public Works Department.

b. The amount of exposed soils shall be limited during any given period of project development or mass grading. Nonpaved areas shall be revegetated or restored (i.e., geotextile binding fabrics) immediately after grading, to minimize erosion and to reestablish soil structure and fertility. Slopes over 6 feet in height on private lots shall be hydroseeded upon completion of construction on those lots. Revegetation shall include drought-resistant, fast-growing, vegetation that would quickly stabilize exposed ground surfaces.

c. Runoff shall not be directed across exposed slopes. All surface runoff shall be conveyed in accordance with the approved site drainage plans.

d. Grading shall not occur during the wet season (November 1-April 15) unless erosion control devices indicated in the SWPPP and acceptable to City Public Works Department are implemented.

e. Site grading shall be completed such that permanent drainage away from foundations and slabs is provided and so that water shall not pond near proposed structures or pavements. Individual lot grading shall be designed to minimize runoff.

Reference – Revised FEIR pages 4.7-20 through 4.7-22

5.6.6 Significant Direct Impact HYDRO/WQ-6.2. The proposed project would potentially impair surface water quality standards or waste discharge by contributing additional sources of polluted runoff. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The potential exists for increased offsite discharge of pollutants conveyed by drainage runoff due to oil and grease in proposed pavement areas and dog waste, pesticides, herbicides, and fertilizers in lawn and landscaped open space area. In addition, a wetland exists in a vernal swale in the southern portion of the property (reference to Section 4.3, Biological Resources, of the Revised FEIR). Although this vernal swale would act as a bioswale to filter out surface water pollutants, resulting in beneficial impacts, excessive surface water pollutants could impact the biota of this wetland. Impact on surface water would be *potentially significant*.

Mitigation Measures – Based upon the analysis presented in Section 4.7 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure HYDRO/WQ-6.2a: Site Specific Stormwater Pollution Prevention Plan. Long-term surface runoff pollution containment and minimization shall be implemented to avoid off-site water quality impacts, consistent with City of Lompoc operational BMPs (reference to Appendix E-3 in the Revised FEIR) for construction and a site-specific SWPPP. The Final Map Public Improvement Plans drainage plan shall include revegetation of detention areas, and filters installed at inlets to detention basins to protect groundwater. The plan shall include specifications for the filters to be maintained in working order. A Homeowner's Association (HOA) shall regularly maintain on-site detention basins and storm water filters, as specified in the HOA's Covenants, Conditions, and Restrictions (CC&R's).

Mitigation Measure HYDRO/WQ-6.2b: Detention Basin Signage Plan. Pet waste pollution minimization shall be implemented in the vicinity of the proposed detention basins. An educational display/sign shall be installed and shall include information pertaining to pet waste and surface water pollution prevention. A Homeowner's Association (HOA) shall install and maintain pet waste plastic bag dispensers, as specified in the HOA's CC&R's.

Reference – Revised FEIR pages 4.7-22 through 4.7-24

5.7 Noise

5.7.1 Significant Direct Impact NOISE-1. Construction activities would result in substantial, temporary increases in existing ambient noise levels within the project vicinity. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Short-term noise impacts would occur during grading and building construction activities during each development phase. Proposed municipal water well drilling would also result in continuous (24-hour) substantial noise levels for a 1- to 2-week period. These noise levels would be higher than the existing ambient noise levels in the project area, but would subside once construction is completed.

Demolition activities, clearing, grading, hauling, framing, and completion of the building construction on-site would create short-term noise increases that would potentially be noticeable to residents located east of the project site, in the Mesa Oaks community. Other noise-sensitive receptors including St. Mary's Episcopal Church (150 feet from the site at its closest point), the Allan Hancock College (500 feet from the site at its closest point), and visitors to Ken Adam Park would potentially perceive short-term noise increases when: (1) construction vehicles would enter and leave the site (with workers, building materials, or construction equipment); (2) activities would occur in construction staging areas; (3) during operation of temporary on-site generators; (4) grading activities occur; and (5) during building construction. The intensity of the noise impact would depend upon the proximity of the noise receiver to the area under construction, the number and type of construction equipment operating each day, and the length of time each piece of equipment would be in use.

The Environmental Protection Agency has determined that the noisiest construction equipment operate at levels between 88 and 91 dBA measured 50 feet from the source. A water well drilling rig would require generators and compressors that would have the potential to generate noise levels of 70-85 dBA CNEL 50 feet from the source (reference to a table of construction equipment noise factors included in Appendix G, Figure 4-1 in the Revised FEIR). In an area that is relatively flat and free of barriers, noise generated by a single point source of noise (like a stationary piece of construction equipment) generally attenuates at a rate of 6 dB with each doubling of distance between the noise source and receptor. Consequently, residential development located 100 feet from the construction noise source would benefit from a 6dB noise attenuation with distance. Those residences located 200 feet away would perceive a 12 dB reduction in exterior construction noise levels. When the construction activities occur 400 feet away from residences, an 18 dB reduction in noise levels would occur. Depending upon the location and type of the construction activity on the project site, equipment could generate short-term noise levels of up to 91 dB that would be experienced as 65 dBA up to 1,000 feet away, and up to 60 dB at receptors located up to 1,775 feet away. Grading in Land Use Areas 1 and 2, and water well drilling adjacent to Harris Grade Road would be capable of exposing single-family residences, St. Mary's Episcopal Church, Allan Hancock College, and visitors to Ken Adam Park to substantial, but short-term increases in ambient noise levels. The impact would be temporary, but *potentially significant*.

Mitigation Measures – Based upon the analysis presented in Section 4.9 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure NOISE-1a: Construction Hours of Operation. Heavy construction activity for site preparation and for future development shall be

limited to the hours of 8 A.M. to 6 P.M., Monday through Friday, and 9 A.M. and 6 P.M. on Saturdays. No construction shall occur on Sundays or State Holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities (e.g., interior painting) are not subject to these restrictions.

Mitigation Measure NOISE-1b: Construction Staging Plan. Stationary construction equipment shall be located on-site such that emitted noise is directed away or shielded from sensitive noise receptors. A noise evaluation of stationary sources shall be conducted and recommendations shall be developed to address noise emitted from any stationary sources (i.e., drilling rigs). Appropriate measures (i.e., noise blankets) shall be used to ensure that point source noise impacts on adjacent parcels do not exceed City of Lompoc standards.

Mitigation Measure NOISE-1c: Construction Equipment Noise Control Devices. All stationary and mobile construction equipment shall be equipped with the most modern and effective noise control devices (i.e., properly operating and maintained mufflers). All equipment shall be properly maintained to ensure that no additional noise, due to worn or improperly maintained parts, would be generated.

Mitigation Measure NOISE-1d: Location of Stockpiling and Vehicle Staging Areas. Stockpiling and vehicle staging areas shall be located as far as practical from sensitive noise receptors. Every effort shall be made to create the greatest distance between noise sources and sensitive receptors during construction activities.

Mitigation Measure NOISE-1e: Installation of Temporary Solid Barrier Around Proposed Water Well Drill and Pump Site. A temporary solid barrier a minimum of 6-feet high such as plywood shall be constructed around the perimeter of the proposed water well drill and pump site that shall remain in place until all drilling and mechanical equipment activity has ceased.

Reference – Revised FEIR pages 4.9-7 through 4.9-12

5.7.2 Significant Direct Impact NOISE-2. The proposed project residential structures would be exposed to exterior noise levels exceeding 60 dB CNEL, and interior living areas when doors and windows are closed would be subject to noise levels exceeding 45 dB CNEL. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Year 2008 proposed vehicular traffic on State Highway 1 (Lompoc-Casmalia Road) would generate noise levels over 70 dBA CNEL at 100 feet from the centerline. As a result, residences within approximately 400 feet of the roadway centerline would be exposed to exterior noise levels exceeding 60 dB CNEL. Proposed residential development adjacent to Harris Grade Road would result in exterior noise levels exceeding 64-65 CNEL at 100 feet from the centerline. As a result, residences within approximately 185 feet of the roadway centerline would be exposed to exterior noise levels exceeding 60 dB CNEL. Therefore, long-term noise impacts would be *potentially significant*.

The Burton Ranch Specific Plan proposes to construct a sound wall along Harris Grade Road and State Highway 1 where residences would be located adjacent to the project boundary (i.e., the sound wall would not be constructed adjacent to the existing drainage swale between Land Use Area 1 and 2, that would remain in open space) to attenuate sound noise. The height of the wall from finished grade would be integrated with a landscaped berm where the natural grade at the wall location would be below the roadway grade. In other words, the height of the wall would be designed to extend above the elevation of the adjacent roadway pavement, in order to sufficiently shield the residents behind the wall. Single-family and multi-family residential structures with more than one story may require architectural treatments and/or noise attenuating materials to achieve the 45 CNEL interior noise standard.

Mitigation Measures – Based upon the analysis presented in Section 4.9 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure NOISE-2a: Noise Wall Plan. Solid noise barriers (a perimeter wall or a combination berm and wall) shall be required for all noise-sensitive development (e.g., residential and educational) proposed within 500 feet of State Highway 1 and 250 feet of Harris Grade Road. The height of the barrier would depend upon the location and height of the sensitive receptors as well as the location and height of the barrier.

Mitigation Measure NOISE-2b: Noise Attenuation Features. A City-qualified noise consultant shall submit noise attenuation evaluations for residential unit building plans within 300 feet of State Highway 1 and 185 feet of Harris Grade Road to determine the precise nature of any noise-attenuating building materials such as solid core doors, double-paned glass windows, or other suitable features required to ensure that interior noise levels, including second stories, do not exceed 45 dBA CNEL, consistent with the California Noise Insulation Standards (Title 24) and City of Lompoc standards.

Reference – Revised FEIR pages 4.9-13 through 4.9-16

5.8 Public Services

5.8.1 Significant Direct Impact PS-2.1. Annexation of the project site and subsequent buildout would substantially burden existing staff levels such that the Fire Department would not be able to provide on-scene response within five minutes to all emergencies, or provide on-scene response within five minutes to 90 percent of all structural fires within the City. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Currently, the City Fire Department cannot guarantee a 5-minute response time to all emergencies within the City. The Burton Ranch Specific Plan area is geographically within a 5-minute response time; however, Fire Department staff would not be capable of addressing these requirements with Burton Ranch Specific Plan buildout. The addition of 1,395 new residents would increase fire fighters to resident ratio in the City of Lompoc from 1:1,644 to 1:1,696. This is still below the City of Lompoc funded service ratio of 1:1,713, but well above the National Fire Protection Agency (NFPA) service guideline ratio of 1:571. Therefore, impacts on fire protection services would be *potentially significant*.

Mitigation Measures – Based upon the analysis presented in Section 4.10 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure PS-2.1.1: Financing Program for Fire Prevention and Suppression Services. The applicant shall implement a financing program acceptable to City's Finance Director to create and ensure an adequate long-term revenue stream, to be used by City to mitigate the substantial and continuous deficit funding created by the project's demand for community standard levels of fire prevention and suppression. The required program shall be in a nature of a maintenance endowment fund, a trust fund for specific services, or an equivalent financing mechanism acceptable to City's Finance Director.

Mitigation Measure PS-2.1.2: Development Impact Fee for Fire Protection Infrastructure. A development fee of $163 per single family dwelling unit and $67 per multi-family unit, subject to change based on the Lompoc Impact Fee

Study Report, or as approved by the City Council, shall be paid to the City of Lompoc to provide funding for fire protection infrastructure (reference to Appendix J of the Revised FEIR).

Reference – Revised FEIR pages 4.10-6 and 4.10-7

5.8.2 Significant Direct Impact PS-2.2.1. Project annexation and subsequent buildout would require the extension of project fire suppression infrastructure required to maintain adequate fire service coverage. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Annexation of the Burton Ranch Specific Plan area to the City would require that the City Fire Department assume primary fire suppression and emergency responsibility.

Burton Ranch Specific Plan area build-out would require the extension of fire suppression facilities and infrastructure such as hydrants and water line pressure, appropriate fire truck access, and structural components to maintain adequate fire protection coverage to the project area. The impact of the project on existing facilities and infrastructure would be *potentially significant*.

Mitigation Measures – Based upon the analysis presented in Section 4.10 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measure is feasible and is made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure PS-2.2.1: Fire Protection Plan. The applicant shall prepare and implement a Burton Ranch Specific Plan Fire Protection Plan (FPP) that incorporates facilities and infrastructure into the design of the project to comply with Article 86 of the Uniform Fire Code (UFC), the Wildland Fire Code, and Fire Department Development Standards with respect to fire safety including but not limited to the following:

a. two or more access and evacuation routes;

b. road and structure identification in plain view, consistent with Lompoc City Code Section 10-19 *et seq*.

c. private roadway width sufficient to accommodate Fire Department vehicles;

d. roadway grade and surface consistent with City Construction standards;

e. defensible space and vegetation management;

f. fire protection systems and equipment;

g. hydrant spacing consistent with Fire Department standards; and

h. water supply sufficient to maintain an adequate flow identified by current Insurance Service Organization requirements.

Reference – Revised FEIR pages 4.10-7 through 4.10-8

5.8.3 Significant Direct Impact PS-2.2.2. Annexation of the project site and subsequent buildout in a high fire hazard area would potentially increase the burden on existing Fire Department staff levels and facilities. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Although build-out of the Burton Ranch Specific Plan area would result in all of the Burton Mesa chaparral within Land Use Area 2 and much of it in Land Use Area 3, 4, and 5 to be removed, the flammable vegetation would be preserved in Land Use Area 7. Isolated portions would potentially remain in low density residential development of Land Use Areas 3, 4, and 5. The chaparral in Land Use Area 5 would be completely removed if the 12 acres were developed as a school. Development in Land Use Areas 3 and 5 would be adjacent to the BMER. Therefore, project buildout would still be subject to the high risk of wildland fires associated with the presence of flammable Burton Mesa chaparral on-site, to the north, and to the west.

Residential development would occur on slopes of less than 15 percent, such that Building Density regulations in moderate or high fire hazard areas would not apply. Requirements of a minimum of 60-feet spacing between structures (a minimum 30-foot setback) as stated in Public Resource Code 4291 and construction requirements for residences and structures in high and moderate fire hazard areas would apply to Land Use Areas 3, 4, and 5 adjacent to Burton Mesa Chaparral vegetation that would not be removed (i.e., Land Use Area 7 and potential buffer areas between the BMMA and residential development).

The project site would also be subject to the City Fire Department bi-annual weed abatement program, and a minimum 100-foot vegetation clearance around all structures covered with Burton Mesa chaparral. The Lompoc General Plan EIR (reference to the City of Lompoc General Plan EIR, 1997) evaluated a "fuel break" management technique whereby all flammable vegetation within 30 feet of structures is removed. Between 30 and 100 feet from structures, islands of natural vegetation could be retained (not disturbed) as long as intervening areas contain low-flammable vegetation. These intervening cleared areas would be maintained in a "green state" with periodic irrigation and mowing, or would be completely cleared. Although these fire prevention measures would minimize the risk, project annexation and subsequent residential buildout would be subject to *potentially significant* impacts of wildfire exposure that would increase the burden on existing City Fire Department staff and facilities.

