



PLANNING COMMISSION STAFF REPORT

DATE: November 8, 2023
TO: Members of the Planning Commission
FROM: Brian Halvorson, Planning Manager
RE: Amendment No. 3 to the Burton Ranch Specific Plan (SP 04-01)

AGENDA ITEM NO. 3

Planning Commission consideration of a recommendation to the City Council regarding proposed amendments to the Burton Ranch Specific Plan to revise text indicating a change in wastewater utilities. A Final Environmental Impact Report (EIR 02-01) for the Burton Ranch Specific Plan (SCH # 2002091045) was adopted and in accordance with Section 15164 of the CEQA Guidelines, an Addendum to the 2005 Burton Ranch Specific Plan Final EIR has been prepared to document changes in the project description since the 2005 Final EIR was originally prepared.

Scope of Review

The Planning Commission is being asked to consider if the required findings in the Resolution can be made for the proposed amendments to the Burton Ranch Specific Plan. The Planning Commission is not making a final decision on the proposed amendments, but is making a recommendation to the City Council regarding the amendments.

Staff Recommendation

1. Adopt Resolution No. 993 (23) as shown in Attachment 1 recommending the City Council approve amendment No. 3 to the Burton Ranch Specific Plan and acceptance of an Addendum to the Final Environmental Impact Report; or
2. Provide other direction.

Background

The Burton Ranch Specific Plan project area is located at the intersection of Purisima Road (Highway 1) and Harris Grade Road (Attachment 2) on approximately 149 acres. The Specific Plan was originally approved by the City Council on February 7, 2006. Currently, this is the 3rd amendment to the Specific Plan. Amendment 1 was approved by the City Council on September 4, 2007 to allow homes in the development to contain asphalt composition shingle roofing. Amendment No. 2 included changes to mitigation measures related to traffic improvements (restriping, traffic signal) and the timing of said improvements which were approved by the City Council on August 5, 2014.

The current amendment was initiated by the applicants on June 26, 2020. Following this application, the amendments changed from a multi-layer request that involved a variety of amendments (revisions to affordable housing requirements, street designations/widths, multiple figures, options for the City to serve both sewer/water, and nine different sections contained within the Specific Plan) that were eventually dropped and streamlined to a focus on amendments related to water and sewer utilities. The revised amendments request was submitted on April 1, 2021 (Attachment 3). Although not part of this review, the applicant is also processing amendments to the Development Agreement that applies to this project and a vesting tentative tract map, which will also be reviewed by the Planning Commission as separate items.

As a result of a request from the applicant to have the City of Lompoc provide sewer service, a separate study by an engineer was required to analyze any potential impacts on the City's infrastructure (Wastewater Collection System). In addition, after the initial submittal and a request to amend their proposal, the City of Lompoc and the Mission Hills Community Services District (MHCS D) were in a lengthy negotiation of an agreement to provide water and sewer service to the Burton Ranch project. This agreement was reviewed by the City Council and finalized on June 29, 2023. Although the MHCS D will provide both water and sewer service within the project area, one connection point (off of Highway 1) to an existing bonded sewer line along Highway 1 will receive sewage from the development and then be treated at the Lompoc Regional Wastewater Reclamation Plant.

Proposed Amendments

The proposed amendments to the Specific Plan are shown in detail on Exhibit A attached to Planning Commission Resolution 993 (23). In summary, the amendment includes the following changes:

- Identifies in the Infrastructure Plan that a tie-in to an existing bonded sewer line and a metering station will be installed in accordance with the Final Sewer Collection System Evaluation prepared by the Wallace Group
- Within the Infrastructure Plan, the utilities section of the Specific Plan will be amended with revised text indicating the wastewater services agreement between the City of Lompoc and the MHCS D and the single point of connection to the City's Regional Wastewater Reclamation Plant
- Clarifies that electric service will be provided by the City of Lompoc and an electrical system impact study will be required
- Removes text contained within Utilities Development Standards that no longer apply
- Updates text relating to Consistency with the Lompoc General Plan (Public Services Element) for Wastewater Treatment and capacity
- Deletes Mitigation Measures relating to hydrology/water quality and noise that no longer apply to the project

Exhibit A to the Planning Commission Resolution provides the full text amendments as proposed for consideration by the Commission.

Conformance with 2030 General Plan

The original General Plan that applied to the Specific Plan area when it was adopted and amended during the 1st and 2nd amendments for the project was later amended to the “2030” General Plan during a multi-phase update that occurred in 2013, 2014 and 2015. The proposed amendments do not constitute changes that result in inconsistencies within the current 2030 General Plan. The amendments do include minor changes to reflect current policy numbers contained within the General Plan Public Services Element. Therefore, the proposed amendments are consistent and conform to the 2030 General Plan.

Conformance with Zoning Code

The proposed amendments do not create a conflict with the City’s Zoning Code (Title 17). As described in the specific plan, if there is a conflict between the specific plan and the regulations of the Zoning Code, the standards provided in the specific plan prevail as the standards contained within the specific plan constitute the primary zoning provisions for the Burton Ranch project area.

Departmental Review

Due to the scope and type of proposed amendments, this proposal was primarily reviewed by the Engineering Division, Utilities Division, City Manager, City Attorney, and private consultants funded by the applicant to conduct an engineering sewer study and environmental analysis. No Development Review Board meeting was held nor required for this amendment.

Environmental Determination

A Final Environmental Impact Report (EIR 02-01) for the Burton Ranch Specific Plan (SCH # 2002091045) was adopted and in accordance with Section 15164 of the CEQA Guidelines, an Addendum to the 2005 Burton Ranch Specific Plan Final EIR has been prepared to document changes in the project description since the 2005 Final EIR was originally prepared. The Addendum finds that none of the conditions described in CEQA Guidelines Section 15162 calling for a subsequent EIR have occurred and therefore no additional environmental review is required for the project.

Noticing

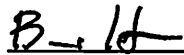
On October 25, 2023, a public hearing notice was published in the Lompoc Record. In addition, on October 27, 2023, required notices were mailed by US mail to property owners within 300 feet of the site, and a notice was posted at the project site.

November 8, 2023

Attachments

1. Resolution No. 993 (23)
2. Specific Plan Vicinity Map
3. Applicant's Request

Respectfully submitted,



Brian Halvorson
Planning Manager

APPROVED FOR SUBMITTAL TO THE PLANNING COMMISSION:



FOR _____
Christie Alarcon
Community Development Director

RESOLUTION NO. 993 (23)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE AMENDMENT NO. 3 TO THE BURTON RANCH SPECIFIC PLAN, AND ACCEPTANCE OF AN ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT (SP 04-01)

WHEREAS, a request was received from Jon Martin and Donald Jensen on the behalf of Harris Grade Partners, LP and MJ Land, LLC, for Planning Commission review of amendments to the Burton Ranch Specific Plan to address revisions to utilities that will serve the Specific Plan area as adopted with the Final Environmental Impact Report (FEIR 02-01) prepared and certified for the Burton Ranch Specific Plan (“BRSP”) area project located at the intersection of State Highway Route 1, Purisima Road, and Harris Grade Road. (APN’s: 097-250-013, 097-250-040, 097-250-050, 097-250-051, 097-250-083, 097-250-084, 097-250-085, 097-250-086 and 097-250-070) (“Project”).

WHEREAS, City Council certified FEIR 02-01 on February 7, 2006; and

WHEREAS, an Addendum to the FEIR (Exhibit B) has been prepared, dated October 2023; and

WHEREAS, the request was considered by the Planning Commission at a duly-noticed public hearing on November 8, 2023; and

WHEREAS, at the meeting of November 8, 2023, _____, was present and available to answer Planning Commissioners’ questions and address their concerns; and

WHEREAS, at the meeting of November 8, 2023, _____spoke in favor of the project and _____ spoke in opposition to the Project.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOMPOC RESOLVES AS FOLLOWS:

SECTION 1: After hearing testimony, reviewing the staff report, considering the evidence presented, and due deliberation of the matters presented the Planning Commission finds:

- A. The amendments to the Burton Ranch Specific Plan related to the infrastructure plan, general plan consistency, and mitigation measures adopted with the Final Environmental Impact Report (FEIR 02-01) for the Burton Ranch Specific Plan is based upon new information provided in the Wallace Sewer Collection System Evaluation dated June 2023 and is consistent with the objectives, polices, land uses, and programs specified in the City’s General Plan and the BRSP;

- B. The amendments to the BRSP will not be detrimental to, and will serve, the health, safety and general welfare of persons residing in the BRSP project area or the City of Lompoc;
- C. This Addendum addresses changes to utility services contained within the infrastructure plan and mitigation measures of the BRSP that the City has determined not to be substantial individually or cumulatively and therefore do not require circulation for public comment;
- D. Amendment No. 3 to the BRSP is necessary to assure conformity between the Specific Plan and proposed changes in providing sewer to the Burton Ranch project area;
- E. The attached draft Addendum to the BRSP FEIR 02-01 accurately describes the project and accurately finds that there is no need to prepare a subsequent EIR or Negative Declaration pursuant to CEQA Guidelines 15162 and 15164; consequently, no further CEQA review is required.

SECTION 2: The Planning Commission hereby recommends that the City Council:

- A. Approve proposed Amendment No. 3 to the BRSP which proposes amendments pertaining to Section VII (The Infrastructure Plan), Section X (Consistency with General Plan), Section XI (Mitigation Measures) and
- B. Consider EIR 02-01 and the Addendum to the EIR, dated October 2023, and, based on its independent judgment, find that there is no need to prepare a subsequent EIR or Negative Declaration pursuant to CEQA Guidelines 15162 and 15164 for the reasons stated in the Addendum, and consequently find that no further CEQA review is required for this project.

