

DRAFT RESOLUTION NO. 5302 (06)

**A Resolution Of The Council Of The City of Lompoc, County Of Santa
Barbara, State Of California, For Application Initiating Proceedings
For The Burton Ranch Specific Plan Annexation (Annex No. 70) And
Detachment**

WHEREAS, a request was received from Martin Farrell Homes, Inc. and The Towbes Group, Inc. for Planning Commission review and consideration of a proposal to annex the approximately 149 acre property located immediately northeast of the intersections of State Highway 1, Harris Grade Road, and Purisima Road (Assessor's Parcel Numbers 97-250-002, 97-250-005, 97-250-006, 97-250-013, 97-250-039, 97-250-040, 97-250-050, 97-250-051, 97-250-062, 97-250-069, and 97-250-070), known as the Burton Ranch Specific Plan. The request includes pre-zoning of the property. The property is not currently located within the City's Sphere of Influence; and

WHEREAS, the Planning Commission has recommended approval of initiating proceedings for annexation (Annex No. 70) of approximately 149 acres of property known as the Burton Ranch Specific Plan; and

WHEREAS, the Planning Commission held a duly-noticed public hearing for consideration of Annex No. 70 on December 12, 2005; and after considering the staff report and hearing testimony from the applicant, the Planning Commission adopted Resolution No. 461 (05) recommending that the City Council initiate proceedings for annexation of the property; and

WHEREAS, on February 7, 2006, the City Council held a public hearing to receive public input regarding the proposed application initiating proceedings for the annexation (Annex No. 70) and detachment; and

WHEREAS, the City Council certified the Revised Final Environmental Impact Report for the Burton Ranch Specific Plan project (EIR 02-01), including the Burton Ranch Specific Plan Revised Final Environmental Impact Report EIR 02-01 List of Revisions, (SCH No. 2002091045) and adopted the Findings of Fact and Statement of Overriding Considerations on February 7, 2006, as required by the California Environmental Quality Act (CEQA).

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMPOC, CALIFORNIA,
DOES HEREBY RESOLVE AND ORDER AS FOLLOWS:**

SECTION 1: This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government

Reorganization Act of 2000, commencing with Section 56000 of the California Government Code.

SECTION 2: This proposal is an annexation to the City of Lompoc and to the Mission Hills Community Services District and a detachment from the Santa Barbara County Fire Protection District.

SECTION 3: A map of the affected territory is set forth in Exhibit A, attached hereto and by reference incorporated herein.

SECTION 4: The reasons for the proposal are to:

- a. Develop the property with high quality residential units that will assist in supporting a stable employment and retail customer base for the City.
- b. Provide supplementary funds for the maintenance and operation of needed public facilities for the property and for the City as a whole.
- c. Construct transportation improvements that are located within State of California jurisdiction and thus outside the City's permit jurisdiction.
- d. Improve access to the property and transportation circulation in the Wye area.
- e. Avoid piecemeal development by master planning a large contiguous area prior to individual property owners seeking development project approvals.
- f. Provide for coordinated development policies for the Burton Ranch that will result in a high quality, aesthetically pleasing development pattern.
- g. Provide development standards in the Specific Plan that are appropriate for the Wye's semi-rural environment.
- h. Provide 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.
- i. Create a sense of "place" for the Burton Ranch that has its roots in Lompoc's early development history.

- j. Create employment opportunities in the construction trades over the extended period of project development.
 - k. Provide the City reviewing authority over the northern entrance into the City.
 - l. Contribute toward the City achieving its fair share of housing units and affordable housing in the region.
6. The proposal is consistent with the recommended amendment of the Sphere of Influence of the City of Lompoc, provided in City Council Resolution No. 5301 (06), and is consistent with the Sphere of Influence of the Mission Hills Community Services District. The City of Lompoc's Sphere of Influence will be required to be amended.
7. Consent is hereby given to the waiver of conducting authority proceedings.

SECTION 5: This Resolution is effective upon its adoption.

PASSED AND ADOPTED on February 7, 2006.

The above and foregoing Resolution, on motion by Councilmember _____, seconded by Councilmember _____, was duly passed and adopted by the Council of the City of Lompoc at its regular meeting of February 7, 2006, by the following electronic vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):

Dick DeWees, Mayor
City of Lompoc

ATTEST:

Donna Terrones, City Clerk
City of Lompoc

Attachments: [Exhibit A – Pre-Annexation Map](#)
[Exhibit B – Proposed Annexation Map](#)