Mitigation Measures – Based upon the analysis presented in Section 4.10 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure PS-2.2.2a: Fire Protection Requirements for Structure Components. The following structural construction components shall apply to all residential development in Land Use Areas 3, 4, and 5:

a. non-combustible roof coverings (Class A as defined by the Uniform Building Code [UBC]), siding, and exterior walls;

b. double-paned windows;

c. enclosed overhangs for roofs, balconies, and decks constructed with 1-hour fire-resistant construction materials; and

d. spark arresters on chimneys.

Mitigation Measure PS-2.2.2b: Fire Vegetation Maintenance Plan. The applicant shall prepare a fire vegetation maintenance plan incorporating either Option 1 (including a, b, and c), 2, or 3:

1a. A mosaic fuel break with a minimum 100-foot width from all residential and educational structures in lieu of a traditional fire break that shall be implemented as an interface between residential development and open space along Land Use Area 7 and the northern project boundary in Land Use Areas 3 and 5.

1b. Within the mosaic fuel break, all flammable vegetation shall be removed within a minimum of 30-feet of structures.

1c. Adjacent islands of native vegetation within 30 to 100 feet of structures shall be retained, surrounded by intervening low-flammable, drought-tolerant vegetation. The intervening planted areas shall be periodically irrigated, mowed, or cleared.

2. Establish a 300-foot buffer area between project development and the BMER to ensure additional protection of the habitat and reduce the impact on Burton Mesa chaparral (reference to Revised FEIR Figure 4.3-2). Alternatively, to minimize the loss of Burton Mesa chaparral, the 300-foot buffer could be averaged across the northern boundary of the property (this would include the 100-foot minimum buffer at the northeast corner of the site, greater than 100-foot buffer at the northern boundary, and all of Land Use Area 7, as depicted in referenced Figure 4.3-2).

3. Construct an internal non-collector roadway parallel to and directly south of the solid wall (reference to Revised FEIR Figure 4.3-2). The paved roadway would act as a firebreak that would minimize the amount of area requiring vegetation clearance and maintenance south of the wall.

Reference – Revised FEIR pages 4.10-8 through 4.10-11

5.8.4 Significant Direct Impact PS-4. Annexation and subsequent buildout of the proposed project would result in a substantial increase of residential development that would further exacerbate existing inadequate Police Department staffing levels. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The City of Lompoc has a population of approximately 41,100 (U.S. Census 2000), and has an average of 2.88 residents per unit. The current service ratio is approximately 1 officer per 840 persons. At buildout, the project would include development of 476 new units with a population increase of approximately 1,395, and an educational facility. The proposed development would increase the service ratio to approximately 1 officer per 870 persons. This ratio is higher than the Department standard of 1 officer per 761 persons. The Lompoc Police Department has indicated that due to the remote location of the project in relation to the City's urban core, the development of an educational facility, and construction of attached multi-family residential units, this project would potentially change the demands for police services. Therefore, impacts on police services would be *potentially significant*.

Mitigation Measures – Based upon the analysis presented in Section 4.10 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measure is feasible and is made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure PS-4: Financing Program for Police Protection. The applicant shall implement a financing program acceptable to City's Finance Director to create and ensure an adequate long-term revenue stream, to be used by City to mitigate the substantial and continuous deficit funding created by the project's demand for community standard levels of police protection. The required program shall be in a nature of a maintenance endowment fund, a trust fund for specific services, or an equivalent financing mechanism acceptable to the City's Finance Director.

Reference – Revised FEIR pages 4.10-15 and 4.10-16

5.8.5 Significant Direct Impact PS-5. Annexation of the Burton Ranch Specific Plan area and subsequent buildout would result in a substantial increase of students that would potentially require construction of a new educational facility. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The proposed project annexation and development would add 476 residential units and up to 287 students to the area (476 homes x 0.276 elementary students/home x 0.157 middle school students/home x 0.171 high school students/home = 287 students). The number of students generated by the project would contribute to the overcapacity of the Los Berros Elementary School by 131 students, or by over 77 percent. *This would be a significant impact on schools*. The increased population would not by itself exceed the 2001-2002 capacity of Vandenberg Middle and Cabrillo High schools, but would represent 34 percent and 33 percent of their remaining enrollment capacity, respectively. This would be an *adverse, but less than significant* increase in these schools' enrollments, as new school facilities would not be required.

The proposed project has taken measures to offset the impacts to existing educational facilities by incorporating provisions for a 12-acre elementary/middle school site on the northeastern portion of the Burton Ranch Specific Plan area. The applicant has agreed to dedicate 12 acres for a new school site and provide additional payment to Lompoc Unified School District (LUSD) to offset the student

population that would be generated by the Specific Plan. Depending on the extent of payment and provision of elementary school facilities, however, impacts on these educational facilities would be *potentially significant*.

Mitigation Measures – Based upon the analysis presented in Section 4.10 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure PS-5.1: Statutory School Fees. The applicant shall pay statutory fees acceptable to LUSD as required depending upon the outcome of the school site dedication.

Mitigation Measure PS-5.2: Offer To Negotiate Transfer of School Site. The property owner shall offer to negotiate the transfer of a 12-acre elementary/middle school site to LUSD (by dedication or sale).

Reference – Revised FEIR pages 4.10-19 through 4.10-21

5.8.6 Significant Direct Impact PS-6. Annexation and subsequent development of the proposed project would increase the demand and exacerbate the existing deficiency on existing city library facilities. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The proposed project annexation and development would result in the construction of 476 residential units within the City of Lompoc. Assuming 2.93 residents per unit, the project would introduce 1,395 new residents, resulting in a demand of an additional 866 square feet of library facilities. The development of additional units and the associated increase of residents would result in a *significant adverse* impact by exacerbating the existing deficit of library facilities within the City of Lompoc.

Mitigation Measures – Based upon the analysis presented in Section 4.10 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure PS-6.1: Financing Program for Library Services. The applicant shall implement a financing program acceptable to City's Finance Director to create and ensure an adequate long-term revenue stream, to be used by City to mitigate the substantial and continuous deficit funding created by the project's demand for community standard levels of library services. The required program shall be in a nature of a maintenance endowment fund, a trust fund for specific services, or an equivalent financing mechanism acceptable to City's Finance Director.

Mitigation Measure PS-6.2: Development Impact Fees for Library Facility. A development fee of $488 per single family dwelling unit and $455 per multi-family unit, subject to change based on the Lompoc Impact Fee Study Report, or as approved by the City Council, shall be paid to the City of Lompoc to provide funding for the Lompoc Library facility (reference to Appendix J of the Revised FEIR).

Reference – Revised FEIR pages 4.10-23 and 4.10-24

5.9 Recreation

5.9.1 Significant Direct Impact REC-1. Project annexation and subsequent development would result in a substantial increase in demands for recreational and park services in an area with an existing deficit. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The site is currently unoccupied and therefore, it does not create a demand for public recreational facilities. The proposed project includes approximately 10 acres dedicated to open space, with an additional approximately 2 to 3 acres set aside for an on-site passive park. The proposed project would result in the construction of 476 residential units within the City of Lompoc. The development of additional units and the associated increase of residents would constitute an adverse impact by exacerbating the existing deficit of developed parkland within the Northern Lompoc region. Assuming 2.93 residents per unit, the project would introduce 1,395 new residents. This results in the following recreational park demand:

Neighborhood park: 1,395 persons X 2 acres/1,000 persons = 2.8 acres
Community park: 1,395 persons X 5 acres/1,000 persons = 7.0 acres
Regional park: 1,395 persons X 5 acres/1,000 persons = 7.0 acres

The Burton Ranch Specific Plan has considered potential impacts on existing recreational facilities resulting from the development of 476 residential units by dedicating approximately 3 acres of neighborhood park area in Land Use Area 6. An additional approximately 10 acres in Land Use Area 7 would remain as undeveloped open space due to topographical and environmental constraints. The Burton Ranch Specific Plan does not identify the types of recreational amenities or facilities that would be provided in Land Use Area 6, but they generally would be low-intensity passive uses such as picnic tables, benches, and trails. The proposed approximately 3 acres of passive park area would achieve the City of Lompoc requirement for a neighborhood park area. The City's Parks and Recreation Element of the General Plan identifies community and regional park sites. The payment of Quimby Fees, consistent with the updated City of Lompoc Impact Fee Study Report (reference to Appendix J in the Revised FEIR), would benefit toward funding the necessary acquisition and improvements of these identified sites. Impacts resulting from project residential buildout on recreational resources would be *significant*.

Mitigation Measures – Based upon the analysis presented in Section 4.11 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measure is feasible and is made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure REC-1: Development Impact Fee for Parks and Recreation. A development fee of $7,391.00 per single family dwelling unit and $6,899.00 per multi-family unit, subject to change based on the Lompoc Impact Fee Study Report, or as approved by the City Council, shall be paid to the City of Lompoc to offset costs of project population demand on park improvements, park land acquisition, and recreational centers.

Reference – Revised FEIR pages 4.11-3 and 4.11.4

5.10 Transportation and Circulation

5.10.1 Significant Direct Impact TRANS-1.1. Project construction would result in a substantial short-term increase in traffic within the vicinity of the proposed project site. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The construction of 476 residential dwelling units and associated infrastructure would result in an increase of truck traffic.

Construction activities would potentially interfere with existing circulation systems, resulting in the temporary closure of sidewalks, parking areas, and traffic lanes. Additional impacts would potentially occur in locations where utility line extensions would be required prior to residential construction activities. Therefore, circulation impacts associated with construction activities would be *potentially significant*.

Mitigation Measures – Based upon the analysis presented in Section 4.12 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure TRANS-1.1a: Traffic Control and Public Safety Plan. The applicant shall comply with the City of Lompoc standards for Traffic Control and Public Safety provisions (reference to Appendix H-2 in the Revised FEIR). 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.

Mitigation Measure TRANS-1.1b: Construction Roadway Maintenance Plan. Construction Roadway Maintenance Plan shall be prepared by the applicant to address potential conflicts with roadway circulation and pavement condition. The Plan shall include:

a. Spillage resulting from hauling or ditching operations along or across any public traveled way shall be removed daily at the contractor's expense.

b. Any spoils piles, bedding gravel, base material etc. shall be placed as far out of the traveled way as possible and removed within 24 hours.

c. All loads shall be covered.

d. No material or equipment shall be stored where it would interfere with the free and safe passage of public traffic.

e. The contractor shall remove all equipment and other obstructions from that portion of the roadway open for use by public traffic at the end of each day's work and at other times when construction operations are suspended for any reason.

f. Watering of public roadways to inhibit dust generation shall be prohibited. Construction activities shall utilize low water use sweepers.

g. The Construction Roadway Maintenance Plan shall be incorporated in the project Stormwater Pollution Prevent Plan.

h. The applicant shall apply for a haul permit from the County of Santa Barbara for the transport of earthwork along County roadways.

Mitigation Measure TRANS-1.1c: Caltrans and County of Santa Barbara Encroachment Permits. The applicant shall obtain an Encroachment Permit from Caltrans prior to any and all construction within the State Highway 1 right-of-way. 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.

Reference – Revised FEIR pages 4.12-19 through 4.12-22

5.10.2 Significant Direct Impact TRANS-1.2. The proposed project would result in additional traffic within intersections in close proximity to the project area. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Based on the Institute of Transportation Engineers (ITE) trip generation rates, the "worst case" development on-site (from a trip generation perspective) would potentially generate 5,220 daily trips. During the morning peak hour, 620 trip-ends would potentially be generated (243 inbound and 377 outbound). During the evening peak hour, up to 632 trip-ends would be generated (374 inbound and 258 outbound).

Unsignalized Intersections

Once project-related traffic volumes are added to Year 2008 projected volumes, the two all-way stop controlled key intersections (Rucker Road/Purisima Road and Harris Grade Road/Burton Mesa Blvd.) would continue to provide level of service (LOS) C or better operation, with intersection delays ranging from 11.71 to 17.76 seconds per vehicle during peak hours. Site traffic would increase the peak hour average intersection control delay at the two all-way stop control intersections by up to 2.56 seconds per vehicle, but would not change the levels of service. Impacts would be *adverse, but less than significant* (Class III).

At the three project site access intersections off Harris Grade Road, the minor approach control delay for the "worst-case" minor street approaches (those with the most delay) are projected to range from 11.5 seconds per vehicle (LOS B) to 19.5 seconds per vehicle (LOS C). To achieve acceptable levels of service for

the minor street approaches at these intersections, northbound and southbound left-turn pockets (14-feet wide) would be needed at the Harris Grade Road/Street "B" intersection (opposite the St. Mary's Church access) and the Harris Grade Road/Street "C" intersection (opposite the future Onstott Road). The Harris Grade Road/Street "C" intersection would not meet signal warrants without the school development. (Reference to section Impact TRANS-3.2 for a discussion of safety concerns associated with school development in Land Use Area 5.)

Signalized Intersections

The proposed project would result in degradation of intersection below LOS C at two signalized key intersections for Year 2008+project conditions: State Highway 1/Purisima Road where LOS would degrade from C to D; and H Street/Central Avenue, where LOS would degrade from E to F. These impacts would be significant. Project impacts and LOS degradation on the remaining three intersections, State Highway 1/Hancock Drive LOS (LOS A to B), H Street/North Avenue (LOS B to C), and Purisima Road/State Highway 246 (no change from LOS A), would be *adverse, but less than significant* (Class III).

Mitigation Measures – Based upon the analysis presented in Section 4.12 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure TRANS-1.2a: State Highway 1/Hancock Drive Road Improvements. State Highway 1 shall be improved adjacent to the project site in conjunction with the proposed development, as specified by the City of Lompoc and approved by Caltrans. These shall include the following at the State Highway 1/project site entrance intersection:

a. Increase the amount of storage at the left-turn channelization for southbound traffic.

b. Include right-turn channelization for traffic traveling northbound.

Any improvements within the State Highway 1 right-of-way shall require an Encroachment Permit, which shall meet Caltrans requirements as set forth in the Highway Design Manual (Caltrans 2002b). The applicant shall coordinate with Caltrans and obtain an Encroachment Permit prior to initiating any improvements along State Highway 1. 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.

Mitigation Measure TRANS-1.2b: Harris Grade Road Improvements. The project applicant shall be responsible for dedicating right-of-way and constructing

improvements to Harris Grade Road adjacent to the project site, as specified by the City of Lompoc. These improvements shall include a 14-foot median lane, left-turn lanes, and sidewalk at all site access points on Harris Grade Road.

Mitigation Measure TRANS-1.2c: Harris Grade Road and Purisima Road Intersection Improvements. 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-feet wide, consistent with Caltrans' Highway Design Manual (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.

Mitigation Measure TRANS-1.2d: Contribution to the H Street and Central Avenue Intersection Design and Improvements. The applicant shall be responsible for contributing 50 percent of the costs for the design and construction of dual northbound and southbound left-turn lanes at the H Street/Central Avenue intersection. The new dual northbound and southbound left-turn lanes shall be 12-feet wide, consistent with HDM standards, and utilize existing Caltrans right-of-way along each side of H Street (State Highway 1) or from the median. 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.