The foregoing resolution, on motion by Commissioner _____, seconded by Commissioner _____, was adopted at the regular Planning Commission meeting of November 8, 2023, by the following vote:

AYES:

NOES:

Brian Halvorson, Secretary

Federico Cioni, Chair

Attachments:

Exhibit A – Amendments to the Burton Ranch Specific Plan
Exhibit B – Draft Addendum

Burton Ranch Specific Plan Amendments (SP 04-01)

The following amendments to the Burton Ranch Specific Plan were reviewed by the Planning Commission on November 8, 2023 and shall be amended as follows:

- 1) **All references to the Development Agreement contained within the Specific Plan shall be revised to reference “as amended”.**
- 2) **Section VII: The Infrastructure Plan (Page 42) shall be revised to indicate a tie-in to an existing bonded 8 inch sewer line and installation of a metering station consistent with the Final Sewer Collection System Evaluation for Burton Ranch prepared by the Wallace Group, dated June/2023.**
- 3) **Section VII: The Infrastructure Plan (Pages 48-49) shall be revised to include the following recommendations contained in Section 2.4 (Conclusions) of the Final Sewer Collection System Evaluation for Burton Ranch prepared by Wallace Group, dated June/2023 as shown below:**

City Sewer Collection South of Santa Ynez River to LRWRP. The Burton Ranch wastewater flows, estimated at 100,000 gpd, will have no impacts to the City’s sewer collection system south of the Santa Ynez River. There are several existing sewer collection system conditions (flat sewer slopes on the 27” trunk sewer, one mild negative slope) that are causing existing and future flow conditions to be higher than upstream and downstream conditions but are still well within the recommended d/D value of 0.9. With the addition of Burton Ranch flows under existing or future flow conditions, there are no hydraulic deficiencies noted resulting from Burton Ranch, and the recommended future flow conditions (with or without Burton Ranch) do not exceed the 0.9 design criteria.

8” Gravity Sewer Upstream of Uplands LS, Uplands LS, 6” Sewer Force Main.

The 8” gravity sewer north of the Santa Ynez River, the Uplands Lift Station, and the corresponding 6” sewer force main, are bonded facilities that will require any Development that benefits from these sewer facilities, to pay appropriate share of costs for use of these facilities. The City will need to determine this cost sharing requirement under Resolution 5080(03). The 6” force main, with the addition of Burton Ranch flows, will be adequate for servicing Burton Ranch flows (including existing and expected future flows from AHC); however, force main velocities will be approaching the higher end range recommended to minimize pump HP and headlosses. Also, the Developer/Mission Hills CSD will need to provide a metering station and a single point of connection for sewer service, connecting to the existing 8” gravity sewer. The metering station (which will need to include a flow meter, sampler, alarm system and parking space), and specific tie-in point to the existing 8” sewer, will need to be determined during the design phase of the Development Project. A conceptual location

for the metering station and tie-in to the existing 8” sewer is shown on Figure 7. In addition, the Uplands LS pumps will need to be upsized/replaced by the Developer to serve the Burton Ranch Development. The existing 7.5-HP pumps will need to be upsized to 15-HP. In addition to the new larger pumps, the upgrade may also include upgrade/replacement of the control panel, possible power service upgrades, generator upsizing/upgrade, and other associated costs that may be required at the time the pumps are needing replacement.

An electrical service evaluation was not included as part of this study, but electrical service requirements will need to be addressed as part of the design of the new upgraded pumps to accommodate Burton Ranch. Emergency storage (16,000 gallons) will also be required, to allow sufficient response time of at least 180 minutes in the event of pump/power and generator failure.

4) The following text shall be amended on pages 48-49 as follows:

Existing Text	Proposed Revised Text
<p><i>Utilities</i></p> <p>Sewer and water service will be provided by Mission Hills Community Services District, pursuant to the terms of the overlap Annexation Agreement between the City of Lompoc and the Mission Hills Community Services District, dated May 2, 2000.</p> <p>A 10-inch sewer trunk line will be extended from La Purisima Road to the west side of the Burton Ranch, wherein it will generally follow The Burton Ranch Specific Plan circulation system. All public sewer improvements will be constructed to Mission Hills Community Service District specifications and will be public sewers.</p> <p>Water will be provided by an existing 14-inch water main located in Harris Grade Road. The Burton Ranch water system will be designed to “loop” to each intersection with Harris Grade Road. All water system improvements will be constructed in agreement with Mission Hills Community Service District and will be public water lines. A new public well will be constructed to Mission Hills Community Services District specifications near the planned intersection of Harris Grade Road and the extension of Onstott Road.</p> <p>Electric service will be provided either by the City of</p>	<p><i>Utilities</i></p> <p>Sewer and water service will be provided by Mission Hills Community Services District, pursuant to the terms of the overlap Annexation Agreement between the City of Lompoc and the Mission Hills Community Services District, dated May 2, 2000. <u>Pursuant to the Wastewater Services Agreement between the City of Lompoc and the Mission Hills Community Services District dated June 29, 2023, Burton Ranch wastewater will be delivered to the City of Lompoc via a single connection point for treatment at the Lompoc Regional Wastewater Reclamation Plant.</u></p> <p><u>Burton Ranch will connect to an existing A 40- 8 inch gravity sewer trunk line located within Highway 1</u> will be extended from La Purisima Road to the west side of the Burton Ranch, wherein it will generally follow The Burton Ranch Specific Plan circulation system. All public sewer improvements will be constructed to Mission Hills Community Service District <u>or City of Lompoc specifications, whichever is more restrictive,</u> and, other than individual sewer laterals, will be public sewers.</p> <p>Water will be provided by an existing 14-inch water main located in Harris Grade Road. The Burton Ranch water system will be designed to “loop” to</p>

<p>Lompoc or by Pacific Gas & Electric. The City serves Allan Hancock College, and PG&E serves existing development along Harris Grade Road as well as existing homes in The Burton Ranch Specific Plan area. Service is available from either utility; however, if upon annexation to the City of Lompoc the City elects to provide electric service, a modification to the PG&E franchise must be negotiated by the two service providers.</p>	<p>each intersection with Harris Grade Road. All water system improvements will be constructed in agreement with Mission Hills Community Service District and will be public water lines. A new public well will be constructed to Mission Hills Community Services District specifications near the planned intersection of Harris Grade Road and the extension of Onstott Road.</p> <p><u>Electric service will be provided either by the City of Lompoc and an electrical system impact study will be required at developer expense to identify possible infrastructure improvements required electrically upstream from Burton Ranch developments. The developer shall sign a Line Extension Agreement and pay all costs for the City of Lompoc to furnish and install electric power lines/equipment to and within Burton Ranch developments. or by Pacific Gas & Electric. Points of connection to the City of Lompoc Electric supply are through Bonded Utility Lines.</u> The City serves Allan Hancock College, and PG&E serves existing development along Harris Grade Road as well as existing homes in The Burton Ranch Specific Plan area. Service is available from either utility; however, if upon annexation to the City of Lompoc the City elects to provide electric service, modification to the PG&E franchise must be negotiated by the two service providers. Negotiations for existing PG&E Franchise Agreement to be determined.</p>
<p>Utilities Development Standards</p> <p>UTIL – 3</p> <p>The applicant shall install, pursuant to Mission Hills Community Services District specifications, 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 MHCSO. [HYDRO/WQ-3]</p>	<p>Utilities Development Standards</p> <p>UTIL—3</p> <p>The applicant shall install, pursuant to Mission Hills Community Services District specifications, 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 MHCSO. [HYDRO/WQ 3]</p>

5) Section X: Consistency with Lompoc General Plan, Utilities Domestic Water Supply & Wastewater Facilities, pages 98 and 99 shall be amended as follows:

Existing Language	Proposed Revised Language
<p>Public Services Element</p> <p>Policy 12.2: <i>The City shall assure that sufficient capacity is available in the Lompoc Regional Wastewater Treatment Plant prior to approval of new development projects.</i></p> <p><u>Discussion:</u> Potentially consistent.</p> <p>Since the project would be annexed into the Mission Hills Community Services District (MHCS D) service area, wastewater would be treated at the La Purisima Treatment Plant. Pursuant to an overlap annexation agreement dated May 2, 2000, MHCS D states that there is adequate infrastructure to provide wastewater treatment services to the Burton Ranch Specific Plan area. In addition, MHCS D has included the project site in their anticipated District growth estimates for Phase II buildout (MHCS D 2000). The La Purisima Treatment Plant is currently operating at approximately 39 percent of capacity. The remaining sewer capacity is sufficient to ensure adequate wastewater treatment to the proposed development. The proposed project would be potentially consistent with this policy.</p>	<p>Public Services Element</p> <p>Policy 12.2: <i>The City shall assure that sufficient capacity is available in the Lompoc Regional Wastewater Treatment Plant prior to approval of new development projects.</i></p> <p><u>Discussion:</u> Potentially consistent.</p> <p>Since the project would be annexed into the Mission Hills Community Services District (MHCS D) service area, wastewater would be treated at the La Purisima Treatment Plant. Pursuant to an overlap annexation agreement dated May 2, 2000, MHCS D states that there is adequate infrastructure to provide wastewater treatment services to the Burton Ranch Specific Plan area. In addition, MHCS D has included the project site in their anticipated District growth estimates for Phase II buildout (MHCS D 2000). The La Purisima Treatment Plant is currently operating at approximately 39 percent of capacity. <u>As part of the Wastewater Service Agreement between the City of Lompoc and the Mission Hills Community Services District, the City of Lompoc conducted a Sewer Collection System Evaluation for the Burton Ranch project (June, 2023, by the Wallace Group). The report determined that the Lompoc Regional Wastewater Reclamation Plant has a permitted capacity of 9.5 million gallons per day with existing wastewater flows to the plant of 2.98 million gallons per day. The remaining sewer capacity is sufficient to ensure adequate wastewater treatment to the proposed development which would produce approximately 100,000 gallons per day. The proposed project would be potentially consistent with this policy.</u></p>

<p>Public Services Element</p> <p>Policy 18.2: <i>The City shall assure that sufficient capacity and quality is available in the Lompoc Water Treatment Plant and system prior to approval of new development projects.</i></p> <p>Potentially consistent. Per an existing contractual agreement, water services would be provided to the project area by the MHCS D. The construction of an on-site well and additional storage tank at the MHCS D tank site would ensure adequate water quality and reliable water supplies for the project. Prior to annexation into the MHCS D's service boundaries, the applicant would be required to make a payment to offset the costs of providing domestic water connections and infrastructure, consistent with MHCS D's Capital Improvement Program. The applicant would enter into a Development Agreement with the MHCS D that addresses this funding. All proposed work would be subject to MHCS D review and approval and would conform to the standards of the MHCS D. The proposed project would be potentially consistent with this policy.</p>	<p>Public Services Element</p> <p>Policy 18.2 <u>12.2</u>: <i>The City shall assure that sufficient capacity and quality is available in the Lompoc Water Treatment Plant and system prior to approval of new development projects.</i></p> <p>Potentially consistent. Per an existing contractual agreement, water services would be provided to the project area by the MHCS D. The construction of an on-site <u>additional well on MHCS D property</u> and additional storage tank at the MHCS D tank site would ensure adequate water quality and reliable water supplies for the project. Prior to and during construction <u>annexation into the MHCS D's service boundaries</u>, the applicant would be required to make a payment to offset the costs of providing domestic water connections and infrastructure, consistent with MHCS D's Capital Improvement Program. The applicant would <u>entered</u> into a Development Agreement with the MHCS D that addresses this funding. All proposed work would be subject to MHCS D review and approval and would conform to the standards of the MHCS D. The proposed project would be potentially consistent with this policy.</p>
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Section XI: Mitigation Measures

The following mitigation measures on pages 128 and 134 shall be amended as follows:

<i>Mitigation Measure</i>	<i>Requirements & Monitoring</i>	<i>Timing</i>
Hydrology/Water Quality		
<p>HYDRO/WQ 3: 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.</p>	<p>The applicant shall prepare a well-drilling and pump test report as elements of the MHCSD Municipal Water Well Plan, consistent with specifications provided by MHCSD.</p> <p>The location of the well site and related equipment shall be shown on the tentative map.</p> <p>The requirement to provide well pump test data and engineering specifications demonstrating the successful construction of the well shall be noted as a condition on tentative maps and grading plans.</p> <p>The final MHCSD Municipal Water Well Plan shall include the well-drilling and pump test report and water quality testing results, and identify the well location and all supporting infrastructure, including connection to the MHCSD water main on Harris Grade Road.</p> <p>MHCSD shall review and approve the MHCSD Municipal Water Well Plan, ensuring that installation of the groundwater well is in accordance with approved plans and other agency approval (State Water Resources Control Board & Santa Barbara County Health Department) and provide verification of this approval to the City of Lompoc Community Development Department and Public Works Department prior to occupancy permits. MHCSD shall monitor the new well monthly to ensure that water production is static.</p>	<p>Standard Timing Requirements</p> <p>The Final MHCSD Municipal Water Well Plan shall be submitted with the final grading plan, Public Improvement Plan and Final Map.</p>

<i>Mitigation Measure</i>	<i>Requirements & Monitoring</i>	<i>Timing</i>
<p align="center">Noise</p> <p>NOISE 1e: A temporary solid barrier a minimum of 6-foot 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.</p>	<p>The applicant shall prepare a Water Well Drilling and Construction Plan, including temporary solid barriers around the perimeter.</p> <p>The location of the barriers shall be shown on the final grading plans and/or the Public Improvement Plan.</p> <p>The Plan shall be noted as a condition on tentative maps and grading plans.</p> <p>MHCS D shall review and approve the final Water Well Drilling and Construction Plan, and shall provide written verification to the City Community Development Department.</p> <p>The Community Development Department shall perform periodic site visits during construction to ensure compliance with approved plans.</p>	<p>Standard Timing Requirements</p> <p>The Plan shall be submitted concurrently with the final grading plan, Public Improvement Plan and Final Map.</p>
<p>NOISE 1.1: The applicant shall prepare a Municipal Water Well Enclosure Noise Attenuation Plan consistent with Mission Hills Community Services District specifications that shall demonstrate all well mechanical noise would be attenuated to less than the 60 dBA CNEL level.</p>	<p>The Plan shall include provisions for a solid cover as defined by MHCS D specifications.</p> <p>The requirements for the Plan shall be noted as a condition on tentative maps and grading plans.</p> <p>Detailed well noise specifications shall be shown on final grading plans and/or Public Improvement Plans.</p> <p>MHCS D shall review and approve the final Municipal Water Well Enclosure Noise Attenuation Plan and provide written verification to City Community Development Department.</p> <p>The Community Development Department shall perform periodic site visits during construction to ensure compliance with approved plans.</p>	<p>The Plan shall be submitted concurrently with the final grading plan, Public Improvement Plan and Final Map.</p>



Burton Ranch Specific Plan Project (2023)

Addendum to the 2005 Burton Ranch Specific Plan
Final Environmental Impact Report

SCH #2002091045

prepared by

City of Lompoc

Community Development Department

100 Civic Center Plaza

Lompoc, California 93425

Contact: Brian Halvorson, Planning Manager

prepared with the assistance of

Rincon Consultants, Inc.

1530 Monterey Street, Suite D

San Luis Obispo, California 93401

October 2023



RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers

rinconconsultants.com

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1 Introduction

This document is an Addendum to the 2005 Burton Ranch Specific Plan Final Environmental Impact Report (2005 Final EIR), prepared in compliance with the California Environmental Quality Act (CEQA), Public Resources Code §21000, et seq., as amended, and implementing *CEQA Guidelines*, Title 14, Chapter 3 of the California Code of Regulations. The 2005 Final EIR (ER 02-01) evaluated the buildout of the 149-acre Burton Ranch Specific Plan (SP 04-01, Approved Plan) with up to 476 residential units, 8 acres of open space, and a 3.3-acre passive park. The City of Lompoc has prepared four Addenda to the 2005 Final EIR, which required mitigation measures that were incorporated into the adopted Specific Plan as conditions of approval (Addendum I), extended the tentative map expiration dates for LOM 567 and LOM 570 (Addendum II), extended the tentative map expiration dates for LOM 571 (Addendum III), and extended the Burton Ranch Development and Annexation Agreement (Development Agreement) (Addendum IV).

The purpose of this fifth Addendum is to analyze the environmental impacts of the currently proposed Amendments to the Burton Ranch Specific Plan (2023), proposed vesting tentative tract map LOM 629, and amendments to the Development Agreement, collectively herein referred to as the “modified project,” and described in detail in Section 3, *Modified Project Description*.

This Addendum has been prepared in accordance with the relevant provisions of CEQA and the *CEQA Guidelines* as implemented by the City of Lompoc. According to Section 15164(b) of the *CEQA Guidelines*, an addendum to an EIR is the appropriate environmental document in instances when “only minor technical changes or additions are necessary or none of the conditions described in Section 15261 calling for the preparation of a subsequent EIR have occurred.” Section 15162(a) of the *CEQA Guidelines* states no subsequent EIR shall be prepared for a project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration,
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR,
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative, or
 - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the

Burton Ranch Specific Plan Project (2023)

environment, but the project proponents decline to adopt the mitigation measure or alternative.

The changes that are being proposed with the modified project are minor in the sense they would not create potentially significant environmental impacts in addition to those already identified in the 2005 Final EIR for the Approved Project. The modified project would also not substantially increase the magnitude or severity of impacts that were previously identified. This addendum does not require public circulation because it does not provide significant new information that changes the 2005 Final EIR for the Approved Project in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the modified project or a feasible way to mitigate or avoid such an effect.

This Addendum includes an overview of the Project analyzed in the 2005 Final EIR, a description of the proposed changes to the Project (Modified Project), and a discussion of the environmental consequences of the proposed changes and comparison of all environmental issue areas contained in Appendix G of the State CEQA Guidelines.

The City of Lompoc shall consider this Addendum with the 2005 Final EIR prior to making a decision on the modified project. The 2005 Burton Ranch Specific Plan Final EIR is available for review at the City of Lompoc website: <https://www.cityoflompoc.com/government/departments/economic-community-development/planning-division/environmental-documents/approved-private-projects>

2 Previous Environmental Review

This section provides an overview of the 2005 Burton Ranch Specific Plan Final EIR (2005 Final EIR), to provide context for this Addendum.

2.1 Project Location

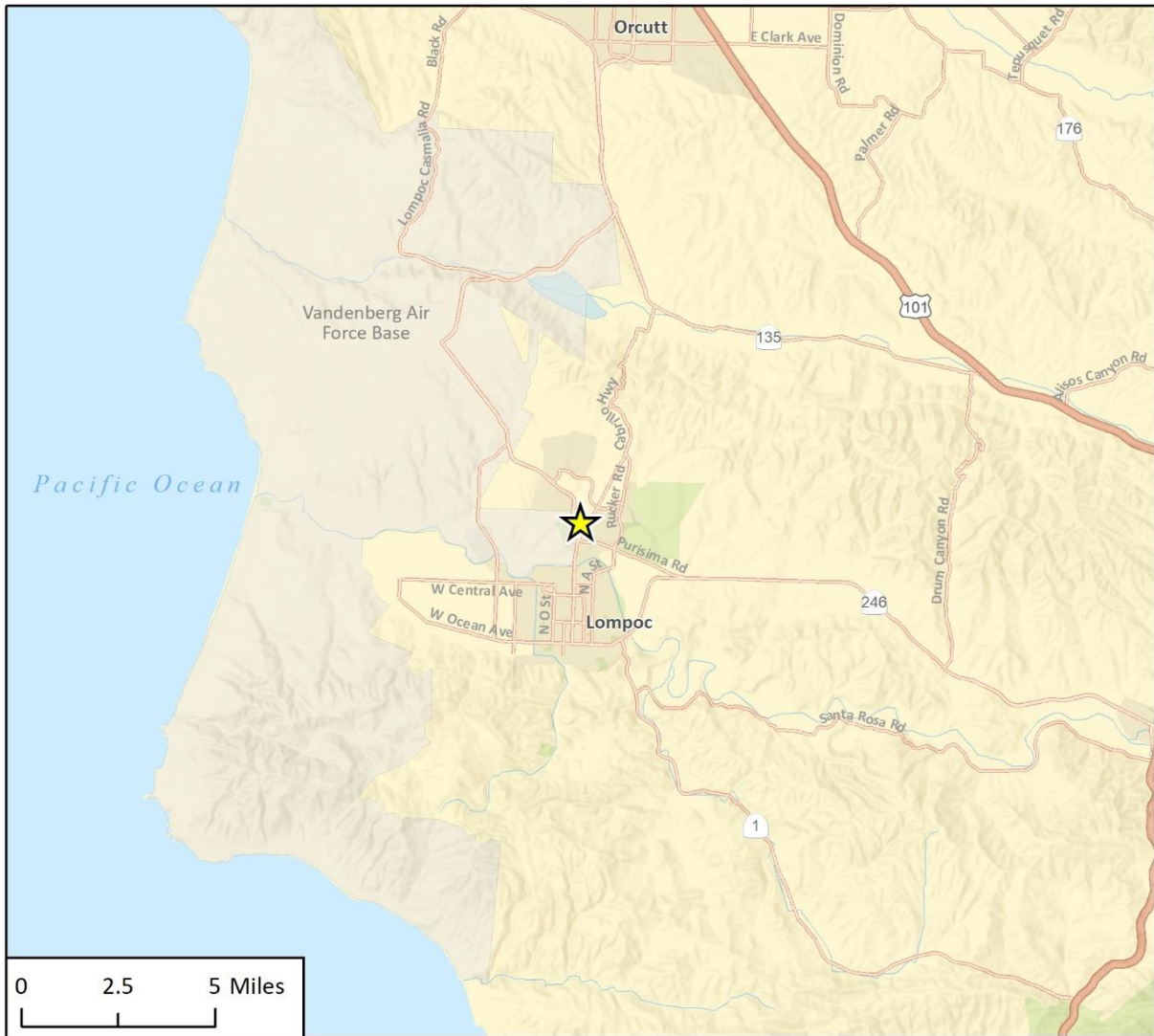
The Burton Ranch Specific Plan area is located on a 149-acre site located in Santa Barbara County, in the northeastern portion of the City of Lompoc (Figure 1). The Specific Plan area is situated between State Highway 1 to the west and south, Harris Grade Road to the east, and the Burton Mesa Ecological Reserve to the north (Figure 2).