Mitigation Measure TRANS-1.2e: Contribution to Off-Site Key Intersection Improvements. The following improvements shall be required at off-site key intersections to mitigate the impact of project related traffic and maintain acceptable LOS upon General Plan buildout Year 2015. The applicant shall pay transportation fees to the City of Lompoc to mitigate the off-site impacts of project related traffic, based upon the level of service requirements, specified by the City of Lompoc. The applicant shall contribute on a "fair share" basis to the intersection improvements as follows:

a. Harris Grade Road/Purisima Road: add westbound left-turn lane. Project Share of Traffic Increase = 28.13%.

b. H Street/Central Avenue: add northbound right turn-lane. Project Share of Traffic Increase = 23.18%

c. Purisima Road/State Route 246: signalize intersection. Project Share of Traffic Increase = 17.62% (to be provided to Caltrans).

Mitigation Measure TRANS-1.2f: Development Impact Fees for Traffic. A development fee of $3,926 per single family dwelling unit and $2,756 per multi-family unit including traffic signal, street improvement, and bikeway impact fees, subject to change based on the Lompoc Impact Fee Study Report, or as approved by the City Council, shall be paid to the City of Lompoc to provide funding for street improvements, installing traffic signals of region-wide benefit, and bikeways (reference to Appendix J in the Revised FEIR).

Mitigation Measure TRANS-1.2g: Bus Stops. The applicant shall install bus stops along project frontages consistent with City of Lompoc Public Works Department standards as required by the Public Works Department during the development review process for each development phase.

Reference – Revised FEIR pages 4.12-22 through 4.12-37

5.10.3 Significant Direct Impact TRANS-1.4. The proposed project would result in a substantial increase in traffic generation that would require installation of on-site stop signs at the proposed access points onto Harris Grade Road. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The Purisima Road/State Highway 246 intersection currently meets rural peak hour signal warrants. This intersection is currently operating at the upper limit of its capacity (LOS D on the "worst case" approach), and would experience traffic increases associated with the proposed project. With cumulative development expected to occur by the Year 2008, the "worst case" approach would degrade to LOS F operation without signalization. Therefore, this intersection would require signalization before the Year 2008, prior to project site development.

The Rucker Road/Purisima Road and Harris Grade Road/Burton Mesa Blvd. intersections meet rural peak hour signal warrants with Year 2008 traffic volumes. However, both intersections are projected to operate at acceptable levels of service (LOS C or better) without signalization with City-wide buildout plus project traffic volumes. Therefore, these two intersections are not recommended for signalization.

The three site access intersections along Harris Grade Road are not projected to meet signal warrants with City-wide buildout plus project traffic volumes. However, if the school is built, a protected pedestrian crossing and a traffic signal would be needed at Street "C" or "D." Impacts would be *adverse, but less than significant* (Class III).

The site access on State Highway 1 is located at the existing signalized access for the Allan Hancock Community College. The existing intersection would be modified to accommodate the proposed project access at this point, as this site access is projected to carry the highest traffic volume of the site access intersections. The resulting intersection level of service C would represent an *adverse, but less than significant* impact.

Mitigation Measures – Based upon the analysis presented in Section 4.12 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure TRANS-1.4a: Sight Distance Requirements. The applicant shall provide and maintain adequate sight distances at all site access points on Harris Grade Road and at all internal intersections.

Mitigation Measure TRANS-1.4b: Two-Way Stop Signs. The applicant shall install two-way on-site stop signs at the proposed access points onto Harris Grade Road to control site traffic exiting via Street "B," Street "C," and Street "D."

Mitigation Measure TRANS-1.4c: Left-Turn Lanes on Harris Grade Road and "B" and "C" Streets. The site access at the Harris Grade Road/Street "B" and Street "C" intersections shall include northbound and southbound left-turn lanes on Harris Grade Road within a 14-foot median.

Mitigation Measure TRANS-1.4d: Left-Turn Lane on Harris Grade Road and "D" Street. The site access at the Harris Grade Road/Street "D" intersection shall include a northbound left-turn lane on Harris Grade Road within a 14-foot median.

Mitigation Measure TRANS-1.4e: Location of "A" Street Access off State Highway 1. Direct access to Street "A" on-site shall be located no closer than 300 feet north of the intersection of State Highway 1 to avoid having the access blocked by the 95th percentile queue of southbound vehicles exiting the project site (which is projected to extend 225 feet north of State Highway 1).

Reference – Revised FEIR pages 4.12-38 through 4.12-43

5.10.4 Significant Direct Impact TRANS-2. Project development would exceed levels of service standards established by the Santa Barbara County Congestion Management Plan (CMP) for designated CMP roadways and intersections in close proximity to the project site (H Street/Central Avenue intersections). Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The required methodology for evaluating CMP intersections is the Intersection Capacity Utilization (ICU) methodology that sums the peak hour V/C (volume-to-capacity) ratios of the critical movements at the intersection.

The two CMP intersections to the south of the project site that are closest to the site (State Highway 1/Purisima Road and H Street/Central Avenue) were evaluated to determine the potential for significant project-related traffic impacts.

State Highway 1/Purisima Road: The State Highway 1/Purisima Road intersection is currently operating at LOS B during the morning and evening peak hours. Following the addition of project-related traffic, the intersection operation is projected to fall to LOS C during the morning and evening peak hours. Based upon the SBCAG significance threshold criteria, since the level of service at this intersection is not projected to degrade to LOS D, the project would have an *adverse, but less than significant* (Class III) impact on this CMP intersection.

H Street/Central Avenue: The H Street/Central Avenue intersection is currently operating at LOS A during the morning peak hour, and LOS D during the evening peak hour. With the addition of project-related traffic, the morning peak hour level of service is projected to degrade to LOS C, and the evening peak hour level of service is projected to degrade to LOS E. Based upon the SBCAG significance threshold criteria, since the proposed project is adding more than 20 peak hour trips to an intersection operating at LOS D, the project would have a *significant impact* on this CMP intersection. When evaluated in terms of City of Lompoc significance thresholds, as the intersection is currently operating below LOS D in the p.m. peak hour (P.M. PH), any further degradation below LOS C would represent a *significant impact*.

Mitigation Measures – Based upon the analysis presented in Section 4.12 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measure is feasible and is made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure: Implementation of mitigation measure TRANS-1.2d, contributing to the construction of dual northbound and south bound left-turn lanes at the H Street/Central Avenue intersection, would completely mitigate proposed project specific contributions to the H Street/Central Avenue intersection.

Reference – Revised FEIR pages 4.12-43 and 4.12-44

5.10.5 Significant Direct Impact TRANS-3.1. The proposed project would require the construction of new roadways in the project area. Although proposed connections to the surrounding street system are consistent with policies delineated in the City of Lompoc General Plan, proposed internal roadways including street widths, roundabouts, and sidewalk widths would not be consistent with City of Lompoc standards. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The project site has adequate access for the proposed land uses. There are four project access intersections: (1) an existing signalized intersection (State Highway 1/Hancock Drive); (2) Harris Grade Road/Street "B;" (3) Harris Grade Road/Street "C;" and (4) Harris Grade Road/Street "D." All three of the site access intersections on Harris Grade Road are recommended to include a painted 14-foot wide median which would provide a protected place for motorists to pause in the middle of a two-stage left-turn movement from the minor street approach. All of the site access streets on Harris Grade Road would be two-way stop controlled on the minor street approaches.

Two site access roadways (Street “B” and Street “C”) are aligned opposite access locations for other projects on Harris Grade Road. Street “B” is located opposite the existing St. Mary's Church driveway that would also serve as the future access to the Harris Grade Residential project. Street “C” is located opposite the future alignment of Onstott Road, which would serve as the access for the Bluffs at Mesa Oaks development (a barrier would be constructed on Onstott Road at the northeast project boundary to preclude through access to the adjacent Mesa Oaks neighborhood). The proposed connections to the surrounding street system are consistent with policies delineated in the City of Lompoc General Plan (City of Lompoc 1997).

Proposed Burton Ranch Specific Plan internal street design, including roundabouts and sidewalk widths, are not consistent with City of Lompoc standards. This would result in *significant* impacts on roadway safety.

Mitigation Measures – Based upon the analysis presented in Section 4.12 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measure is feasible and is made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure TRANS-3.1: Design of Internal Streets and Roundabout Educational Program. All project site internal street design, including roundabouts and sidewalk widths, shall be designed according to standards deemed acceptable by the City of Lompoc. All collector roads shall be dedicated to the City. Residential and private drives shall be maintained by the homeowner's association or other special assessment district.

The applicant shall prepare a public education program to instruct the public on safe driving instructions in roundabouts. At a minimum, the program shall include three panel brochures on gloss 8.5" x 11" paper (front and back) and a video produced onsite using the project roundabouts. The brochure and video shall be given to all new homeowners. An original and 1,000 copies of the brochure shall be provided to the City of Lompoc for distribution at City Hall. The video shall be provided to the City of Lompoc in electronic format for distribution on the City website.

Reference – Revised FEIR pages 4.12-44 through 4.12-46

5.10.6 Significant Direct Impact TRANS-3.2. Project development would require access to the proposed elementary/middle school (K-8) in Land Use Area 5, which could introduce unsuitable design features. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Access to the proposed elementary/middle school (K-8) would be via Street "D." Street "D," as proposed, would provide 32 feet of pavement (curb-to-curb) with on-street parking prohibited. If a school is built in Land Use Area 5, consideration would be given to the adequacy of the 32-foot pavement width proposed for Street "D." This pavement width is insufficient to accommodate parking on both sides of the street. However, schools seldom provide sufficient off-street parking to accommodate peak parking demands associated with special events.

Back-to-School Nights, Open House, Orientation Days and numerous other events (including inclement weather) would occur during each school year that

involve a substantial number of parents parking at or near the school and walking across Street “D.” With a student body of 800, it is not unlikely that several hundred cars would potentially park on-street along Street “D” in close proximity of the school. In view of this, on-street parking along Street “D” should be accommodated by the cross-section, and street lighting and pedestrian crosswalk locations should take on-street parking into account. If this does not occur, parking would potentially overflow into the adjacent neighborhood or parents parking sport utility vehicles would potentially drive over the rolled curbs and park in an unsafe manner, blocking the bike lanes. The City of Lompoc Local Street cross-section would provide 50 feet curb-to-curb, which would allow parking and bike lanes on both sides of Street "D."

The access point shown on the site plan is adequate to accommodate the traffic volumes associated with the school. It would be important to provide an adequate pick-up/degrade-off zone within the school site so that congestion is not created on Harris Grade Road. In addition, the Public Works Department, Engineering Division considers that a northbound left-turn pocket 14-feet wide would be needed at the Harris Grade Road/Street "D" intersection, primarily to facilitate safe access to the proposed school from this high speed (55 mph) roadway that carries heavy truck traffic. In addition, a signal at the Street “C” or “D”/Harris Grade Road intersection would be required for school student pedestrian safety. The location of the traffic signal at Street “C” or “D” shall be based on the final school site design in consultation with the Lompoc Unified School District. Therefore, impacts would be *potentially significant*.

Mitigation Measures – Based upon the analysis presented in Section 4.12 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure TRANS-3.2a: “D” Street Improvements With Dedication of School Site. In the event that an agreement is reached between the applicant and the Lompoc Unified School District to transfer property in Land Use Area 5 for the construction of a school, the pavement width proposed for Street “D” shall be sufficient to allow parking and bike lanes on both sides of the street to accommodate peak parking demands associated with inclement weather and special events that involve a substantial number of parents parking at or near the school and walking across Street “D.” In addition, street lighting and pedestrian crosswalk locations along Street “D” shall be provided that take on-street school parking into account. In the event that an agreement is reached between the applicant and the Lompoc Unified School District but the school is not built by residential project buildout, the applicant shall provide funds sufficient to complete these improvements.

Mitigation Measure TRANS-3.2b: On-Site Parking. The project proponent shall provide sufficient off-street parking on-site to meet the requirements of the City of Lompoc, particularly at the school site and the Land Use Area 1 attached, multi-family residential units.

Mitigation Measure TRANS-3.2c: Roundabout Design. All roundabout designs shall be subject to the review and approval of the City Fire Department and City Public Works Department to insure that the roundabout is consistent with City of Lompoc design criteria, and that school buses and emergency vehicles can negotiate the turns required with the radius proposed. In the event that an agreement is reached between the applicant and the Lompoc Unified School District to transfer property in Land Use Area 5 for the construction of a school, all roundabout designs shall be subject to the review and approval of the Lompoc Unified School District.

Mitigation Measure TRANS-3.2d: Signalization of Harris Grade Road and "C"/"D" Street. In the event that an agreement is reached between the applicant and the Lompoc Unified School District to transfer property in Land Use Area 5 for the construction of a school, the Street "C" or "D"/Harris Grade Road intersection access shall be signalized. In the event that an agreement is reached between the applicant and the Lompoc Unified School District but the school is not built by residential project buildout, the applicant shall provide funds sufficient to complete these improvements.

Reference – Revised FEIR pages 4.12-46 through 4.12-51

5.10.7 Significant Direct Impact TRANS-3.3. The Burton Ranch Specific Plan would not provide for adequate safe and convenient pedestrian, bicycle, or public transit access. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Although a detached, 8-foot wide multi-purpose path would be constructed on one side of all internal collector roads, no bike paths or sidewalks would be provided on Harris Grade Road. This would not provide for safe and convenient pedestrian and bicycle access, and would result in potentially increasing safety hazards along the roadway. Impacts would be *potentially significant*.

Mitigation Measures – Based upon the analysis presented in Section 4.12 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measure is feasible and is made binding through the MMRP.

Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure TRANS-3.3: Pedestrian and Bicycle Access. The applicant shall provide for the following pedestrian and bicycle traffic improvements consistent with City of Lompoc Public Works Department standards.

Harris Grade Road:

a. A sidewalk or paved trail along the entire west side of Harris Grade Road project site frontage to the Street "D" intersection.

b. Improvements at the Harris Grade Road/State Highway 1 intersection to provide for safe pedestrian crossing from the southeast intersection corner to the northwest intersection corner.

c. A Class II bike lane along the western side of Harris Grade Road pursuant to the General Plan Circulation Element.

State Highway 1 and State Highway 1/Purisima Road Intersection:

d. Extend the existing bike lane on northbound State Highway 1 through the State Highway 1/Purisima Road Intersection, connecting with a new pedestrian/bicycle crosswalk, north across Purisima Road, and connecting to a new pedestrian/bicycle crosswalk spanning Harris Grade Road. 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.

Reference – Revised FEIR pages 4.12-51 and 4.12-52

5.11 Utilities

5.11.1 Significant Direct Impact UTIL-1.1. The proposed project would require construction of an on-site well and an additional storage vessel at the Mission Hills Community Services District tank site. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The City of Lompoc and MHCSD have entered into a joint annexation agreement (May 2, 2000). Currently, the project area is within MHCSD's sphere of influence. The agreement would annex the project area into the MHCSD's service boundaries. MHCSD would have jurisdiction over domestic water and wastewater treatment services and the City would provide all other municipal services.

Development of the proposed project would generate increased demands for water consumption. Potential buildout of the Burton Ranch Specific Plan area based on land use designations and density would be up to 476 residential units. Project development would also account for a 12- acre school site located in the northeast portion of the project site. This would equate to an increased population of up to 1,395 persons (476 homes x 2.93 persons/home = 1,395 persons).

The existing MHCSD 14-inch main located along Harris Grade Road was designed with sufficient capacity to serve development in the Burton Ranch Specific Plan area of up to 476 homes and an educational facility. Insufficient water supplies currently exist to serve project buildout. The MHCSD Master Plan projects development of two additional municipal water wells to serve buildout of their sphere of influence. The Burton Ranch Specific Plan area would be annexed to the MHCSD service area. Upon annexation to the MHCSD, a new on-site well and pump would need to be constructed to provide direct water connections for buildout of all 476 residences. The existing on-site agricultural wells would not be adequate for municipal use, such that they would be abandoned prior to site development. Prior to Burton Ranch Specific Plan buildout, a third MHCSD storage tank would be constructed on the District treatment plant facility in order to increase the District total storage volume, consistent with the MHCSD Master Plan. Prior to annexation into the MHCSD's service boundaries, the Burton Ranch Specific Plan applicants would be required to make a payment for the project's fair share contribution to the third storage tank, consistent with MHCSD's Capital Improvement Program. The applicants would enter into a Development Agreement with the MHCSD that addresses this funding. However, the need to expand existing MHCSD facilities to accommodate Burton Ranch Specific Plan domestic water service would be a *significant* impact on utilities.

The proposed project would result in an estimated net new consumptive water use of between 194 AFY (without a school) and 203 AFY (with a school) (reference to Appendix E-1, Table E-2 in the Revised FEIR). The MHCSD has formalized a water conservation toilet-retrofit program to offset water demand of new development within the District. The program requires that project applicants provide funding sufficient to retrofit three existing homes within the boundaries of MHCSD for every one new home proposed. The savings on MHCSD produced water from retrofitting three toilets within the MHCSD service area to low flush toilets would be between 3.57 to 7.28 AFY, depending on the size of the toilet retrofitted (either 3.5 gallons/flush or 5.5 gallons/flush).

Assuming an equal number of toilets with 3.5 and 5.5 gallon/flush capacities to be retrofitted, the average produced MHCSD domestic water savings would be 5.43 AFY. This would reduce the overall demand on MHCSD domestic water treatment to between 188.84 AFY (without a school) and 197.54 AFY (with a school).

Mitigation Measures – Based upon the analysis presented in Section 4.13 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measure is feasible and is made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure UTIL-1.1.1: Water Distribution System Plan. As part of a Development Agreement entered into with the Mission Hills Community Services District, the applicant shall prepare a plan for the water distribution system, delineating on- and off-site improvements that would be required to effectively provide water service to the site and demonstrating that the proposed water system meets applicable quality and pressure standards.

Reference – Revised FEIR pages 4.13-4 through 4.13-6

5.11.2 Significant Direct Impact UTIL-4.1. Construction of the proposed project would generate a substantial amount of construction materials requiring disposal in solid waste facilities. Impacts are considered Class II, *potentially significant, but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The proposed project would demolish an abandoned auto service station and miscellaneous structures on the site such as several concrete slabs, a small collapsed barn, empty above-ground water tanks, and water well. These materials would require disposal during the site preparation phase of the project. Construction waste is generally considered a substantial source of the regional solid waste stream. Impacts would be one-time only, as they would last for the duration of the site cleanup and construction; however the disposal of unused materials would result in *significant* impacts on solid waste facilities.

Mitigation Measures – Based upon the analysis presented in Section 4.13 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

Mitigation Measure UTIL-4.1a: Construction and Demolition Waste Management Plan. Demolition and/or excess construction materials shall be recycled where applicable (i.e., wood, cardboard, concrete, and asphalt). The applicant shall submit a Construction and Demolition Waste Management Plan.

Mitigation Measure UTIL-4.1b: Reduction of Excess Woody Material. Chippers shall be used on-site to reduce excess woody material to mulch. The resulting mulch shall be used on-site or elsewhere, but shall not be taken to the City of Lompoc landfill.

Reference – Revised FEIR pages 4.13-11 through 4.13-14

6.0 FINDINGS REGARDING SIGNIFICANT ENVIRONMENTAL IMPACTS THAT CANNOT FEASIBLY BE AVOIDED OR MITIGATED TO BELOW A LEVEL OF SIGNIFICANCE

The City finds, based upon the threshold criteria for significance presented in the Revised FEIR, that the following environmental effects of the project will be significant and cannot be avoided or substantially lessened through mitigation to a level of insignificance. Nevertheless, as explained in the Statement of Overriding Considerations set forth below, these effects are considered to be acceptable when balanced against the economic, legal, social, technological, and other benefits of the project. Environmental effects in the following areas were found to be significant: Aesthetics/Visual Resources (Direct and Cumulative); Air Quality (Direct and Cumulative); Biological Resources (Cumulative); Hydrology and Water Quality/Quantity (Direct and Cumulative); Land Use (Direct and Cumulative); and Transportation and Circulation (Direct).

6.1 Aesthetics/Visual Resources

6.1.1 Significant Direct 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. These impacts are considered to be Class I, *significant and unavoidable*.

Finding – The City hereby finds that all feasible changes or alterations have been required in, or incorporated into, the project that will avoid or substantially lessen the project's significant environmental effects on aesthetics/visual resources. However, despite such measures, the impacts will still be significant. The City finds that there are no feasible mitigation measures which might further avoid or reduce these significant environmental effects. These unavoidable significant effects are considered acceptable when balanced against the overriding benefits of the project, as set forth in the Statement of Overriding Considerations. [Public Resources Code Section 21081(a)(3), CEQA Guidelines Section 15091(a)(3)]

Facts in Support of Finding – The proposed project would result in the development of either single-family or multiple-family development over approximately 141 acres of the 149-acre project site. Twelve of these acres would be potentially developed as school facilities. No residential structure height restrictions are indicated in the Specific Plan. The Lompoc City Comprehensive Zoning Ordinance identifies a structural limit of 30 feet for single-family units (R-1 Low Density and R-2 Medium Density Residential Districts) and 35 feet for multiple family units (R-3 High Density Residential District). Land Use Area 1 development would equate to the High Density requirement, while Land Use Areas 2 to 5 would equate to the Low and Medium Density requirements. The Zoning Ordinance height limit for Public Facilities and Institutional District (P-F) is three stories and 35 feet. Although the proposed zoning is SP, similar development standards would most likely be adopted.

The structures modeled in Proposed Views 1 through 3 (reference to Figures 4-1.3 through 4.1-5 in the FIER) are less than the maximum structural heights indicated above. Though they do not reflect a worst case height relative to the Zoning Ordinance restrictions defined above, the structures in the simulations are considered a reasonably probable indication of future development as they are models of actual similar multiple-family and single-family development projects built by the Burton Ranch Specific Plan applicants. It is reasonable to assume that most school structures including classrooms would be a one-story height estimated to be up to 24 feet, and the multi-purpose auditorium/cafeteria would have an estimated height of up to 35 feet.

The remaining approximately 10 acres of undeveloped open space in Land Use Area 7 and 2 to 3 acres of park in Land Use Area 6 would preserve areas containing the site's important visual resources (reference to Figure 2-3 in the Revised FEIR). In particular, sensitive areas of Burton Mesa chaparral, extending northeast of State Highway 1, would be maintained. Other views of important oak trees (located southwest of Land Use Area 2 in Proposed View 2) would be sited in the passive park and preserved as well.

Public views northward from south of the Purisima Road/Harris Grade Road intersection would be substantially obstructed by proposed development. The proposed Burton Ranch Specific Plan proposes that residential development be setback a minimum of 20 feet from the property boundary where a 6- to 8-foot high sound wall would be constructed (reference to Appendix B, Burton Ranch Specific Plan). The Proposed View 1 simulation of attached, multi-family residential units approximately 28-feet high in Land Use Area 1 (reference to Figure 4.4-3 in the Revised FEIR) incorporates this setback. Additionally, the Specific Plan indicates that, "second-floors should be partially stepped back from the first-floor walls to break up building mass. In general, the floor area of second stories should be substantially smaller than the floor area of the first-floor" (reference to Appendix B, Burton Ranch Specific Plan). The multi-family

structures shown in Proposed View 1 incorporate a shorter, stepped first-story component that is in keeping with the Burton Ranch Specific Plan guidance.

Despite the incorporation of Burton Ranch Specific Plan Architectural Design Development Standards, existing views of important visual resources including undulating terrain, grassland vegetation, and coastal scrub habitat visible from Harris Grade Road would be completely blocked by the development, as seen in Proposed View 1 (reference to Figure 4.1-3 in the Revised FEIR). This would be a *significant impact on visual resources.*

The proposed residential structure setback from the project site boundary does not mitigate this impact, as the existing project site topography steadily gains in elevation with increasing distance from Harris Grade Road. If the residential structural setback from the project site boundary and sound wall were increased, similar view blockage would remain; the sound wall height would obstruct the foreground view of the project site, and any level of residential development behind the wall would obstruct the background view of the project site.

Existing View 2 includes a scenic vista as experienced from Harris Grade Road. The Burton Ranch Specific Plan states that residences along Harris Grade Road should be either one-story, or if two-story dwellings are proposed, that the first-story finished floor elevation should be at least six feet below the adjacent section of Harris Grade Road (reference to Appendix B, Burton Ranch Specific Plan). As seen in Proposed View 2, detached, single family residential structures located in Land Use Area 2 to the left and Land Use Area 3 to the right as seen from Harris Grade Road would block foreground views of undulating open space topography and oak savanna habitat, and background views of the western Lompoc Valley. From this scenic viewpoint, the project site topography slopes southward and westward relative to the roadway (i.e., the roadway is elevated above the project site as one heads southward). Therefore, the proximity of two-story structures from the property boundary in Land Use Area 2, and to a lesser extent, Land Use Area 3, has an adverse effect on view blockage. This would be a *significant impact on visual resources.* The two-story structure adjacent to the sound wall has a greater effect on obstruction of background views than would a one-story structure. Mature screen trees that consistently achieve a height in substantial excess of the residential structures would also have this effect.

Proposed View 3 incorporates the small drainage swale that exists between Land Use Area 1 and 2 (reference to Figure 2-3 in the Revised FEIR for this location). Potential structures in Land Use Area 2 projected in Proposed View 3 would be over 400 feet from State Highway 1. Due to this structural distance from the roadway, a perimeter sound wall would not be constructed within this view corridor (the noise wall would, however, be located to the north and south of the drainage swale to shield residential development adjacent to State Highway 1 in Land Use Areas 1 and 2; reference to section 4.9, Noise, in the Revised FEIR for details). As seen in Proposed View 3, detached single-family residences in Land

Use Area 2 would result in substantial obstruction of important visual resources as experienced from State Highway 1 (reference to Figure 4.1-5 in the Revised FEIR). Views of undulating open space topography and chaparral vegetation would be lost. This would be a *significant impact on visual resources.* Preservation of the vernal swale area in the foreground would maintain views of the cluster of oaks, grasslands and associated coastal scrub habitats. Background views of eucalyptus trees on the east side of Harris Grade Road would also be maintained.

Project site topography slopes upward to the north and east from State Highway 1. Therefore, the structural setback from the property boundary would not have a mitigating effect on obstruction of important visual resources from this vantage point.

Mitigation Measures – Based upon the analysis presented in Section 4.1 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Nevertheless, impacts would remain significant.

Mitigation Measure AES-1.1a: Single Story Height Limitation in Land Use Area 2. In order to minimize obstruction of important visual resource background views, detached single-family residential structures in Land Use Area 2 located nearest to Harris Grade Road shall be limited to a single story and shall not exceed 24 feet in height above the finished topographic grade.

Mitigation Measure AES-1.1b: Single Story Height Limitation in Land Use Area 3. In order to minimize obstruction of important visual resource background views, detached single-family residential structures in Land Use Area 3 located within 100 feet of Harris Grade Road shall be limited to a single story.

Mitigation Measure AES-1.2: Landscaped Perimeter Buffers. Landscaped perimeter buffers shall be incorporated into all project development plans. These landscaped perimeter buffers shall be established on the outside of any perimeter sound walls along Harris Grade Road and State Highway 1 and shall extend a minimum width of 15 feet with a 30-foot average measured from the edge of final roadway pavement to the sound wall. Landscaped buffers shall include a sufficient variety of trees and shrub species and spacing to screen the wall, but at maturity they shall not consistently exceed the height of residential structures adjacent to the perimeter wall or property boundary. Maximum screen tree height shall be kept proportional and in scale with adjacent residential unit heights.

Reference – Revised FEIR pages 4.1-15 through 4.1-19

6.1.2 Significant Direct Impact AES-2. Development of the project site would substantially obstruct sensitive public view corridors from Harris Grade Road and State Highway 1. These impacts are considered to be Class I, *significant and unavoidable*.

Finding – The City hereby finds that all feasible changes or alterations have been required in, or incorporated into, the project that will avoid or substantially lessen the project's significant environmental effects on aesthetics/visual resources. However, despite such measures, the impacts will still be significant. The City finds that there are no feasible mitigation measures which might further avoid or reduce these significant environmental effects. These unavoidable significant effects are considered acceptable when balanced against the overriding benefits of the project, as set forth in the Statement of Overriding Considerations. [Public Resources Code Section 21081(a)(3), CEQA Guidelines Section 15091(a)(3)]

Facts in Support of Finding – The site is currently largely undeveloped. Important vistas of important onsite visual resources, particularly Burton Mesa chaparral and oak savanna habitats, are experienced from Harris Grade Road and, to a lesser extent, from State Highway 1. Approximately 10 acres of undeveloped open space would be preserved in Land Use Area 7, and 2 to 3 acres of parkland would be sited in Land Use Area 6 (reference to Figure 2-3 in the Revised FEIR). In particular, sensitive areas of Burton Mesa chaparral extending northeast of State Highway 1 would be maintained. Other views of important oak trees (located southwest of Land Use Area 2 in Proposed View 2) would be sited in the passive park and preserved as well. However, public views looking northward from H Street and the Purisima Road and Harris Grade Road intersection of undulating terrain, grassland vegetation, and coastal scrub habitat would be completely blocked by multi-family attached structures (reference to Proposed View 1 in Figure 4.4-3 in the Revised FEIR).

Detached residential structures located in Land Use Area 2, as seen in Proposed View 2 (reference to Figure 4.1-4 in the Revised FEIR) would also be constructed along Harris Grade Road, causing similar adverse visual effects when driving, walking, or bicycling on this public roadway. Substantial obstruction of the important visual resources identified above would result from the development of single-family residences on State Highway 1 as seen in Proposed View 3 (reference to Figure 4.1-5 in the Revised FEIR). The proposed project would obstruct the important onsite scenic resources as experienced from public view corridors from Harris Grade Road and State Highway 1. Therefore, impacts on important visual resources would be *significant*.

Mitigation Measures – Based upon the analysis presented in Section 4.1 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Nevertheless, impacts would remain significant.

Mitigation Measures: Implementing mitigation measures AES-1.1a in Land Use Area 2 **and AES-1.1b** in Land Use Area 3, limiting residential structures in Land Use Area 2 and 3 closest to Harris Grade Road to a single-story height, **and mitigation measure AES-1.2**, requiring that landscaped perimeter buffers adjacent to Harris Grade Road and State Highway 1 integrate a screening height proportional and in scale with proposed adjacent structure height, would ensure that impacts on important visual resources from public view corridors would be reduced to the maximum extent.