The Burton Ranch Specific Plan area consists of the following eleven separate assessor's parcels:

- 097-250-006
- 097-250-013
- 097-250-039
- 097-250-040
- 097-250-050
- 097-250-051
- 097-250-070
- 097-250-083
- 097-250-084
- 097-250-085
- 097-250-086

The Specific Plan refers to Assessor's Parcels that have common ownership as one "Parcel." For example, the four separate Assessor's Parcels owned by the Gherini Burton Ranch, LLC, Signorelli Burton Ranch, LLC, and The Towbes Group, Inc., are called "Parcel 2." To minimize confusion between this Specific Plan term and the individual Assessor's Parcels, the 2005 Final EIR uses the term "Plan Unit" to characterize the Assessor Parcels that are owned by each entity participating in the project. All parcels within the Burton Ranch Specific Plan area are located within the City of Lompoc.

Figure 1 Regional Location



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★ Project Location

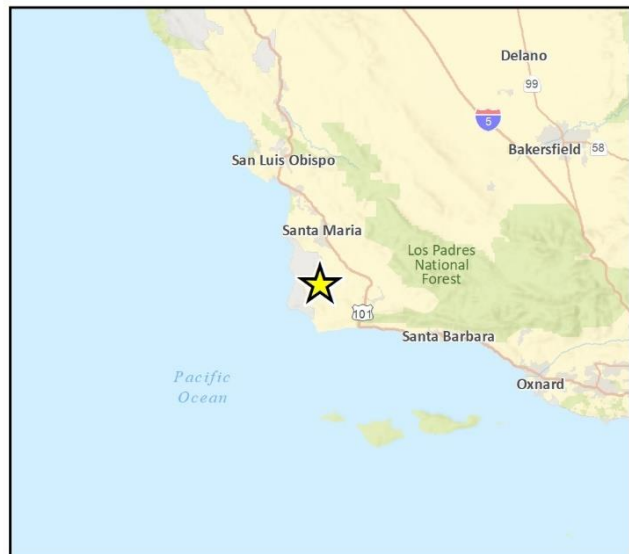


Fig 1. Regional Location

Figure 2 Specific Plan Location



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20-10084 E.P.2

2.2 Project Analyzed in 2005 Final EIR

A Final Environmental Impact Report (EIR) for the Burton Ranch Specific Plan was prepared in September 2005 (State Clearinghouse No. 2002091045) and a Notice of Determination (NOD) filed with the State Clearinghouse on February 15, 2006. The 2005 Final EIR (ER 02-01) evaluated buildout of the 149-acre Burton Ranch Specific Plan (Approved Plan) with up to 476 residential units, 8 acres of open space, and a 3.3-acre passive park. There were four addenda to the Final EIR, which are discussed below.

Entitlements

The 2005 Final EIR evaluated the environmental impacts of the discretionary actions that would implement the Specific Plan upon its adoption, as well as the appropriate General Plan actions, which included:

- **Expansion of the City of Lompoc Sphere of Influence.** The Approved Plan proposed expanding the Sphere of Influence to include the Burton Ranch Specific Plan area. The City of Lompoc's Sphere of Influence was adjusted accordingly in 2007.
- **Annexation and Expansion of the City of Lompoc.** The Approved Plan proposed incorporating the Burton Ranch Specific Plan area into the City limits. The City of Lompoc's city limit line was adjusted accordingly, and the Specific Plan area was incorporated into the City in 2007. An overlap annexation agreement between the City of Lompoc and the Mission Hills Community Services District MHCS (MHCS) (City of Lompoc and MHCS 2000) stated that the MHCS had adequate infrastructure and facilities to provide project water and sewer service.
- **Detachment from the Santa Barbara Fire Protection District.** Based on the annexation to the City of Lompoc described above, the Approved Plan proposed removing the Specific Plan area from the Santa Barbara Fire Protection District.
- **General Plan Amendment (GP 02-01).** The proposed General Plan Amendment amended the Specific Plan area land use from County of Santa Barbara Comprehensive Plan land use designations to City of Lompoc General Plan designations. Individual Plan Units within the Specific Plan area have land use designations of LDR-4.6 (Low Density Residential, maximum of 4.6 units per acre) and LDR-2.5 (Low Density Residential, maximum of 2.5 units per acre).
- **Zoning Ordinance Amendment (ZC 02-01).** The Approved zoning amendment revised the Zoning Ordinance to allow for a Specific Plan Zoning District that allows for flexible zoning to be established on Specific Plan zones.
- **Specific Plan (SP 04-01).** The Burton Ranch Specific Plan governs development standards to provide coordinated development policies and was approved by the City Council on February 7, 2006.
- **Development and Annexation Agreement (DR 05-35).** The applicants entered into a Development and Annexation Agreement (Development Agreement) on April 6, 2006 with the City of Lompoc to provide the legal framework for future development of the Specific Plan. The last extension was approved in 2019 extending the Development Agreement to May 31, 2024.
- **Vesting Tentative Tract Map LOM 567 (MJ Land).** 52 lot subdivision approved in 2008. A new map (LOM 629) with 63 single family lots proposed was submitted on January 28, 2021 and deemed complete on June 7, 2021. To date, LOM 629 has not been approved and a new Development Plan is required as part of LOM 629.
- **Vesting Tentative Tract Map LOM 570 (Towbes).** 210 lot subdivision approved in 2008.

- **Vesting Tentative Tract Map LOM 571 (Harris Grade Partners, LP).** 65 lot subdivision (64 single family lots, 1 multifamily lot) approved in 2016. A Development Plan is required prior to any development of this Tract.
- **Development Plan (DR 07-01 - Towbes).** Approval of 210 single family homes.
- **Development Plan (DR 07-02 – MJ Land).** Approval of 49 lots with single family homes, two lots for two triplex (6 units) affordable units, (total of 55 units) and one lot for a church property. Based on a new Tract Map (LOM 629) the area will now include 63 lots with 63 units. A new Development Plan is required but has not been submitted at this time.

Land Use

The approved Burton Ranch Specific Plan land use designation allows up to approximately 561 residential dwellings; however, the maximum buildout permitted under the Specific Plan is 476 residential dwellings. The total amount of currently approved units per the approved vesting tract maps is 429 units (329 single family residential units and an assumed approximately 100 multi-family units).

The original project components are summarized in Table 1 and are discussed in greater detail below. Figure 3 shows the original Land Use Plan from the 2006 Specific Plan. Figure 4 shows the conceptual site plan for the project.

Table 1 2006 Specific Plan Project Development Summary

Land Use Area	Acres	Density Range	Units
1	10	8 to 12 DU	80-120
2	48	3 to 5 DU	144-240
3	33	2-3 DU	66-99
4	33	1-2 DU	33-66
5	12	2 to 3 DU	24-36
6	3	n/a	n/a
7	10	n/a	n/a
Total	149		Up to 476

The Specific Plan provides an estimated 12-acre site designated for future educational development (school site), located in the northeastern section of the Specific Plan area. The property was intended to be dedicated to the Lompoc Unified School District subsequent to the adoption of the Specific Plan; however, the District declined the dedication and a subdivision map (LOM 570) and Development Plan (DR 07-01) were approved without a school site. The Specific Plan provided that, if the project applicant(s) and the District were not able to reach an agreement, then the school site location would be developed with low density housing.

In addition to development areas, the Specific Plan includes approximately 8 acres dedicated to open space with an additional 3.3 acres set aside for an on-site passive park. The Specific Plan established landscaped open space buffers along project boundaries, and perimeter project sound walls along Harris Grade Road and State Highway 1 set back an average 30 feet from the existing edge of pavement.