Reference – Revised FEIR page 4.1-19 and 4.1-20

6.1.3 Significant Direct 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. These impacts are considered to be Class I, *significant and unavoidable*.

Finding – The City hereby finds that all feasible changes or alterations have been required in, or incorporated into, the project that will avoid or substantially lessen the project's significant environmental effects on aesthetics/visual resources. However, despite such measures, the impacts will still be significant. The City finds that there are no feasible mitigation measures which might further avoid or reduce these significant environmental effects. These unavoidable significant effects are considered acceptable when balanced against the overriding benefits of the project, as set forth in the Statement of Overriding Considerations. [Public Resources Code Section 21081(a)(3), CEQA Guidelines Section 15091(a)(3)]

Facts in Support of Finding – Proposed Specific Plan buildout would result in detached single-family and attached multiple family residential developments that would be visible from Harris Grade Road, H Street, and State Highway 1 (reference to the discussion under Impact AES-1 of the Revised FEIR). Contiguous areas of the project site would be retained in undeveloped open space, including areas of highly sensitive Burton Mesa chaparral on the western portion of Land Use Area 2. Areas comprised of oak savanna habitats (located southwest of Land Use Area 2 in referenced View 2, Figure 4.1-4 in the Revised FEIR) would be sited in the passive park. Residential developments clustered adjacent to Harris Grade Road and State Highway 1 would result in a substantial change to the existing undulating, open space character. Development in Land Use Area 2, though at a lower density than in other areas throughout the Burton Ranch Specific Plan area, would also disturb the existing open space character, as seen from Harris Grade Road in View 2 (reference to Figure 4.1-4 in the Revised FEIR). This change in open space character would be potentially exacerbated by cut and fill terracing of the undulating topography for residential structure footprints, creating a stepped pattern of residential units that would emphasize these modifications to the viewer.

The proposed approximate 30-foot high decorative water tower at the intersection of Harris Grade Road and one of the internal access roads (reference to Figure 2-8 in the Revised FEIR) would be built in the style reminiscent of the early 1900's Lompoc era. The elevated wood water tank would have a rustic design and would be incorporated into the landscape of the passive park. Due to its height relative to the existing open space, it would be potentially incompatible with the existing surrounding open space, gently undulating topographic character.

These substantial changes in the open space character of portions of the project site as experienced from public view corridors would be a *significant* impact on visual resources.

Mitigation Measures – Based upon the analysis presented in Section 4.1 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Nevertheless, impacts would remain significant.

Mitigation Measure AES-3.1.1: Project Grading. Project grading shall follow the contour of the existing project topography to the maximum extent feasible, incorporating residential building footprints that are aligned parallel to project slopes, particularly at the perimeter of the project site.

Mitigation Measure AES-3.1.2: Architecture of the Water Tower. The architecture for the decorative water tower shall be of a rustic design resembling the figure identified as the Specific Plan Water Tower Conceptual Design contained in the Burton Ranch Specific Plan (reference to Figure 2-8 in the Revised FEIR). Structural colors of the water tower shall be earth tones such as lighter shades of gray, green, tan, and cream.

Reference – Revised FEIR pages 4.1-20 through 4.1-22

6.1.4 Significant 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 remain *significant and unavoidable* (Class I).

Finding – The City hereby finds that all feasible changes or alterations have been required in, or incorporated into, the project that will avoid or substantially lessen the project's significant environmental effects on aesthetics/visual resources. However, despite such measures, the impacts will still be significant. The City finds that there are no feasible mitigation measures which might further avoid or reduce these significant environmental effects. These unavoidable significant effects are considered acceptable when balanced against the overriding benefits of the project, as set forth in the Statement of Overriding

Considerations. [Public Resources Code Section 21081(a)(3), CEQA Guidelines Section 15091(a)(3)]

Facts in Support of Finding – Probable future development listed in Table 3-1 in the Revised FEIR includes buildout of the Northern Lompoc Valley and the City of Lompoc (excluding the proposed project area; including the proposed project 1,823 residential units) totaling approximately 1,347 residential units, in addition to other infill projects within the northern unincorporated areas and City of Lompoc. Many of the infill projects would not likely contribute to substantial change in the region's visual resources or character, as they would be surrounded with existing residential or commercial structures and landscaping that have defined precedents for height, massing, landscaping, color, etc, and would be within smaller parcels that do not have relatively important topographic, vegetation, or other unique visual qualities. Many of the future development sites in the unincorporated areas, represent larger expanses of open space on the periphery of the City of Lompoc Urban Limit Line. These sites, such as the La Purísima Highlands and the Harris Grade Residential Project to the southeast of the Specific Plan area, the Bluffs at Mesa Oaks to the east, and the Providence Landing northwest of the Burton Ranch Specific Plan area, also include important visual qualities that would be compromised by their development, as experienced from surrounding public views. The conversion of rural open space to residential development under reasonably probable buildout would likely result in significant impacts on important visual resources, including obstruction from public view corridors.

As a result, cumulative impacts on visual resources, including the potential obstruction of important public views, establishing views that could be considered to be objectionable or inconsistent with the rural character of the Lompoc Valley, creation of new glare sources that would substantially degrade existing visual conditions, and development incompatible in appearance with surrounding uses, structures, or the intensity of existing development would be *significant*. The developed portion of the proposed Burton Ranch Specific Plan area of approximately 141 acres represents over 25 percent of probable future residential development in Table 3-1 of the Revised FEIR (476 units of a total of 1,823 units; Table 3-2 in the Revised FEIR), such that the proposed project's contribution to this cumulative impact would be *significant*. Implementation of proposed mitigation measures AES-1.1 through AES-4.1 would lessen this adverse contribution, but 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 remain *significant and unavoidable* (Class I).

Reference – Revised FEIR pages 4.1-30 and 4.1-31

6.2 Air Quality

6.2.1 Significant Direct 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. These impacts are considered to be Class I, *significant and unavoidable*.

Finding – The City hereby finds that all feasible changes or alterations have been required in, or incorporated into, the project that will avoid or substantially lessen the project's significant environmental effects on air quality. However, despite such measures, the impacts will still be significant. The City finds that there are no feasible mitigation measures which might further avoid or reduce these significant environmental effects. These unavoidable significant effects are considered acceptable when balanced against the overriding benefits of the project, as set forth in the Statement of Overriding Considerations. [Public Resources Code Section 21081(a)(3), CEQA Guidelines Section 15091(a)(3)]

Facts in Support of Finding – The Burton Ranch Specific Plan area would generate operational vehicle emissions due to commuting activities and assorted truck deliveries. The project traffic analysis (reference to Section 4.12, Transportation and Circulation, in the Revised FEIR) estimates that at full buildout the project would generate 4,930 average daily trips (ADT). The analysis of project emissions assumed that the project would be fully built by the year 2010. The air quality analysis employed the URBEMIS 2001 model, version 6.2.2 (California Air Resources Board 2002c) to estimate daily emissions from proposed vehicular sources. This model assigns vehicle miles per trip as a function of land use type, size, and location within California to calculate vehicular (mobile source) emissions. In addition to estimating mobile source emissions, the URBEMIS 2001 model was also used to estimate emissions from project stationary and area sources such as space heaters, water heaters, and consumer products. Appendix C in the Revised FEIR (Air Quality Data) includes data and assumptions used to generate operational emissions from the project. The project's operation emissions are summarized in Table 4.2-5 in the Revised FEIR and show that the main sources of project-related air quality emissions would be vehicles that operate within the project region. The total unmitigated combined project source emissions of 135 pounds per day of ROC, 118 pounds per day of NOx, and 7 pounds per day of PM_{10} would be less than the respective APCD daily thresholds of 240 (ROC), 240 (NOx), and 80 PM_{10}) pounds per day. However, ROC and NOx emissions from vehicles (111 pounds per day and 112 pounds per day) would exceed the vehicle-only thresholds of 25 pounds per day.

The "mitigation" component of URBEMIS 2001 was used to account for land use and project design components that would encourage alternative forms of transportation and reduce vehicle emissions. These include the following:

Components to reduce the reliance on vehicles and encourage walking:

- Interconnecting sidewalks between portions of the development and open space;
- Walking sites within the development;
- Shade trees to shade sidewalks and buildings; and
- Visually interesting walking areas.

Components to encourage biking:

- Surrounding bicycle environment with moderate coverage for interconnected bikeways.

Components to increase site safety and security – site layout:

- Exterior building and street lighting.

The project design components described above would reduce the daily vehicle ROC and NOx emissions by 6.3 and 7.0 pounds, respectively. Nonetheless, ROC and NOx emissions would remain greater than the significance threshold and would result in a *significant and unavoidable* (Class I) impact.

Mitigation Measures – Based upon the analysis presented in Section 4.2 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measure is feasible and is made binding through the MMRP. Nevertheless, impacts would remain significant.

Mitigation Measure AQ-3.1: Energy Conservation Measures. The project applicant(s) shall incorporate the following APCD energy conservation measures into project building plans unless the applicant submits proof of infeasibility acceptable to the City of Lompoc.

a. Install low-NOx residential water heaters and space heaters.

b. Install heat transfer modules in furnaces.

c. Use outdoor lighting designed for high efficiency, i.e., solar-powered or controlled by motion detectors.

d. Site and orient buildings in such a manner as to reduce energy use, i.e., passive solar cooling/heating.

e. Use light colored water-based paint and roofing materials.

f. Employ summer shading and wind protection measures to increase energy efficiency.

g. Install mechanical air conditioners that use non-ozone depleting chemicals.

h. Maximize the use of natural lighting.

i. Install energy efficient appliances and lighting.

j. Use landscaping to shade buildings and parking lots.

k. Install sidewalks and bike paths.

l. Install covered bus stops, where appropriate, to encourage the use of public transportation.

Reference – Revised FEIR pages 4.2-18 through 4.2-20

6.2.2 Significant Cumulative Impact Air Quality. Development of the Burton Ranch Specific Plan would have significant O_3 precursor emissions from vehicles, even after application of mitigation measures. The cumulative impact of the Burton Ranch Specific Plan would therefore be considered *significant and unavoidable* (Class I).

Finding – The City hereby finds that all feasible changes or alterations have been required in, or incorporated into, the project that will avoid or substantially lessen the project's significant cumulative environmental effects on air quality. However, despite such measures, the impacts will still be significant. The City finds that there are no feasible mitigation measures which might further avoid or reduce these significant environmental effects. These unavoidable significant effects are considered acceptable when balanced against the overriding benefits of the project, as set forth in the Statement of Overriding Considerations. [Public Resources Code Section 21081(a)(3), CEQA Guidelines Section 15091(a)(3)]

Facts in Support of Finding – According to the APCD, cumulative air quality impacts are the effect of long-term emissions of the proposed project combined with any existing emissions at the same location, and reasonably foreseeable similar projects on the projected regional air quality or localized air pollution problems in the County. As discussed in the APCD CEQA Guidelines (APCD 2002c), the cumulative contribution of project emissions to regional levels should be compared with existing programs and plans, including the most recent *CAP*. Due to the County's maintenance status for O_3 and its regional nature, if a project's emissions from traffic sources of either of the O_3 precursors (ROC or NOx) exceed the long-term thresholds, then the project's cumulative impacts will be considered significant. For projects that do not have significant O_3 precursor emissions or localized pollutant impacts, if emissions have been taken into account in the most recent *CAP* growth projections, regional cumulative impacts may be considered to be insignificant (APCD 2002c).

Development of the Burton Ranch Specific Plan would have significant O_3 precursor emissions from vehicles, even after application of mitigation measures as discussed in AQ-3.1 above. The cumulative impact of the Burton Ranch

Specific Plan would therefore be considered *significant and unavoidable* (Class I).

Reference – Revised FEIR page 4.2-21

6.3 Biological Resources

6.3.1 Significant Cumulative Impact Biological Resources. The project's removal of native habitats (i.e., 103 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 remain *significant and unavoidable* and would therefore be *significant* (Class I).

Finding – The City hereby finds that all feasible changes or alterations have been required in, or incorporated into, the project that will avoid or substantially lessen the project's significant cumulative environmental effects on biological resources. However, despite such measures, the impacts will still be significant. The City finds that there are no feasible mitigation measures which might further avoid or reduce these significant environmental effects. These unavoidable significant effects are considered acceptable when balanced against the overriding benefits of the project, as set forth in the Statement of Overriding Considerations. [Public Resources Code Section 21081(a)(3), CEQA Guidelines Section 15091(a)(3)]

Facts in Support of Finding – The proposed project in combination with other recently completed or proposed developments in the Lompoc Valley would result in the loss of substantial areas of Burton Mesa chaparral as well as smaller areas of oak savanna and coastal scrub and significant numbers of oak trees and sensitive plant species, including sand mesa manzanita and La Purisima manzanita. The project would also fragment habitats, as well as isolate and degrade habitats in remaining undeveloped areas within the site. Cumulative effects of the build-out would likely limit plant dispersal and animal migration between adjacent undeveloped areas, such as the BMER, making it more likely that small local populations, which inevitably fluctuate in size, would decline without recolonization. Newly developed areas would modify drainage patterns and increase runoff, increase noise and human activity, and allow non-native plants and animals to encroach into adjacent natural areas, all of which contribute to cumulative "edge effects" that degrade undeveloped areas adjacent to the site. As proposed, open space areas that are retained within the project site, particularly Land Use Area 6, the on-site passive park, would serve the additional purpose of providing recreation, which limits the value of these areas as habitats for native plants and animals, including sensitive species.

Finally, as undeveloped habitat areas in the Lompoc Valley become increasingly isolated, and as suitable denning, resting, and nesting areas become scarcer in

the project vicinity, the feasibility of off-site mitigation (for oak savanna habitat or other wildlife habitats represented on the project site) is reduced. This makes the feasibility of off-site habitat mitigation low, and likely cost-prohibitive. In addition, as undeveloped areas become isolated, the abundance and influence of the larger, more mobile predators (e.g., coyote, badger, raptors) that require large territories are likely to diminish.

The resulting direct and indirect effects on vegetation communities, common wildlife species including prey populations, and ecosystem processes are complex and cannot be predicted with confidence; however, due to the relatively large expanse of area being disturbed, these cumulative impacts would be *significant and unavoidable* (Class I).

The project's removal of native habitats (i.e., 103 acres of the 149-acre project site), would represent a substantial contribution to this cumulative impact, as well as a net loss of habitat, and would therefore be *significant*.

However, the project's contribution to these cumulative impacts would be lessened by a combined strategy of mitigation measures and project design that includes the following:

- clustering development to create a 100-foot buffer from the adjacent BMER to the north;
- preserving 10 acres of Burton Mesa chaparral habitat areas as open space on-site adjacent to the BMER;
- providing adequate separation between recreational areas and native habitats that function as a refuge for species that are sensitive to human presence; and
- preserving the Purisima mitigation site that provides equivalent high quality, in-kind native habitats to those removed by Burton Ranch Specific Plan buildout, and enhancing the size of the existing regional BMER.

With incorporation of the strategies proposed and summarized above, the residual *project-specific* contributions to cumulative impacts on biological resources would be reduced to *adverse but feasibly mitigated to less than significant* (Class II).