Figure 3 2006 Specific Plan Land Uses

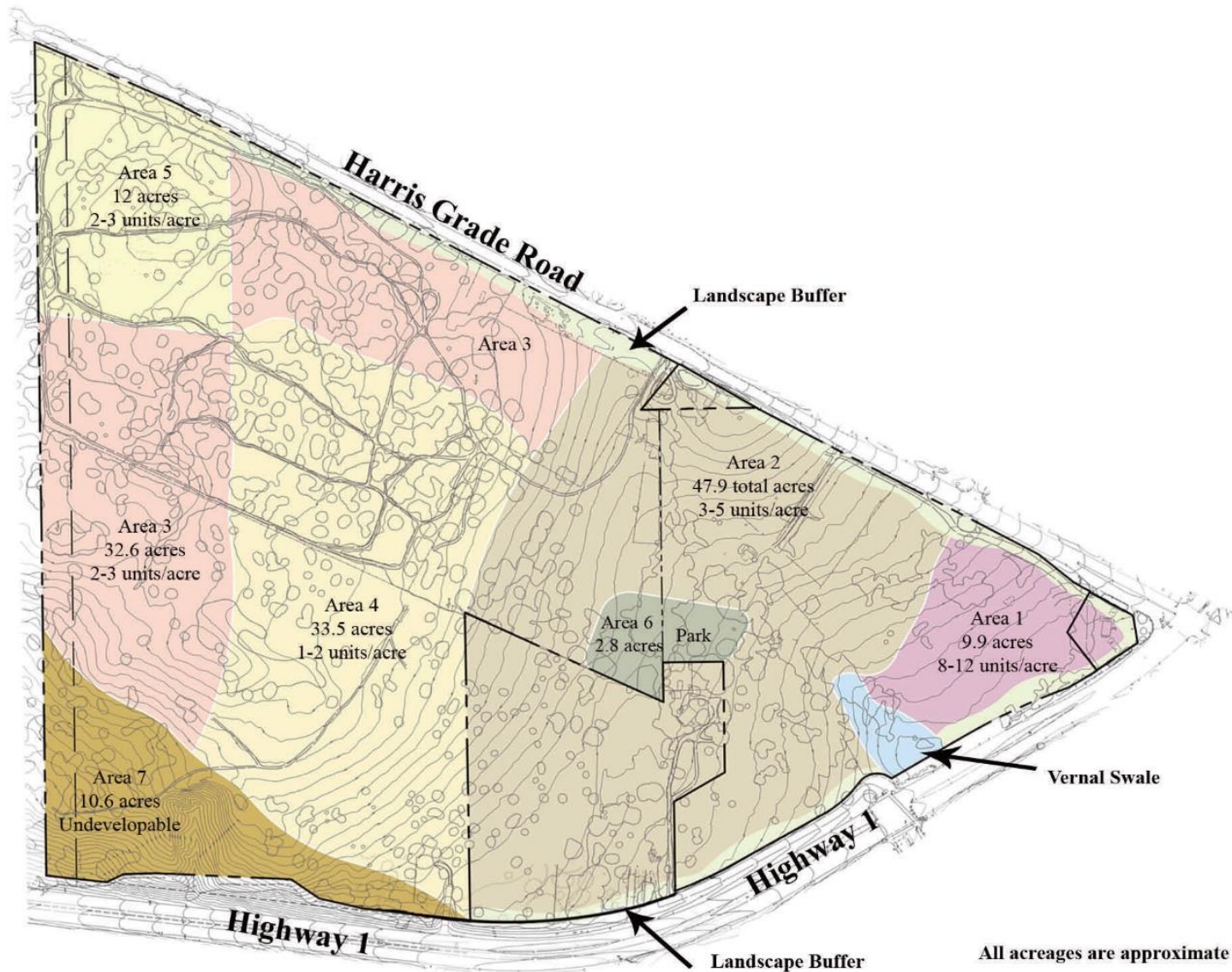


Figure 4 Conceptual Site Plan (for illustrative purposes only)



Circulation

According to the approved Burton Ranch Specific Plan, development in the Specific Plan area would be accessed by roadway connections to Harris Grade Road and State Highway 1. A new intersection at Onstott Road/Harris Grade Road was approved with the Bluffs at Mesa Oaks tract (County of Santa Barbara 2001) and a circulation access point to the Specific Plan area would be provided across from this location. An access point at Harris Grade Road and Gardengate Lane, would be located across from the St. Mary's Church driveway to the Burton Ranch Specific Plan area. A third entrance point would be located approximately 1,600 feet north of the Onstott Road/Harris Grade Road intersection. An additional access point would be provided from State Highway 1 at Hancock Drive, an existing signalized intersection.

The Specific Plan includes an internal circulation plan that identifies a mix of public collector roads, residential streets and private drives that will not be publicly maintained. The Specific Plan area would also include facilities for non-motorized transportation, including a Class I and Class II bikeway and pedestrian pathways.

Utility Infrastructure

Under the approved Burton Ranch Specific Plan and pursuant to the overlap annexation agreement between the City of Lompoc and MHCS D, water for the Specific Plan area would be supplied by MHCS D. Water would be provided by MHCS D through an existing 10-inch water main located on State Highway 1, ultimately connecting with an 8-inch water main on Purisima Road and a 14-inch water main, which provides the City's water supply network to the south. All water supplies would utilize public water lines. Water system upgrades and expansions would be conducted in agreement with the MHCS D. The applicants would fund and construct a municipal water well on-site that would be connected to the existing 14-inch water main on Harris Grade Road. According to the approved Burton Ranch Specific Plan, the applicants would fund an additional water tank on the existing MHCS D offsite storage tank facility, consistent with MHCS D's previously approved Master Plan.

The approved Specific Plan proposes construction of a decorative water tower with an elevated wood water tank approximately 30 feet in height. The proposed water tower would be for aesthetic purposes and would not be part of the water service infrastructure for the Burton Ranch Specific Plan area.

Per the annexation agreement between the City of Lompoc and MHCS D, sewer service would be provided by MHCS D. An 8-inch sewer line would be extended from Purisima Road to the western region of Burton Ranch and would be undergrounded within the Burton Ranch Specific Plan circulation system corridor. Sewer system upgrades and expansions would be conducted in agreement with the MHCS D.

Drainage from the Specific Plan area currently flows from north to south and crosses under State Highway 1 and through the City's Ken Adam Park property. A series of storm drains and detention basins would be used to convey storm water from the developed Specific Plan area. Detention basins will be designed using City of Lompoc standard criteria which require basins be designed to control the 5-year, 10-year, 25-year, 50-year, and 100-year runoff such that the post-project peak runoff does not exceed the pre-project peak runoff (Penfield & Smith 2007).

Electric and gas services would be provided to the Specific Plan area by Lompoc Electric and Southern California Gas (SoCalGas). No off-site energy infrastructure would be required to serve the Specific Plan area.

Approved Plan Objectives

The objectives of the Specific Plan identified in the 2005 Final EIR are:

- 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.

2.3 Addenda to the 2005 Final EIR

The City of Lompoc has prepared four Addenda to the 2005 Final EIR, which are briefly summarized below.

- **Addendum I, May 2014.** The 2005 Final EIR required several mitigation measures that were incorporated into the adopted Specific Plan as conditions of approval. To reduce potentially significant traffic impacts on the intersection of State Highway 1/Harris Grade Road, Mitigation Measure TRANS-1.2c required implementation of a second southbound lane on Harris Grade Road/H Street (State Highway 1). Based on review of the design of a second southbound lane on Harris Grade Road and H Street (State Highway 1), Caltrans indicated that substitute mitigation consisting of protected left turn phasing and restriping of the northbound approach to two left turn lanes and a single through lane would appropriately mitigate project impacts and would be considered reasonable replacement mitigation. Addendum I was prepared to incorporate this substitute mitigation in lieu of Mitigation Measure TRANS-1.2c.
- **Addendum II, May 2017.** In 2017, applicants for two tract maps within the Specific Plan (LOM 567 and LOM 570) applied for a two-year time extension on their tentative tract maps, which had been originally approved in May 2008. Addendum II evaluated the extension of the tentative map expiration dates to May 31, 2019, including revisions to the environmental and regulatory setting of the Final EIR. The City Council adopted Ordinance No. 1602(14), extending the Development Agreement with the property owners and the City of Lompoc to May 31, 2019. No changes to the project description or design were made.
- **Addendum III, July 11, 2018.** In 2018, a 2-year map extension for LOM 571 was approved by the Planning Commission.
- **Addendum IV, March 2019.** In 2019, an applicant applied for a time extension of five years to the Development Agreement. Addendum IV did not address any further changes to the project description, design, environmental and regulatory setting in the Final EIR beyond those addressed in the 2017 Addendum (Addendum II).

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3 Modified Project Description

3.1 Summary of Project Changes

The changes to the project evaluated in the 2005 Final EIR (modified project) include revisions to utilities services that would serve the Specific Plan area. The project also increases the proposed common open space from 8 to 13 acres and the number of approved residential lots from 331 to 341 (with revisions proposed as part of the new Vesting Tentative Tract Map, LOM 629). Finally, the modified project includes a revision to the Development Agreement to extend the term of the agreement, change the commencement date for construction for the Burton Ranch project, and make other changes discussed below. The modified project would not increase the residential density or maximum number of homes allowed in the Specific Plan area, or modify the original objectives adopted in the certified 2005 Final EIR.

Utilities Component

The modified project updates the method of water and wastewater services provided to Burton Ranch.

Water Service

Water service would be provided by MHCS D as originally anticipated in the approved Specific Plan and 2005 Final EIR. However, the applicants would no longer build and dedicate a new water well on the Burton Ranch Specific Plan area. Rather, the Specific Plan would utilize existing MHCS D water sources, and the applicants would contribute funding towards a water well currently planned by MHCS D to provide additional water resources for the entirety of MHCS D's service area.

Existing MHCS D water resources are available such that the planned well is not currently required to support development of the Specific Plan area. At the time MHCS D identifies the need for the planned water well to support their service area and prior to the 200th Certificate of Occupancy for the project, MHCS D would construct the planned water well on MHCS D-owned property at 1550 East Burton Mesa Boulevard. MHCS D would be required to comply with all applicable approval and permitting requirements to support construction of the new well.

Water service would be supplemented by an additional water tank located at the existing MHCS D offsite storage tank facility, consistent with MHCS D's previously approved Master Plan and considered in the 2005 Final EIR.

Wastewater Service

Wastewater service would be collected within the Specific Plan area by MHCS D. Instead of being conveyed uphill to the existing MHCS D wastewater treatment pond system, the Specific Plan area wastewater would be conveyed to the City of Lompoc's wastewater system via a single connection point near the southern end of the Burton Ranch property. The City Utility Department has recommended the connection point be located in the southern portion of the Burton Ranch Specific Plan area at an agreed upon location by the City and applicants, which would be within the existing developed right-of-way of Highway 1 and south of the intersection with the entrance to Allan Hancock Community College. The connection point would consist of a shed structure containing a flow meter and sampler, and an associated parking space.

From the connection point, MHCS D would deliver wastewater from the Specific Plan area through a new wastewater pipeline (connecting pipeline) within the existing developed right-of-way of Highway 1 from the connection point to an existing bonded line. MHCS D would subcontract with the City of Lompoc for purposes of the City treating wastewater at the Lompoc Regional Wastewater Reclamation Plant (LRWRP). As part of the public infrastructure needed to serve the development's wastewater needs, the Burton Ranch developer would be responsible for the installation of the connecting pipeline.