Reference – Revised FEIR pages 4.3-60 and 4.3-61

6.4 Hydrology and Water Quality

6.4.1 Significant Direct 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 remain *significant and unavoidable* (Class I).

Finding – The City hereby finds that all feasible changes or alterations have been required in, or incorporated into, the project that will avoid or substantially lessen the project's significant environmental effects on hydrology and water quality. However, despite such measures, the impacts will still be significant. The City finds that there are no feasible mitigation measures which might further avoid or reduce these significant environmental effects. These unavoidable significant effects are considered acceptable when balanced against the overriding benefits of the project, as set forth in the Statement of Overriding Considerations. [Public Resources Code Section 21081(a)(3), CEQA Guidelines Section 15091(a)(3)]

Facts in Support of Finding – Burton Ranch Specific Plan buildout would result in an estimated net new consumptive use of between 194 AFY (without a school) and 203 AFY (with a school) (reference to Appendix E-1, Table E-2 in the Revised FEIR). The Lompoc Upland Area of the Lompoc Groundwater Basin is in a state of overdraft. Annual pumpage exceeds the estimated safe yield of this portion of the basin by 906 AFY. The life of the Lompoc Upland Area subbasin, at current extraction rates, is approximately 186 years (reference to Appendix E-1 in the Revised FEIR). As discussed above, the MHCSD has demonstrated that sufficient groundwater supplies are currently available for the proposed project (by a pump test on a nearby well). The MHCSD has formalized a water conservation toilet-retrofit program to offset water demand of new development within the District. The program requires that project applicants provide funding sufficient to retrofit three existing homes within the boundaries of MHCSD for every one new home proposed. The retrofitting program would reduce the net new consumptive use by an estimated average 5.43 AFY (reference to Appendix E-1 in the Revised FEIR). The residual net new consumptive use would be between 189 AFY (without a school) and 198 AFY (with a school). The estimated Burton Ranch Specific Plan mitigated project water demand of 198.72 AFY would impact the safe yield of the Lompoc Upland Area and current overdraft. This demand would increase the overdraft of the Lompoc Upland Area to between approximately 1,095 and 1,104 AFY (906 AFY + 189 AFY without a school; 906 AFY + 198 AFY with a school).

The County Water Agency calculates the availability of water supplies within all three Lompoc Groundwater Basin Areas collectively, based on an available storage of 170,000 AFY for these units. Based on this calculation and the annual pumpage of the Lompoc Upland Area in 2001, regional water supplies would last for approximately 186 years (170,000 AFY available storage/906 AFY overdraft = 186 years). The additional estimated project water demand would reduce this available supply to approximately 154 to 155 years (170,000 AFY/1,095 to 1,104 AFY). Therefore, the project's contribution to additional groundwater overdraft would be a *potentially significant* impact.

Mitigation Measures – Based upon the analysis presented in Section 4.7 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation

Measures are feasible and are made binding through the MMRP. Nevertheless, impacts would remain significant.

Mitigation Measure HYDRO/WQ-4.1: Residential Toilet Retrofit Fund. Consistent with MHCSD ordinances, funds shall be provided to MHCSD sufficient to provide retrofitting with 1.6 gallon/flush toilets for three existing homes within the boundaries of the MHCSD for each new home approved.

Mitigation Measure HYDRO/WQ-4.2: Outdoor Water Conservation Measures. Outdoor water use in all residential and common areas shall be limited through the measures listed below.

a. Common space landscaping shall be with native/drought tolerant (xeriscape) species unless otherwise approved by the City of Lompoc Community Development Department.

b. Drip irrigation or other water-conserving irrigation shall be installed in common space landscaped areas.

c. Plant material shall be grouped by water needs.

d. Turf shall constitute less than 20 percent of the total landscaped area.

e. No turf shall be allowed on slopes of over 10 percent.

f. Extensive mulching (2” minimum) shall be used in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction.

Mitigation Measure HYDRO/WQ-4.3: Indoor Water Conservation Measures. Indoor water use in all proposed homes shall be limited through the following water conservation measures:

a. All exposed hot water lines shall be insulated.

b. Recirculating, point-of-use, or on-demand water heaters shall be installed.

Reference – Revised FEIR pages 4.7-14 through 4.7-17

6.4.2 Significant 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 *significant and unavoidable* (Class I).

Finding – The City hereby finds that all feasible changes or alterations have been required in, or incorporated into, the project that will avoid or substantially lessen the project's significant cumulative environmental effects on hydrology and water quality. However, despite such measures, the impacts will still be significant. The City finds that there are no feasible mitigation measures which might further avoid or reduce these significant environmental effects. These unavoidable significant effects are considered acceptable when balanced against the overriding benefits of the project, as set forth in the Statement of Overriding Considerations. [Public Resources Code Section 21081(a)(3), CEQA Guidelines Section 15091(a)(3)]

Facts in Support of Finding – Potential future water demand associated with the list of reasonably probable projects in the County's unincorporated Northern Lompoc Area would equal 669 units (reference to Table 3-1, Nos. 22-26 in the Revised FEIR). The County has estimated the net consumptive use for residential buildout in this area at 0.57 AFY/unit (Santa Barbara County Planning and Development 2001). Using this factor, future buildout of these projects in the Northern Lompoc Area would equate to approximately 381 AFY. According to the most recent Santa Barbara County Water Agency analyses, pumpage in the Lompoc Upland Area basin is 906 AFY (Ahlroth 2001). The proposed Burton Ranch Specific Plan and reasonable future development identified in Table 1 would increase overdraft in the Lompoc Upland Area basin to 1,476 to 1,485 AFY (906 + 189 + 381 AFY without a school; and 906 + 198 + 381 AFY with school). This would decrease the availability of regional water supplies to approximately 114 to 115 years (170,000 AFY/1,476 AFY; 170,000 AFY/1,485 AFY).

The MHCSD has estimated cumulative development impacts on their supplies based on assumptions in the MHCSD Sewer and Water Facilities Masterplan (2000). MHCSD estimates that cumulative demand over a 20-year buildout would equal approximately 425 AFY. Only two projects listed in the list of reasonably probable projects within the MHCSD service area would be included in this calculation: Mesa Oaks (Project No. 22); and Bluffs at Mesa Oaks (Project No. 25). These two projects account for 120 units and a water demand of approximately 68 AFY. Therefore, the 20-year buildout within the MHCSD service area and cumulative demand on the Lompoc Upland Area basin water supply would be 357 AFY greater than what is estimated based on the list of projects in Table 3-1 (425 AFY – 68 AFY). Using these assumptions, the proposed Burton Ranch Specific Plan and MHCSD service area development buildout would increase overdraft in the Lompoc Upland Area basin to 1,843 AFY (906 + 199 + 381 + 357 AFY). This would decrease the availability of regional water supplies to approximately 92 years (170,000 AFY/1,843 AFY).

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 *significant and unavoidable* (Class I). Though mitigation measures HYDRO/WQ-4.1, HYDRO/WQ-4.2, and HYDRO/WQ-4.3 would minimize the project's contribution to this cumulative impact to the maximum extent feasible, the residual effect would also be *significant and unavoidable* (Class I).

Reference – Revised FEIR pages 4.7-24 and 4.7-25

6.5 Land Use

6.5.1 Significant Direct Impact LU-1. Development of the proposed project would conflict with the existing and surrounding undeveloped rural character of the area. These impacts on land use compatibility would be *significant and unavoidable* (Class I).

Finding – The City hereby finds that all feasible changes or alterations have been required in, or incorporated into, the project that will avoid or substantially lessen the project's significant environmental effects on land use compatibility. However, despite such measures, the impacts will still be significant. The City finds that there are no feasible mitigation measures which might further avoid or reduce these significant environmental effects. These unavoidable significant effects are considered acceptable when balanced against the overriding benefits of the project, as set forth in the Statement of Overriding Considerations. [Public Resources Code Section 21081(a)(3), CEQA Guidelines Section 15091(a)(3)]

Facts in Support of Finding – Residential uses would be divided into distinct land use areas. These land use areas would allow for clustering of residential units within each parcel unit, and occupy approximately 130 acres. The Specific Plan limits the number of residential dwelling units to a maximum of 400 units for Plan Units 1 and 2. These areas would vary in density from 2 to 12 units per acre, with an average density of 3.5 units per acre. The remaining properties (Plan Units 3-8) would be built out using up to the maximum density of 4.6 dwelling units per acre. Therefore, the maximum allowable buildout for the project would be 476 units.

The proposed project would result in the conversion of up to 141 acres of undeveloped, residentially zoned land to a suburban environment. The 10 acres of undeveloped open space in Land Use Area 7 would represent approximately 7 percent of the site. The 2- to 3-acre passive park in Land Use Area 6 would also be designated as public open space.

Development of the project site with one- and two-story residences, parklands, and a school would represent a substantial change from the existing undeveloped, rural character. This undeveloped character also exists to the north with the BMER, the northwest above Allan Hancock Community College, Ken Adam Park below the college, and to the east. Similar residential development to the proposed project does exist to the southeast at the junction

of Purisima Road and State Highway 1, within the La Purisima Highlands project currently under construction. This is the only other relatively dense residential tract project in the vicinity. Other residential development on-site and to the east is very sparse.

Though the project site is currently designated for residential use, Burton Ranch Specific Plan buildout would substantially conflict with the existing onsite and surrounding low intensity rural character. Though the proposed landscaped buffers, undeveloped open space in Land Use Area 7, and passive recreation open space in Land Use Area 6 would minimize the change in character from undeveloped to relatively dense residential tract development, the loss of open space, and the conflict with the surrounding area's rural character would be *significant*.

Mitigation Measures – Based upon the analysis presented in Section 4.8 of the Revised FEIR, there are no mitigation measures that would be feasibly capable of minimizing the change from undeveloped, rural, open space to the residential character resulting from Burton Ranch Specific Plan buildout including attached multiple family and detached single family residential development and a school site.

Reference – Revised FEIR pages 4.8-4 and 4.8-5

6.5.2 Significant Cumulative Impact Land Use. Proposed development would result in 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 *significant*. The project's contribution to this cumulative impact would be *significant and unavoidable* (Class I).

Finding – The City hereby finds that all feasible changes or alterations have been required in, or incorporated into, the project that will avoid or substantially lessen the project's significant cumulative environmental effects on land use compatibility. However, despite such measures, the impacts will still be significant. The City finds that there are no feasible mitigation measures which might further avoid or reduce these significant environmental effects. These unavoidable significant effects are considered acceptable when balanced against the overriding benefits of the project, as set forth in the Statement of Overriding Considerations. [Public Resources Code Section 21081(a)(3), CEQA Guidelines Section 15091(a)(3)]

Facts in Support of Finding – Reasonable foreseeable "related project" development listed in Table 3-1 in the Revised FEIR, excluding the proposed project area, totals approximately 1,347 residential dwelling units. Cumulative

development throughout the greater Lompoc area would gradually alter the area's semi-rural character, and would result in the conversion of lands to suburban development. Individual development of projects in the region would have the potential to create compatibility conflicts relating to the interface of existing land uses and new urban development. Such conflicts would be addressed on a case-by-case basis. Though potential incompatibilities between existing open space and proposed development would be potentially resolved on a case-by-case basis through the use of landscape buffers and appropriate architectural design, significant cumulative land use compatibility conflicts would potentially occur. The cumulative impacts on land use would be *significant*.

Proposed development would result in 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 *significant*. The project's contribution to this cumulative impact would be *significant and unavoidable* (Class I) and there are no mitigation measures that would be feasibly capable of lessening this impact. Implementation of proposed mitigation measure LU-3 would lessen the project's residual contribution to land use compatibility conflicts with the Santa Barbara County ALUP to *adverse, but less than significant* (Class II).

Reference – Revised FEIR pages 4.8-7 and 4.8-8

6.6 Transportation and Circulation

6.6.1 Significant Direct Impact TRANS-1.3. The proposed project would substantially increase the daily volume to capacity (V/C) ratio on the surrounding road network. Implementation of mitigation measures TRANS-1.2a through TRANS-1.2f and TRANS-1.1a and TRANS-1.1c would reduce impacts on surrounding road networks to *adverse but less than significant* (Class II). However, impacts to H Street between Central Avenue and Purisima Road would be *significant and unavoidable* (Class I) during the approximate 20-year time frame until completion of H Street widening between Central Avenue and Purisima Road (including the Santa Ynez River bridge).

Finding – The City hereby finds that all feasible changes or alterations have been required in, or incorporated into, the project that will avoid or substantially lessen the project's significant environmental effects on transportation and circulation. However, despite such measures, the impacts will still be significant. The City finds that there are no **short term** feasible mitigation measures which might further avoid or reduce these significant environmental effects. These unavoidable significant effects are considered acceptable when balanced against the overriding benefits of the project, as set forth in the Statement of Overriding

Considerations. [Public Resources Code Section 21081(a)(3), CEQA Guidelines Section 15091(a)(3)]

Facts in Support of Finding – Upon project buildout site traffic would utilize up to 26 percent of the existing daily design capacity of the roadways within the study area (reference to Table 4.12-9 in the Revised FEIR). With the exception of H Street and Harris Grade Road, all of the roadway segments analyzed are projected to provide level of service C or better operation on a daily basis in the Year 2008, following the addition of site traffic. One roadway segment is projected to operate at LOS D, three are expected to operate at LOS E, and one is projected to operate at LOS F on a daily basis upon project completion. Upon project completion, site traffic would cause the daily level of service to decrease on five of the fifteen roadway links evaluated.

Harris Grade Road, north of Purisima Road, is projected to degrade from LOS C to LOS E on a daily basis following project completion. Improvements made by the project and cumulative development (the Bluffs at Mesa Oaks and the Harris Grade Residential or Lane's End development) such as full access connections to existing and proposed intersections, widening north of the existing church driveway, and possible addition of acceleration and deceleration lanes, plus mitigation measure TRANS-1.2b and TRANS-1.2c would increase the capacity of Harris Grade Road and ensure acceptable levels of service on a daily basis.

H Street includes four of the five roadway segments projected to operate on a daily basis below LOS C. The daily traffic volumes projected upon project completion would exceed the existing design capacity of H Street by 6 percent (south of North Avenue). The proposed project would utilize approximately five percent of the capacity of H Street at this location. Site traffic would utilize 6 percent of the H Street daily roadway capacity, north of North Avenue, and the daily volume would exceed the capacity by an estimated 13 percent at this location. Therefore, traffic impacts on a daily basis would be *potentially significant*.

The daily traffic volumes projected upon project completion would exceed the existing design capacity of H Street (north of Central Avenue) by as much as 49 percent and site traffic would require 13 percent of the roadway capacity at this location. Projected volumes would exceed the capacity of H Street (south of Purisima Road) by an estimated 22 percent (half of which would be the result of project-related traffic). Therefore, traffic impacts on a daily basis would be *potentially significant*.

Mitigation Measures – Based upon the analysis presented in Section 4.12 of the Revised FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Nevertheless, impacts would remain significant.

Mitigation Measures: Implementation of mitigation measures **TRANS-1.2a through TRANS-1.2d** (Section 5.10.2 Significant Direct Impact TRANS-1.2.), improvements to the existing circulation network, and **TRANS-1.2e and TRANS-1.2f** (Section 5.10.2 Significant Direct Impact TRANS-1.2.), contribution of transportation mitigation fees, would reduce project specific daily traffic impacts on the transportation system. In addition, adherence to mitigation measure **TRANS-1.1a and TRANS-1.1c**, requiring an Encroachment Permit from Caltrans and Santa Barbara County, respectively, would further reduce impacts on transportation and circulation.