To support the wastewater connection, the Burton Ranch Sewer Collection System Evaluation prepared by Wallace Group on January 25, 2023, February 1, 2023, and finalized June 2023 has recommended the following upgrades to the existing City wastewater conveyance systems:

- The existing 7.5 horsepower Uplands lift station pumps, located adjacent to the Allan Hancock College Bike Path in a previously constructed enclosure bound by a chain-link fence, would be upsized/replaced to 15 horsepower by the developer to serve the Burton Ranch Development.
- The metering station and single point of connection for sewer service described above would connect to the City's existing 8-inch gravity sewer located on the south side of Highway 1 near Alan Hancock College. The specific metering station design (which would include a flow meter, sampler, alarm system and parking space), and specific tie-in point to the existing 8-inch sewer, would be determined during the design phase of Specific Plan area development.
- Proportionate cost sharing to increase emergency storage (16,000 gallons) above that currently provided would be required to allow sufficient response time of at least 180 minutes in the event of pump/power and generator failure.
- Burton Ranch would pay its appropriate share of costs for use of the bonded 8-inch sewer main line upstream of Uplands lift station described above. The project's cost sharing requirement would be determined by the City under Resolution 5080(03).

These wastewater utility improvements described in the Burton Ranch Sewer Collection System Evaluation would be required to be completed prior to first occupancy in accordance with the conditions of approval for the modified project. For improvements outside the Specific Plan area, the City would have to approve the individual development plan and receive payment for the share of costs for the bonded 8-inch sewer main line prior to the recordation of the first subdivision map on the Specific Plan area.

Vesting Tentative Tract Maps

Updated conditions of approval would be addressed as part of final Vesting Tentative Tract Maps. The final Vesting Tentative Tract Maps would increase the number of approved lots within the Specific Plan area from 331 to 341, increase the number of residential units from 429 to 448, and increase the proposed common open space from 8 to 13 acres (with revisions proposed as part of the new Vesting Tentative Tract Map, LOM 629). However, the final Vesting Tentative Tract Maps would not increase the residential density or maximum number of homes allowed in the Specific Plan area beyond the maximum buildout proposed in the Specific Plan and analyzed in the 2005 Final EIR (476 residential dwellings).

Construction Schedule

The 2005 Final EIR did not include a planned construction schedule for the Specific Plan area, but required the applicant(s) to submit a construction schedule to the City as a condition of approval.

Development in the Specific Plan area is currently anticipated to be constructed in a series of phases over the course of approximately six years. Grading and public improvements are anticipated to be included in the phase of development these improvements would support. Construction is anticipated to begin with initial site grading in 2024, with the first building permits being requested in late 2025. The completion date for all phases of development associated with the modified project is expected to occur no earlier than 2030.

Development Agreement

Amendments to the Development Agreement between the Burton Ranch Owner's Group and the City of Lompoc include:

- An amendment to support the modified project description, the phased buildout, and construction of the project;
- A condition that no residential building permit will be issued without proof that MHCS D has made all payments due pursuant to the Wastewater Services Agreement between the City and MHCS D; and
- An extension to the terms of the Development Agreement to accommodate the timing of the current request and the anticipated construction schedule.

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4 Potential Impacts of Modified Project

This Addendum evaluates potential environmental impacts that could result from the modified project. The modified project was reviewed in relation to the certified 2005 Final EIR and relative to the current baseline environmental conditions. A comparative analysis of the potential impacts associated with the modified project and those of the approved project analyzed in the adopted 2005 Final EIR has been prepared using Appendix G of the CEQA Guidelines as a guide. The CEQA Appendix G checklist is consistent with the format and environmental topics and questions of the checklist used in the 2005 Final EIR, but also includes recent updates to reflect the most recently adopted checklist provided in Appendix G of the State CEQA Guidelines.

The checklist considers the full range of environmental issues subject to analysis under CEQA (in rows), and then poses a series of questions (in columns) aimed at identifying the degree to which the issue was analyzed in the 2005 Final EIR. The checklist also includes a column identifying whether the modified project constitutes new information of substantial importance relative to each environmental issue.

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4.1 Aesthetics

	Where was Impact Analyzed in the 2005 Final EIR?	Do Proposed Changes Require Major Revisions to the 2005 Final EIR?	Do New Circumstances Require Major Revisions to the 2005 Final EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2005 Final EIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Have a substantial adverse effect on a scenic vista?	Section 4.1.2 Impact AES-1	No	No	No	N/A
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Section 4.1.2 Impact AES-2	No	No	No	N/A
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Section 4.1.2 Impact AES-3.1, Impact AES-3.2	No	No	No	N/A
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	Section 4.1.2 Impact AES-4.1	No	No	No	N/A

- a. *Would the project have a substantial adverse effect on a scenic vista?*
- b. *Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

The 2005 Final EIR concluded that the original project would have a significant and unavoidable impact related to scenic vistas and scenic resources within a state scenic highway. The modified project would not change allowable building heights, the location or density of proposed development in the Specific Plan area, or perimeter project sound walls along Harris Grade Road and

Burton Ranch Specific Plan Project (2023)

State Highway 1. The modified project's proposed utility connections would be underground, and would therefore not affect any scenic vistas, or scenic resources within a state scenic highway. Above ground components of the modified project, such as the shed structure at the proposed connection point, would be substantially smaller in scale than planned Specific Plan area residential development, and would not substantially alter or obstruct any scenic resources within a state scenic highway. This impact would remain significant and unavoidable with implementation of required mitigation from the 2005 Final EIR; however, the modified project would not result in any new or substantially more severe impacts to scenic vistas or scenic resources beyond those identified in the 2005 Final EIR.

- c. *Would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point).*

The 2005 Final EIR concluded that the original project's impacts related to visual character would be significant and unavoidable. The modified project would be located within the same Specific Plan area and would not otherwise modify planned development in the Specific Plan area. The modified project would not increase the residential density or maximum number of homes allowed in the Specific Plan area beyond the maximum buildout proposed in the Specific Plan and analyzed in the 2005 Final EIR or increase the height of Specific Plan area development. The modified project's proposed utility connections would be underground, and therefore would not adversely affect the existing visual character or quality of public views. Therefore, this impact would remain significant and unavoidable with implementation of required mitigation from the 2005 Final EIR; however, the modified project would not result in any new or substantially more severe impacts to visual character beyond those identified in the 2005 Final EIR.

- d. *Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?*

The 2005 Final EIR concludes that impacts related to light and glare would be less than significant with mitigation incorporated. The modified project would not increase the number of residential units in the Specific Plan area in comparison to the original project or result in any new residential development outside of the Specific Plan area that could require new sources of light and glare. The modified project's proposed utility connections would not require substantial additional sources of light or glare. Therefore, the modified project would not result in any new or substantially more severe impacts to light and glare beyond those identified in the 2005 Final EIR.

4.2 Agriculture and Forestry Resources

	Where was Impact Analyzed in the 2005 Final EIR?	Do Proposed Changes Require Major Revisions to the 2005 Final EIR?	Do New Circumstances Require Major Revisions to the 2005 Final EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2005 Final EIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Section 4.14.1 Project Impacts	No	No	No	N/A
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	Section 4.14.1 Project Impacts	No	No	No	N/A
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	Section 4.14.1 Project Impacts	No	No	No	N/A
d. Result in the loss of forest land or conversion of forest land to non-forest use?	N/A; New CEQA checklist item added subsequent to 2005 Final EIR	No	No	No	N/A
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	N/A; New CEQA checklist item added subsequent to 2005 Final EIR	No	No	No	N/A

Burton Ranch Specific Plan Project (2023)

- a. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- b. *Would the project conflict with existing zoning for agricultural use or a Williamson Act contract?*
- c. *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*
- d. *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*
- e. *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?*

The 2005 Final EIR concluded that the Specific Plan area is not zoned for agriculture, is not located on Important Farmland, and does not contain agricultural resources that would be affected by development. Locations of off-site improvements do not contain Important Farmland (DOC 2018) and are not zoned for agriculture or under a Williamson Act contract. The modified project would include an off-site sewer connection within the existing developed right-of-way of Highway 1 and improvements to the existing Uplands lift station pumps located adjacent to the Allan Hancock College Bike Path. In addition, the applicants would contribute funding to MHCS D for the development of a MHCS D water well, which is a planned improvement that would be constructed by MHCS D at the time MHCS D identifies the need for an additional water well to support their service area and prior to the 200th Certificate of Occupancy for the modified project. MHCS D would be required to comply with all applicable approval and permitting requirements to support construction of the new well. Therefore, the modified project would not result in any new or substantially more severe impacts on agricultural resources beyond those identified in the 2005 Final EIR.

The 2005 Final EIR did not directly address impacts to forest land or timberland, as Appendix G of the *CEQA Guidelines* did not include checklist questions related to these resources at the time the 2005 Final EIR was prepared. However, there are no timberlands or forest lands located within or adjacent to the Specific Plan area, or in the anticipated locations of the modified project's proposed utility implements. Therefore, the modified project would not result in the loss or conversion of timberland or forest resources.

4.3 Air Quality

	Where was Impact Analyzed in the 2005 Final EIR?	Do Proposed Changes Require Major Revisions to the 2005 Final EIR?	Do New Circumstances Require Major Revisions to the 2005 Final EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2005 Final EIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Conflict with or obstruct implementation of the applicable air quality plan?	Section 4.2.2 Impact AQ-1, Impact AQ-1.1	No	No	No	N/A
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Section 4.2.2 Impact AQ-2, Impact AQ-3.1	No	No	No	N/A
c. Expose sensitive receptors to substantial pollutant concentrations?	Section 4.2.2 Impact AQ-4, Impact AQ-2.1, Impact AQ-4.1	No	No	No	N/A
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Section 4.2.2 Impact AQ-5, Impact AQ-5.1	No	No	No	N/A

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

The 2005 Final EIR concluded that emissions generated from construction of the original project were accounted for within the Santa Barbara County Air Pollution Control District's (SBCAPCD) 2001 Clean Air Plan. The modified project would not increase the residential density or maximum number of homes allowed in the Specific Plan area beyond the maximum buildout proposed in the Specific Plan and analyzed in the 2005 Final EIR and, as a result, would not exceed overall population growth analyzed in the 2005 Final EIR. As a result, the potential population growth associated with the modified project would not exceed the Santa Barbara County Association of Government's (SBCAG) 2050 Regional Growth Forecast which incorporates the land use projections of SBCAPCD's latest air quality plan, the 2022 Ozone Plan (SBCAPCD 2022a; SBCAG 2019). The modified project would not conflict with the 2022 Ozone Plan or result in new or more severe impacts related to conflicts with an air quality plan beyond those identified in the 2005 Final EIR.