Reference – Revised FEIR pages 4.12-37 and 4.12-38

7.0 FINDINGS REGARDING GROWTH INDUCEMENT IMPACTS

CEQA Guidelines Section 15126.2(d) requires that an EIR:

> "Discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment."

7.1 Growth Inducement Direct Impact. Potential inducements to growth include (1) the generation of short-term and long-term employment; (2) the development of new housing; (3) the improvement of the area's infrastructure; (4) the extension of services to a previously undeveloped area; or (5) stimulus to an area's economy. The substantial contribution of any one of these factors would potentially induce growth in the Lompoc area, as described in the following discussion. Under CEQA, growth is not considered "necessarily beneficial, detrimental or of little significance to the environment." If the project were capable of contributing to growth inducement, an increase in the population would potentially impact existing community service facilities, and require construction of new facilities that would potentially cause significant environmental effects. This would be considered a *significant* growth inducement impact.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effects on the environment to below a level of significance.

Facts in Support of Finding – *Population*. According to the Department of Finance (DOF), the City of Lompoc's estimated 2002 population is 41,650. The City experienced a 0.4 percent change in population from the 2001 estimated population of 41,500. The Lompoc Valley has experienced an annual average rate of 1 percent population growth since 1990. However, growth in the unincorporated areas of Lompoc Valley (Mesa Oaks, Mission Hills, Vandenberg Village, and Vandenberg AFB) experienced 1.7 percent annual growth during

1990 to 2000 (reference to SBCAG 2002). Table 6-1 (Revised FEIR, page 6-1) compares the Lompoc area's population growth to that of Santa Barbara County.

The project site is located in the Northern Lompoc area. The proposed project would require extension of Lompoc city limits, expansion of the City of Lompoc Sphere of Influence, and extension of the City of Lompoc urban limit line. The project would permit development of 476 residential units and an educational facility. Proposed development would equate to a corresponding population increase of up to 1,447 additional residents to the City of Lompoc. Considering the number of potential new residents compared to the local population of over 41,000 and the annual average rate of 1 percent population growth in Lompoc Valley since 1990, this increase would not be substantial.

Table 6-2 (Revised FEIR, page 6-2) indicates 2000 Census counts and projections through 2030 for Santa Barbara County and the Lompoc Valley, including the City of Lompoc and the unincorporated areas of Lompoc. As shown in Table 6-2, by 2030 the overall County population is expected to increase 30.4 percent over 2000 levels. Similarly, the Lompoc population is expected to increase 29 percent, by 16,900 persons. Population growth of 1,447 residents associated with proposed project development would represent 8.5 percent of this increase, and therefore would not constitute a significant growth inducing impact.

Sewer Infrastructure. The proposed project would be annexed to the Mission Hills Community Services District (MHCSD) and connected to the approved sewer main extension that would extend to the junction of Purisima Road and Harris Grade Road. Onsite sewer connections would be required to transport wastewater from the project site to La Purisima Treatment Plant. No extension of sewer trunk lines would be required. Therefore, expansion of wastewater services would not be capable of supporting development beyond the project boundaries.

Domestic Water Supply Infrastructure. The proposed project would require connection to the existing 14'' water main line located on Harris Grade Road. The proposed extension of water supply would provide reliable water supplies to the project site, but it would not provide water resources to any other undeveloped parcels beyond the project site boundaries that could foster additional growth. The location of the Burton Mesa Ecological Reserve (BMER) directly north of the Burton Ranch Specific Plan area also precludes development from expanding northward. Therefore, the project would not be growth inducing as it would not be capable of facilitating additional residential growth through expansion of public facilities.

Access Improvements. Access to the project site would be provided via three access points to Harris Grade Road, and one to State Highway 1 (reference to Figure 2-3 in the Revised FEIR). From north to south, an entrance point at Street

"D" would be located approximately 1,600 feet north of the Onstott Road/Harris Grade Road intersection. A second circulation access point at Street "C" would be provided across from the new intersection at Onstott Road/Harris Grade Road that was approved with the Bluffs at Mesa Oaks tract (County of Santa Barbara 2001). The third access point at Street "B" would be located at the St. Mary's Church driveway to the Burton Ranch Specific Plan area. The sole access point at Street "A" on State Highway 1 would be opposite the Allan Hancock College entrance at an existing traffic signal.

No major extensions of off-site public roads would be required to provide access to the proposed project. In the event that an agreement is reached between the applicant and the Lompoc Unified School District to transfer property in Land Use Area 5 for the construction of a school, a signal at the Street "C" or "D"/Harris Grade Road intersection would be required for school student pedestrian safety. However, such improvements would not remove an obstacle to future growth or open up additional areas beyond the Burton Ranch Specific Plan to development.

Housing. The Santa Barbara County Association of Governments has recently completed an updated growth forecast analysis for the county through the year 2030 (SBCAG 2002). The study indicates that there is a substantial jobs to housing ratio imbalance in the South County, with available residential units considerably fewer in number than available employment opportunities. In contrast, the number of residential units in the North County, particularly those considered affordable, exceed technical and professional employment opportunities. The growth forecast study predicts that this continuing jobs to housing ratio imbalance will result in a greater number of employees buying homes in North County communities such as Lompoc, and commuting to the South County for work.

Lompoc Valley has an existing housing inventory of 19,922 dwelling units, 69 percent of which are located within the City of Lompoc. Existing housing stock within Lompoc Valley is heavily weighted towards single-family homes, especially in the unincorporated areas where they comprise approximately 65 percent of all dwelling units (SBCAG 2002). The number of households within the City of Lompoc is projected to increase by 16 percent by 2030. Households located within the unincorporated areas of Lompoc Valley are forecast to increase by 46 percent in the next 30 years (SBCAG 2002).

Projected population increases are likely to aggravate housing inventory shortages over the next 30 years. Population figures for the City of Lompoc are estimated to increase by over 8,800 by 2030. The proposed project would address another 16% of the City of Lompoc housing stock demand. Future probable and proposed project development would add 1,482 residential units to the Lompoc Valley. Given the average City of Lompoc occupancy of 2.88 persons per unit, these proposed units would provide approximately 49 percent

of the 3,055 additional residences needed to support population growth in Lompoc Valley between the years 2000 and 2030. Therefore, the proposed project would in part address the currently insufficient housing inventory, and would not induce population growth.

Economic Growth. Construction and operation of residential development would create the potential for a limited number of new jobs. Construction personnel would be required to build the proposed project, but this short-term activity would not likely generate new employment opportunities. Maintenance personnel (e.g., landscape, cleaning, etc.) would be required for long-term operation of the residential development. It is likely that most workers would come from the local area, given the supply of workers in the existing work force. Few people would permanently relocate from out of the area for this service employment. Therefore, the project would not cause significant employment growth in the area and would not be growth inducing in terms of employment.

Reference: Revised FEIR pages 6-1 through 6-4

8.0 FINDINGS REGARDING PROJECT ALTERNATIVES

Because the proposed project will cause unavoidable significant environmental effects, the City must consider the feasibility of any environmentally superior alternative to the proposed project, evaluating whether these alternatives could avoid or substantially lessen the unavoidable significant environmental effects of the proposed project, achieve most of the project's objectives, and be potentially feasible.

In rejecting the alternatives, the City has examined the objectives of the proposed project and weighed the ability of the various alternatives to meet those objectives. The specific objectives and benefits associated with the project include, but are not limited to, the following:

- Provide large-scale planning policies that would avoid piecemeal development;
- Establish development standards for the Burton Ranch that would result in high quality, aesthetically pleasing development patterns;
- Allow for comprehensive environmental review of all potential impacts associated with future development of the Burton Ranch;
- Ensure a sense of identity within the community which is rooted in the early development history of Lompoc;
- Construction of 476 housing units in a Countywide market area with an identified housing deficiency;
- Provision of short-term construction employment; and
- Removal of planted trees, ornamentals, and non-native species that have the potential to invade native habitats.

The City has compared the potential environmental effects of each alternative with those of the proposed project, and likewise assessed the feasibility of the alternatives.

The City has determined that the alternatives are either not environmentally superior and/or are not feasible, as indicated below.

The following alternatives were addressed in the Revised FEIR:

- Alternative 1: No Project
- Alternative 2: Reduced/Clustered Development
- Alternative 3: Off-Site Alternative

Alternative 1: No Project

Description – The No Project Alternative is the circumstance under which the project does not proceed. This would reasonably assume that the project site would be built out at the existing County of Santa Barbara land use designation Urban RES-4.6 and zoning of Design Residential, 4.6 units per acre (DR-4.6) of up to 685 dwelling units, and a population of 2,007 residents (685 units x 2.93 persons/unit).

Finding – The City finds that specific economic, legal, social, technological, or other considerations, as specified below, make this alternative infeasible and less desirable than the proposed project. [Public Resources Code Section 21081(a)(3), CEQA Guidelines Section 15091(a)(3)].

Facts in Support of Finding – As the No Project Alternative represents a larger development scenario with 209 more residential units generating a population of approximately 612 additional persons, impacts on aesthetics/visual resources, air quality, noise, transportation and circulation, and utilities and private systems are greater than the proposed project. Impacts on biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use, public services, and recreation would be similar to but greater than those estimated for the proposed project. Because the environmental impacts of the No Project Alternative are greater than those of the proposed project, the No Project Alternative is less desirable than the proposed project, and is determined to be infeasible. In addition, in the event that development of the Property (within County jurisdiction) were to be delayed (a "No Development" Alternative), such an alternative would forego most of the project's benefits, as itemized in the Statement of Overriding Considerations, and is therefore determined to be infeasible and less desirable than the proposed project.

In conclusion, for the reasons stated above, the No Project Alternative is rejected.

Reference – Revised FEIR Section 5.1

Alternative 2: Reduced/Clustered Development

Description – This alternative would cluster development on approximately 45 acres in the southern portions of the project site, in order to minimize significant impacts resulting from removal and fragmentation of Burton Mesa chaparral habitat adjacent to the BMER, sensitive plant species, and oak trees. The entire acreage of Plan Unit 1, 32.2 acres, would be zoned for residential development, but would continue to include approximately 1 acre of vernal swale as open space, and approximately 3.5 acres of neighborhood or community parkland (reference to Figure 5-1 in the Revised FEIR). Approximately 10 acres of Plan Unit 2 would be developed, incorporating a 100-foot buffer from oak savanna habitat areas. Approximately 1.5 acres would be maintained as neighborhood or community parkland. Acreage in Plan Unit 2 to the north including oak savanna and Burton Mesa chaparral habitat would remain as undeveloped open space. Plan Units 3 through 7, equaling 7.65 acres, would be developed as residential development.

Proposed land use designations under this alternative would designate approximately 20 acres as DR-10 (Design Residential, maximum 10 units per acre) (Land Use Area 1), totaling 200 units, 20 acres as DR-4.6 that would include the 1-acre vernal swale (Land Use Area 2), totaling 92 units, and 5.0 acres of parks. The total 292 residential units would support a population of approximately 856 persons (292 units X 2.93 persons/unit). Development of an elementary/middle school on Land Use Area 5 would not be feasible, as the proposed school site would be preserved in open space, and remaining developable area would be dedicated to residential uses. The 5.0 acres of park area would be divided into neighborhood and community park uses.

Finding – The City finds that specific economic, legal, social, technological, or other considerations, as specified below, make this alternative infeasible and less desirable than the proposed project. [Public Resources Code Section 21081(a)(3), CEQA Guidelines Section 15091(a)(3)].

Facts in Support of Finding – Impacts associated with the Reduced/Clustered Development project alternative would still result in Class I impacts in the areas of Aesthetics/Visual Resources, Air Quality, Hydrology/Water Quality, and Land Use compatibility. Transportation impacts would be reduced to Class II and Class III levels. However, the Reduced/Clustered Development Alternative would result in the construction of fewer housing units than the proposed project, and thus provide correspondingly fewer benefits of high-quality residential units, affordable housing units, and remedying the current Countywide market area jobs/housing imbalance for health care and other professionals. In addition, the City finds that the concentration of housing units in the southern portion of the site resulting from this alternative is an undesirable design feature that would create a negative massing effect. For these reasons, the City finds that the Reduced/Clustered Development Alternative reduces the benefits provided by the project without

appreciably reducing its impacts and, therefore, that this alternative is infeasible and less desirable than the proposed project.

Reference – Revised FEIR Section 5.2

Alternative 3: Off-Site Alternative

Description – The Off-Site Alternative location would be south of the City of Lompoc limits. This approximately 148-acre parcel is located south of Willow Avenue and C Street, and east of San Miguelito Road. This site falls within the Southern Development Alternative assessed in the City of Lompoc General Plan Revision EIR (City of Lompoc 1997). The site was also the subject of a January 20, 2004 public hearing to seek direction from the Lompoc City Council on an inquiry for possible annexation and future residential development of the property.

Finding – The City finds that specific economic, legal, social, technological, or other considerations, as specified below, make this alternative infeasible and less desirable than the proposed project. [Public Resources Code Section 21081(a)(3), CEQA Guidelines Section 15091(a)(3)].

Facts in Support of Finding – Impacts associated with the Off-Site Alternative project would result in generally similar or substantially greater impacts to aesthetics/visual resources, air quality, cultural resources, geology and soils, hydrology and water quality, noise, public services, recreation, transportation and circulation, and utilities and private systems. The Off-Site Alternative would have an equal number of Class I impacts as the proposed project, with the result that it does not reduce the environmental impacts of the proposed project. The City also finds that the Off-Site Alternative, when compared to the proposed project, is more visible from the City, has more dynamic topographic relief, is adjacent to a site listed on the National Register of Historic Places, is a State Historical Landmark, and is the subject of a scenic view from the City; accordingly, the City finds that it is less desirable from an aesthetics standpoint than is the proposed project. The Off-Site Alternative is not under the control of the applicant. For these reasons, this Off-Site Alternative is less desirable than the proposed project, and therefore is rejected as infeasible.

Reference – Revised FEIR Section 5.3

9.0 FINDINGS REGARDING THE MITIGATION MONITORING AND REPORTING PROGRAM

Section 21081.6 of the Public Resources Code requires that when making findings required by Section 21081(a) of the Public Resources Code, the Lead Agency approving a project shall adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval, in order to ensure

compliance with project implementation and to mitigate or avoid significant effects on the environment. The City hereby finds that:

1) A Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the project, and the mitigation measures therein are made a condition of project approval. The MMRP is incorporated herein by reference and is considered part of the record or proceedings for the proposed project.

2) The MMRP designates responsibility and anticipated timing for the implementation of mitigation. The City will serve as the overall MMRP coordinator. The applicants, Martin Farrell Homes, Inc. and The Towbes Group, Inc., will be primarily responsible for ensuring that all project mitigation measures are complied with. Mitigation measures are programmed to occur at, or prior to, the following milestones. Some of the milestones are worded slightly different than other milestones because the order in which development will occur is not known at this time and the timing is written to address any such scenario of development.

- Prior to tentative map approval. These measures apply to tract-wide measures that would be reviewed at the time of tentative map review and prior to tentative map approval.

- Prior to Parcel Map approval. These measures apply to tract-wide measures that would be reviewed at the time of Parcel Map review and prior to Parcel Map approval.

- Prior to Final Map approval. These measures apply to tract-wide measures that would be reviewed at the time of Final Map review and prior to Final Map approval.

- Prior to Parcel Map or Final Map approval. These measures apply to tract-wide measures that would be reviewed at the time of Parcel Map or Final Map review and prior to Parcel Map or Final Map approval.

- Prior to Final Map approval and issuance of grading and building permits. These measures apply to tract-wide measures that would be reviewed at the time of Final Map review and prior to Final Map approval and also prior to issuance of permits for earth moving and construction activities begin.

- At the time of the submittal of the first Public Improvement Plans. These measures need to be undertaken at the time of the Public Improvement Plan for any development phase.

- Prior to map recordation and issuance of grading permit(s). These measures apply to tract-wide measures that would need to be undertaken prior to map recordation and prior to permits for earth moving activities are issued.

- Prior to clearing, grubbing, grading, or issuance of grading permits. These are measures that need to be undertaken before brush removal or earth moving activities begin, or prior to permits for earth moving activities are issued.

- Prior to any phase of clearing, grubbing, grading, and/or construction activity on-site. These are measures that need to be undertaken before brush removal, earth moving activities, and/or construction activities begin.

- Prior to issuance of grading permit(s). These are measures that need to be undertaken prior to permits for earth moving activities are issued.

- Prior to issuance of grading and building permits. These are measures that need to be undertaken before permits for earth moving activities and construction activities begin.

- Upon completion of grading. These are measures that need to be undertaken prior to completion of earth moving activities.

- Prior to issuance of building permit(s). These are measures that need to be undertaken before permits for construction activities are issued.

- Upon issuance of any development permit or prior to final building inspection. These are measures that need to be undertaken before permits for construction activities are issued or before final inspection of the dwellings.

- At the time of issuance of the first building permit for any dwelling unit. These are measures that need to be undertaken before permits are issued for construction of any dwelling unit.

- Prior to occupancy. These are measures that need to be undertaken before final inspection of the dwellings because occupancy certificates are not issued for dwellings.

  Connecting each of the mitigation measures to these milestones will integrate mitigation monitoring into existing City processes, as encouraged by CEQA. In each instance, implementation of the mitigation measure will be accomplished in parallel with another activity associated with the project.

3) The MMRP prepared for the project has been adopted concurrently with these Findings. The MMRP meets the requirements of Section 21081.6 of the Public Resources Code. The City will use the MMRP to track compliance with project mitigation measures. The MMRP will remain available for public review during the compliance period.

10.0 OTHER FINDINGS

The City hereby finds as follows:

1) The foregoing statements are true and correct;
2) The City is the "Lead Agency" for the project evaluated in the Revised FEIR and independently reviewed and analyzed the Draft EIR, FEIR, and Revised FEIR, including the Burton Ranch Specific Plan Revised Final Environmental Impact Report EIR 02-01 List of Revisions, for the project;
3) The Notice of Preparation of the Draft EIR was circulated for public review. It requested that responsible agencies respond as to the scope and content of the environmental information germane to that agency's specific responsibilities;
4) The public review period for the Draft EIR was for 45 days between September 9, 2003 and October 23, 2003, and was extended one time at the applicant's request for an additional 20 days until November 12, 2003. The Draft EIR and appendices were available for public review during that time. A Notice of Completion and copies of the Draft EIR were sent to the State Clearinghouse, and notices of availability of the Draft EIR were published by the City. The Draft EIR was available for review at the City of Lompoc Planning Division, 100 Civic Center Plaza, Lompoc, California, 93438.
5) The Draft EIR, FEIR, and Revised FEIR, including the Burton Ranch Specific Plan Revised Final Environmental Impact Report EIR 02-01 List of Revisions, were completed in compliance with CEQA;
6) The Revised FEIR, including the Burton Ranch Specific Plan Revised Final Environmental Impact Report EIR 02-01 List of Revisions, reflects the City's independent judgment;
7) The City evaluated comments on environmental issues received from persons who reviewed the Draft EIR. In accordance with CEQA, the City prepared written responses describing the disposition of significant environmental issues raised. The Revised FEIR provides adequate, good faith and reasoned responses to the comments. The City reviewed the comments received and responses thereto and has determined that neither the comments received nor the responses to such comments add significant new information to the Draft EIR regarding adverse environmental impacts. The City has based its actions on full appraisal of all viewpoints, including all comments received up to the date of adoption of these Findings, concerning the environmental impacts identified and analyzed in the Revised FEIR.
8) The City finds that the Revised FEIR provides objective information to assist the decisionmakers and the public at large in their consideration of the environmental consequences of the project. The public review period provided all interested jurisdictions, agencies, private organizations, and individuals the opportunity to submit all comments made during the public review period;
9) The Revised FEIR evaluated the following direct and cumulative impacts: (1) aesthetics/visual resources; (2) air quality; (3) biological resources; (4) hydrology and water quality; (5) land use; and (6) transportation and circulation.

Additionally, the Revised FEIR considered, in separate sections, significant irreversible environmental changes and growth inducing impacts of the project, as well as a reasonable range of project alternatives. All of the significant environmental impacts of the project were identified in the Revised FEIR;

10) CEQA requires the lead agency approving a project to adopt a MMRP for the changes to the project that is has adopted or made a condition of project approval in order to ensure compliance with project implementation. The MMRP includes all of the mitigation measures identified in the Revised FEIR and has been designed to ensure compliance during implementation of the project. In accordance with CEQA, the MMRP provides the steps necessary to ensure that the mitigation measures are fully enforceable;
11) The MMRP designates responsibility and anticipated timing for the implementation of mitigation; the City will serve as the MMRP Coordinator;
12) In determining whether the project may have a significant impact on the environment, and in adopting these Findings pursuant to Section 21081 of CEQA, the City has complied with CEQA Sections 21081.5 and 21082.2;
13) The impacts of the project have been analyzed to the extent feasible at the time of certification of the Revised FEIR, including the Burton Ranch Specific Plan Revised Final Environmental Impact Report EIR 02-01 List of Revisions;
14) The City made no decisions related to approval of the project prior to the initial certification of the Revised FEIR, including the Burton Ranch Specific Plan Revised Final Environmental Impact Report EIR 02-01 List of Revisions, made by the Planning Commission. The City also did not commit to a definite course of action with respect to the project prior to the initial certification of the Revised FEIR, including the Burton Ranch Specific Plan Revised Final Environmental Impact Report EIR 02-01 List of Revisions, by the Planning Commission;
15) Copies of all the documents incorporated by reference in the Revised FEIR, including the Burton Ranch Specific Plan Revised Final Environmental Impact Report EIR 02-01 List of Revisions, are and have been available upon request at all times at the offices of the City of Lompoc Planning Division, the custodians of record for such documents or other materials;
16) Textual refinements and errata were compiled and presented to the decision-makers for review and consideration. The City staff has made every effort to notify the decision-makers and interested public/agencies of each textual change in the various documents associated with the review of the project. These textual refinements arose for a variety of reasons. First, it is inevitable that draft documents will contain errors and will require clarifications and corrections. Second, textual clarifications were necessitated in order to describe refinements suggested as part of the public participation process. Third, textual changes were necessitated due to changes to the project description and the required subsequent analysis;
17) The responses to the comments on the Draft EIR, which are contained in the Revised FEIR, clarify and amplify the analysis in the Draft EIR;
18) Having reviewed the information contained in the Draft EIR, FEIR, and Revised FEIR, including the Burton Ranch Specific Plan Revised Final Environmental Impact Report EIR 02-01 List of Revisions, and in the administrative record, as

well as the requirements of CEQA and the State CEQA Guidelines regarding recirculation of Draft EIRs and FEIRs, and having analyzed the changes in the Draft EIR and Final EIR which have occurred since the close of the public review period, the City finds that there is no new significant information regarding adverse environmental impacts of the project in the Revised FEIR, including the Burton Ranch Specific Plan Revised Final Environmental Impact Report EIR 02-01 List of Revisions, and finds that recirculation of the Draft EIR and FEIR is not required; and

19) Having received, reviewed and considered all information and documents in the Revised FEIR, including the Burton Ranch Specific Plan Revised Final Environmental Impact Report EIR 02-01 List of Revisions, as well as all other information in the record of proceedings on this matter, these Findings are hereby adopted by the City in its capacity as the CEQA Lead Agency. These findings set forth the environmental basis for current and subsequent discretionary actions to be undertaken by the City and responsible agencies for the implementation of the project.

11.0 STATEMENT OF OVERRIDING CONSIDERATIONS

The California Environmental Quality Act ("CEQA") and the State CEQA Guidelines provide the following:

(a) CEQA requires the decision making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."

(b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the Revised FEIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the Revised FEIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.

(c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

Balance of Competing Goals. The City hereby finds it is important to balance competing goals in approving the project and the environmental documentation of the project. Not every environmental impact can be avoided fully or mitigated due to the need to satisfy competing concerns to a certain extent.

The City hereby finds and determines that the project and the supporting environmental documentation provide for a positive balance of the competing goals and that the social, environmental, land-use and other benefits to be obtained by the project outweigh any remaining environmental impacts.

The City, pursuant to State CEQA Guidelines Section 15093, has balanced the benefits of the project against the following unavoidable impacts for which no feasible mitigation measures exist to reduce the impact to below a level of significance:

1) Direct and cumulative impacts on aesthetics/visual resources (development of the existing open space character of the project site; obstruct sensitive public view corridors of on-site scenic resources; and change the open space character of the project site to that of low and moderate density residential development;
2) Direct and cumulative air quality impacts (emissions of ozone precursors);
3) Cumulative impacts on biological resources (long term loss of Burton Mesa chaparral, oak trees, oak savanna, and coastal scrub);
4) Direct and cumulative impacts on hydrology and water quality/quantity (additional water demand would result in net deficit in aquifer volume);
5) Direct and cumulative land use impacts (development of the proposed project would conflict with the existing and surrounding undeveloped rural character of the area); and
6) Direct impacts on transportation and circulation (substantially increase the existing daily volume to capacity (V/C) ratio on the H Street corridor; this is a short-term significant impact estimated for 20 years until H Street bridge is widened).

The City has adopted all feasible mitigation measures with respect to these impacts. The City also has examined a range of alternatives, none of which both meet most of the project objectives and is environmentally preferable to the project.

Accordingly, the City adopts the following Statement of Overriding Considerations based on information in the Revised FEIR No. 2002091045 and on other information in the record. The City, pursuant to the CEQA Guidelines, after balancing the specific economic, legal, social, technological, and other benefits of the project against the unavoidable environmental effects which remain significant and after all feasible mitigation measures and alterations have been incorporated into the project, and after the project alternatives that will lessen or avoid such significant impacts have been rejected as infeasible, determines that the unavoidable adverse environmental effects are acceptable due to the following specific considerations, each of which individually is sufficient to outweigh the unavoidable, adverse environmental impacts of the project:

Social and Economic Benefits. The project would result in the following social and economic benefits:

a. The construction of the project will result in both short-term and long-term economic benefits to the City of Lompoc and its residents. The project will

increase contribution to City property taxes. The project will indirectly provide for a number of jobs relating to construction of and maintaining the proposed residential uses and related improvements.

b. Development of the Burton Ranch with high quality residential units will complement the housing stock already in the area and will assist in supporting a stable employment and retail customer base for the City.

c. There is a County-wide housing shortage which affects the City of Lompoc and a community need for additional market rate housing as well as for affordable housing, and the City is responsible under State law to plan for such additional housing in order to promote construction of housing. The City is actively seeking compliance with its identified fair share of total housing units and affordable housing in the region. The project will contribute toward achieving that goal by providing a maximum of 476 residential units on the site, consisting of approximately 90 apartment and/or condominium units and approximately 386 residential units on various sized lots ranging from an average of 8,000 to 15,000 square feet. The project is required to meet Policy 1.11 of the Housing Element of the City's General Plan ensuring that 10% of all on-site dwelling units be designated as "affordable" to very low-, low-, and moderate-income households. Construction of the project will demonstrate the City's performance of its duty to plan and provide for development of new housing within its boundaries.

d. The proposed project will result in an offer to negotiate a proposed 12-acre school site to the Lompoc Unified School District for an elementary/middle school site.

e. The project will provide residential units in an area with an identified jobs/housing imbalance such that the additional housing could attract more nurses and other licensed health care professionals as well as other professionals to the area.

f. Provision of supplementary funds for the maintenance and operation of needed public facilities for the Burton Ranch and the City as a whole.

g. Construction of transportation improvements that are located within State of California jurisdiction and thus outside the City's permit jurisdiction.

h. Improvement of the access to the Burton Ranch and transportation circulation in the Burton Ranch area, including

- *improvements to Harris Grade Road:* 14-foot median lane, left turn lanes, and sidewalk or paved trail along west side to Street

- *improvements to Harris Grade Road/Purisima Road/State Highway 1:*

~ modify southbound approach and exit lanes at Harris Grade Road/Purisima Road intersection to provide two through lanes extending south of the intersection far enough to facilitate merging without creating congestion; and

~ extend the existing bike lane on northbound State Highway 1 through the State Highway 1/Purisima Road Intersection, connecting with a new pedestrian/bicycle crosswalk, north across Purisima Road, and connecting to a new pedestrian/bicycle crosswalk spanning Harris Grade Road.

i. The project will pay fees toward improvements to the transportation/circulation system, including:

- 50% toward cost of design and construction of dual northbound and southbound left-turn lanes at the H Street and Central Avenue intersection;
- 28.13% toward cost of adding westbound left-turn lane at Harris Grade Road/Purisima Road;
- 23.18% toward cost of adding northbound right turn-lane at H Street/Central Avenue;
- 17.62% toward cost of signalizing Purisima Road/State Route 246 intersection; and,
- Traffic impact fees.

Environmental Benefits. The project would result in the following environmental benefits:

a. Annexation and development of the property will accommodate future urban development onto land that does not have agricultural viability, allowing the City to advance its General Plan policies of preserving productive agricultural lands.

b. The current County of Santa Barbara land use designation is Urban RES-4.6 (Residential, maximum 4.6 units per acre) and the zoning is DR-4.6 (Design Residential, 4.6 units per acre), which would allow a maximum of 685 dwelling units on the site. The Burton Ranch Specific Plan Project maximizes available tools to reduce the number of dwelling units that could be built on the site under the County of Santa Barbara land use designation to 476 dwelling units. The reduced number of dwelling units will reduce the overall impacts to the environment.

c. Avoidance of piecemeal development by master planning a large contiguous area prior to individual property owners seeking development project approvals.

d. Provision for coordinated development policies for the Burton Ranch that will result in a high quality, aesthetically pleasing development pattern.

e. Provision of development standards in the Specific Plan that are appropriate for the Burton Mesa's semi-rural environment.

f. Provision of comprehensive environmental review of all potential development in the Burton Ranch to insure that impacts that could result from development of separate properties are considered as a whole and mitigated appropriately.

g. Creation of a sense of "place" for the Burton Ranch that has its roots in Lompoc's early development history.