- b. *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

The 2005 Final EIR concluded that temporary construction emissions of reactive organic gas, nitrous oxide, and particulate matter from combustive emissions and fugitive dust emissions would result in a less than significant impact with adherence to SBCAPCD's standards for control of fugitive dust emissions. The modified project includes proposed utility connections that would result in an incremental increase in construction emissions compared to the original project. However, because the modified project would adhere to SBCAPCD standards for control of fugitive dust emissions, construction of the modified project would not result in an impact that would be greater than the 2005 Final EIR concluded. Construction contractor(s) would be required to implement SBCAPCD standard dust control measures to control fugitive dust and other emissions. Construction of the modified project would not result in new or more severe impacts related to criteria pollutants beyond those identified in the 2005 Final EIR.

The 2005 Final EIR concluded that operational emissions of reactive organic gas, nitrous oxide, and particulate matter generated from mobile and stationary sources would not exceed SBCAPCD significance thresholds. The 2005 Final EIR concluded that emissions from vehicular traffic would exceed SBCAPCD's daily emissions significance threshold. The modified project would not exceed the maximum development potential of the Specific Plan area or otherwise result in a long-term increase vehicle trips; as a result, the modified project would not exceed emissions from vehicular traffic beyond what was analyzed in the 2005 Final EIR. The currently proposed utility infrastructure and connections would not result in operational air contaminant emissions. Therefore, operation of the modified project would not result in new or more severe impacts related to criteria pollutants beyond those identified in the 2005 Final EIR.

- c. *Would the project expose sensitive receptors to substantial pollutant concentrations?*

The 2005 Final EIR concluded that the original project would not expose sensitive receptors to substantial pollutant concentrations due to compliance with SBCAPCD standard dust control measures. The modified project would include an off-site sewer connection within the existing developed right-of-way of Highway 1 and improvements to the existing Uplands lift station pumps located adjacent to the Allan Hancock College Bike Path. The modified project would be required to implement SBCAPCD standard dust control measures during construction, and the modified project's proposed utility connections would generate only minor amounts of dust, and would be located at a similar distance to sensitive receptors as the original project. Construction of the modified project would not result in new or more severe impacts related to sensitive receptors beyond those identified in the 2005 Final EIR.

The 2005 Final EIR concluded vehicle trips would not result in adverse carbon monoxide emissions affecting sensitive receptors, as SBCAPCD guidance states projects with fewer than 800 peak hour trips are not considered to present a significant air quality impact. Operation of the original project would not produce substantial pollutant impacts in areas with sensitive receptors; therefore, the 2005 Final EIR concluded that operation would have a less than significant impact on sensitive receptors. The modified project would not increase the residential density or maximum number of homes allowed in the Specific Plan area beyond the maximum buildout proposed in the Specific Plan and analyzed in the 2005 Final EIR. Therefore, the modified project's residential development would not increase pollutant concentrations beyond what was analyzed in the 2005 Final EIR. The proposed utility connections would not generate air pollutants during operation, and therefore would not

expose sensitive receptors to substantial pollutant concentrations. As a result, operation of the modified project would not increase pollutant concentrations beyond what was anticipated in the 2005 Final EIR. As a result, operation of the modified project would not result in new or more severe impacts related to sensitive receptors beyond those identified in the 2005 Final EIR.

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

The 2005 Final EIR concluded construction of the original project would produce temporary and minor odors from diesel-powered construction equipment, but impacts related to odors from construction would be less than significant. The 2005 Final EIR concluded that operation of the original project would not include any components that would produce permanent or long-term objectionable odors. The modified project would include an off-site sewer connection within the existing developed right-of-way of Highway 1 and improvements to the existing Uplands lift station pumps located adjacent to the Allan Hancock College Bike Path. The modified project's utility improvements would require similar ground-disturbing construction activities as the original project, and would not generate odors during operation. Therefore, the modified project would not result in new or more severe impacts related to odors beyond those identified in the 2005 Final EIR.

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4.4 Biological Resources

	Where was Impact Analyzed in the 2005 Final EIR?	Do Proposed Changes Require Major Revisions to the 2005 Final EIR?	Do New Circumstances Require Major Revisions to the 2005 Final EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2005 Final EIR Mitigation Measures Address and/or Resolve Impacts?	
Would the project:						
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Section 4.3.2 Impact BIO-1	No	No	Yes	Yes
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Section 4.3.2 Impacts BIO-1 and BIO-5	No	No	Yes	Yes
c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Section 4.3.2 Impact BIO-5	No	No	No	N/A
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Section 4.3.2 Impact BIO-4	No	No	No	N/A

	Where was Impact Analyzed in the 2005 Final EIR?	Do Proposed Changes Require Major Revisions to the 2005 Final EIR?	Do New Circumstances Require Major Revisions to the 2005 Final EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2005 Final EIR Mitigation Measures Address and/or Resolve Impacts?
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Section 4.3.2 Impact BIO-3	No	No	No	N/A
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Section 4.3.2 Impact BIO-3	No	No	No	N/A

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- a. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*
 - b. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*
 - c. *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*
 - d. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*
 - e. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*
 - f. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The 2005 Final EIR identifies significant but mitigable impacts related to the disturbance of Burton Mesa chapparal habitat, the loss of oak savanna and costal scrub habitats, injury to wildlife species, disturbance of the Burton Mesa Ecological Reserve, loss of plant species, loss of wildlife species, movement of wildlife species, and disturbance of wetland habitats. Based on a review of the California Natural Diversity Database (CNDDB) of the Lompoc, California 7.5-minute United States Geological Survey (USGS) Quadrangle, biological conditions on and adjacent to the Specific Plan area have not substantially changed since the 2005 Final EIR (California Department of Fish and Wildlife 2023). Since

preparation of the 2005 Final EIR, the Vandenberg monkeyflower (*Diplacus vandenbergensis*) has been documented as occurring within the Lompoc, California 7.5-minute USGS Quadrangle (2014).

The modified project would not increase the footprint of the Specific Plan area or otherwise alter the location or density of proposed development in the Specific Plan area. The modified project would include an off-site sewer connection within the existing developed right-of-way of Highway 1 and improvements to the existing Uplands lift station pumps located adjacent to the Allan Hancock College Bike Path. In addition, the applicants would contribute funding to MHCS D for the development of a MHCS D water well, which is a planned improvement that would be constructed by MHCS D at the time MHCS D identifies the need for an additional water well to support their service area and prior to the 200th Certificate of Occupancy for the modified project. MHCS D would be required to comply with all applicable approval and permitting requirements to support construction of the new well.

The off-site sewer connection and the Uplands lift station pump improvements would occur in areas which have been previously disturbed and lack contiguous habitat. Neither the Specific Plan area, nor potential locations of off-site utility improvements, are located in the jurisdiction of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan (California Department of Fish and Wildlife 2019). However, because the locations of off-site improvements (off-site sewer connection and the Uplands lift station pump improvements) would require construction-phase ground disturbance outside of the Specific Plan area originally evaluated in the 2005 Final EIR, and because an additional sensitive plant species has been documented as potentially occurring in the project vicinity since preparation of the 2005 Final EIR, implementation of these improvements would have the potential to affect sensitive biological resources. The off-site sewer connection and improvements to the existing Uplands lift station pumps would be subject to the requirements of Mitigation Measures BIO-1.1d, BIO-1.4, BIO-2.1a, BIO-2.2a, BIO-2.2b, BIO-3.2e, and BIO-5 from the 2005 Final EIR, which require habitat restoration, biological monitoring, sensitive plant species avoidance, pre-construction nesting bird avoidance and surveys, and implementation of a drainage and erosion control plan.

Implementation of required mitigation measures from the 2005 Final EIR would reduce the modified project's potential impacts to biological resources to a less than significant level. With implementation of the mitigation measures identified in the 2005 Final EIR, the modified project would not result in new or more severe impacts to biological resources beyond those identified in the 2005 Final EIR.

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4.5 Cultural Resources

	Where was Impact Analyzed in the 2005 Final EIR?	Do Proposed Changes Require Major Revisions to the 2005 Final EIR?	Do New Circumstances Require Major Revisions to the 2005 Final EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2005 Final EIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	Section 4.4.2 Impact CR-1, Impact CR-2	No	No	No	N/A
b. Cause a substantial adverse change in the significance of an archaeological pursuant to §15064.5?	Section 4.4.2 Impact CR-1, Impact CR-2	No	No	Yes	Yes
c. Disturb any human remains, including those interred outside of formal cemeteries?	Section 4.4.2 Impact CR-1, Impact CR-2	No	No	Yes	Yes

a. Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

The 2005 Final EIR does not identify any historical resources in the Specific Plan area and therefore concluded no impact to historical resources would occur. The modified project’s off-site sewer connection would be located within the existing developed right-of-way of Highway 1, and improvements to the existing Uplands lift station pumps would be located adjacent to the Allan Hancock College Bike Path. These utility improvements would occur at the existing Uplands lift station and in previously disturbed public rights-of-way which do not contain historical or potentially historical built environment resources. The planned MHCS D water well would be constructed by MHCS D at the time MHCS D identifies the need for an additional water well to support their service area and prior to the 200th Certificate of Occupancy for the modified project. MHCS D would be required to comply with all applicable approval and permitting requirements to support construction of the new well. None of the utility-related improvements that distinguish the modified project from the original project evaluated in the 2005 Final EIR would result in an adverse change in the significance of any historical resource. Therefore, the modified project would not result in any new or substantially more severe impacts to historical resources beyond those identified in the 2005 Final EIR.

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- b. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*
- c. *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

The 2005 Final EIR concluded that there are no known archaeological resources or human remains in the Specific Plan area, and the probability of discovering archaeological resources or human remains during ground-disturbing activities is low. Although the likelihood is low, the 2005 Final EIR concluded the potential exists to find previously undiscovered subsurface archaeological resources or human remains, and requires implementation of Mitigation Measures CR-1.1, CR-1.2, and CR-2 to ensure procedures are in place in the event of unanticipated discovery. The modified project includes an off-site sewer connection within the existing developed right-of-way of Highway 1 and improvements to the existing Uplands lift station pumps located adjacent to the Allan Hancock College Bike Path, which would involve similar ground-disturbing construction activities as the original project.

The proposed location for the off-site sewer connection and the Uplands lift station have been subject to previous ground-disturbing activities from past grading and trenching activities; therefore, there is low likelihood to discover subsurface archaeological resources or human remains, similar to the original project. However, because the locations of off-site improvements (off-site sewer connection and the Uplands lift station pump improvements) would require construction-phase ground disturbance outside of the Specific Plan area originally evaluated in the 2005 Final EIR, implementation of these improvements would have the potential to affect previously undiscovered subsurface archaeological resources or human remains. The off-site sewer connection and improvements to the existing Uplands lift station pumps would be subject to the requirements of Mitigation Measures CR-1.1, CR-1.2, and CR-2 from the 2005 Final EIR, which require appropriate construction procedures in the event of unanticipated discovery of subsurface archaeological resources or human remains. The planned MHCS D water well would be constructed by MHCS D by MHCS D at the time MHCS D identifies the need for an additional water well to support their service area and prior to the 200th Certificate of Occupancy for the modified project. MHCS D would be required to comply with all applicable approval and permitting requirements to support construction of the new well. Implementation of required mitigation measures from the 2005 Final EIR would reduce the modified project's potential impacts to archaeological resources or human remains to a less than significant level. With implementation of the mitigation measures identified in the 2005 Final EIR, the modified project would not result in any new or substantially more severe impacts to archaeological resources or human remains beyond those identified in the 2005 Final EIR.

4.6 Energy

	Where was Impact Analyzed in the 2005 Final EIR?	Do Proposed Changes Require Major Revisions to the 2005 Final EIR?	Do New Circumstances Require Major Revisions to the 2005 Final EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2005 Final EIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	N/A; New CEQA checklist item added subsequent to 2005 Final EIR	No	No	No	N/A
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	N/A; New CEQA checklist item added subsequent to 2005 Final EIR	No	No	No	N/A

- a. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*
- b. *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

The analysis in the 2005 Final EIR predates updates to the *CEQA Guidelines* requiring the evaluation of potential impacts related to energy consumption and resources. However, potential impacts of energy use were known, and at the time of the preparation of the 2005 Final EIR, Appendix F of the *CEQA Guidelines* provided guidance for an EIR to determine potential impacts to energy conservation. Therefore, the potential impacts of the modified project's energy consumption do not constitute new information of substantial importance.

Energy use during construction activities associated with the modified project would be in the form of fuel consumption (e.g., gasoline and diesel fuel) to operate heavy equipment, light-duty vehicles, machinery, and generators for lighting. In addition, temporary grid power may also be provided to construction trailers or electric construction equipment. Energy use during construction would be temporary in nature. Construction contractors would be required to demonstrate compliance with applicable California Air Resource Board (CARB) regulations that restrict the idling of heavy-duty diesel motor vehicles and govern the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. Construction contractors would be required to utilize fuel-efficient equipment consistent with State and federal regulations and would comply with State measures to reduce inefficient, wasteful, or unnecessary consumption of energy. Furthermore, in the interest of

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both environmental awareness and cost efficiency, construction contractors would not reasonably be expected to utilize fuel in a manner that is wasteful or unnecessary.

Operation of the modified project would occur in compliance with the energy conservation requirements in the California Energy Code (Title 24, Part 6, of the California Code of Regulations) and the California Green Building Standards Code (CALGreen; California Code of Regulations, Title 24, Part 11) which would minimize energy use in accordance with State standards. Adherence to state energy requirements would ensure that the modified project is consistent with current energy standards and would not result in wasteful and inefficient use of non-renewable resources due to operation. Therefore, the modified project would not result in new or substantially more severe impacts related to the wasteful, inefficient, or unnecessary consumption of energy resource or conflict with plans for renewable energy or energy efficiency.

4.7 Geology and Soils

	Where was Impact Analyzed in the 2005 Final EIR?	Do Proposed Changes Require Major Revisions to the 2005 Final EIR?	Do New Circumstances Require Major Revisions to the 2005 Final EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2005 Final EIR Mitigation Measures Address and/or Resolve Impacts?
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Would the project:

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	Section 4.5.2 Significance Criteria	No	No	No	N/A
2. Strong seismic ground shaking?	Section 4.5.2 Impact GEO-1a	No	No	Yes	Yes
3. Seismic-related ground failure, including liquefaction?	Section 4.5.2 Impact GEO-1a	No	No	Yes	Yes
4. Landslides?	Section 4.5.2 Impact GEO-1b	No	No	Yes	Yes
b. Result in substantial soil erosion or the loss of topsoil?	Section 4.7.2 Impact WQ-6.1	No	No	Yes	Yes
c. Be 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 landslide, lateral spreading, subsidence, liquefaction, or collapse?	Section 4.5.2 Impact GEO-2	No	No	Yes	Yes

	Where was Impact Analyzed in the 2005 Final EIR?	Do Proposed Changes Require Major Revisions to the 2005 Final EIR?	Do New Circumstances Require Major Revisions to the 2005 Final EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2005 Final EIR Mitigation Measures Address and/or Resolve Impacts?
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Section 4.5.2 Significance Criteria	No	No	No	N/A
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Section 4.5.2 Significance Criteria	No	No	No	N/A
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Appendix A	No	No	No	N/A

a. *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:*

a.1 *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*

The 2005 Final EIR concluded that the Specific Plan area does not fully or partially intersect any known earthquake faults; and as a result, potential impacts associated with rupture of a known earthquake fault were found to be less than significant. Although the modified project includes installation of a sewer connection within the Highway 1 right-of-way and improvements to the Uplands lift station, the locations of these improvements do not fully or partially intersect any known earthquake faults and the modified project does not include mining or other activities which could potentially exacerbate the risk of fault rupture (United States Geological Survey and California Geological Survey 2020). As a result, the modified project would not result in any new or substantially more severe impacts related to rupture of a known earthquake fault beyond those identified in the 2005 Final EIR.

a.2 *Strong seismic ground shaking?*

a.3 *Seismic-related ground failure, including liquefaction?*

a.4 *Landslides?*

The 2005 Final EIR concluded that the Specific Plan area is in a seismically active area with soils that are moderately prone to liquefaction. In addition, the creation of over-steepened slopes during grading could result in slope failure and landslides. The 2005 Final EIR required implementation of

Mitigation Measures GEO-1a.1, GEO-1a.2, GEO-1b.1, and GEO-1b.2 to reduce potential adverse effects related to seismic ground shaking, liquefaction, and landslides. The modified project would include an off-site sewer connection within the existing developed right-of-way of Highway 1 and improvements to the existing Uplands lift station pumps located adjacent to the Allan Hancock College Bike Path. The modified project would not otherwise modify planned development in the Specific Plan area. The modified project's proposed utility connections would be located in the immediate project vicinity, and would be subject to similar potential hazards as the original project related to seismic ground shaking, liquefaction, and landslides.

The off-site sewer connection and improvements to the existing Uplands lift station pumps would be subject to the requirements of Mitigation Measures GEO-1a.1, GEO-1a.2, GEO-1b.1, and GEO-1b.2 from the 2005 Final EIR, which require soils reports and site-specific geotechnical investigations to be completed and approved, and construction contractors to implement the recommendations of these reports and investigations. The planned MHCS D water well would be constructed by MHCS D separately from the modified project at the time MHCS D identifies the need for an additional water well to support their service area and prior to the 200th Certificate of Occupancy for the modified project. MHCS D would be required to comply with all applicable approval and permitting requirements to support construction of the new well. Implementation of required mitigation measures from the 2005 Final EIR and adherence to building code compliance and implementation of required mitigation would reduce the modified project's potential impacts related to seismic ground shaking, liquefaction, or landslides to a less than significant level. With implementation of the mitigation measures identified in the 2005 Final EIR, the modified project would not result in any new or substantially more severe impacts related to seismic ground shaking, liquefaction, or landslides beyond those identified in the 2005 Final EIR.

b. Would the project result in substantial soil erosion or the loss of topsoil?

The 2005 Final EIR states grading activities would result in erosion and includes Mitigation Measure HYDRO/WQ-6.1, which requires specific erosion management measures to be incorporated into the required Stormwater Pollution Prevention Plan (SWPPP). The modified project would include an off-site sewer connection within the existing developed right-of-way of Highway 1 and improvements to the existing Uplands lift station pumps located adjacent to the Allan Hancock College Bike Path. The modified project would not otherwise modify planned development in the Specific Plan area. Ground-disturbing activities associated with the modified project's proposed utility connections have the potential to result in erosion.

The off-site sewer connection and improvements to the existing Uplands lift station pumps would be subject to the requirements of Mitigation Measure HYDRO/WQ-6.1 from the 2005 Final EIR, which requires specific erosion management measures to be incorporated into the required SWPPP. Consistent with this requirement, a SWPPP would be prepared and implemented during construction of the modified project, which would include best management practices (BMPs) to limit soil erosion. The planned MHCS D water well would be constructed by MHCS D at the time MHCS D identifies the need for an additional water well to support their service area and prior to the 200th Certificate of Occupancy for the modified project. MHCS D would be required to comply with all applicable approval and permitting requirements to support construction of the new well. Implementation of required mitigation measures from the 2005 Final EIR and adherence to SWPPP requirements would reduce the modified project's potential impacts related to soil erosion to a less than significant level. With implementation of the mitigation measures identified in the 2005 Final EIR, the modified project would not result in any new or substantially more severe impacts related to soil erosion beyond those identified in the 2005 Final EIR.

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- c. *Would the project be 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 landslide, lateral spreading, subsidence, liquefaction, or collapse?*

The 2005 Final EIR concludes the original project could lead to increased landslides and differential settlement. The modified project would include an off-site sewer connection within the existing developed right-of-way of Highway 1 and improvements to the existing Uplands lift station pumps located adjacent to the Allan Hancock College Bike Path. The modified project would not otherwise modify planned development in the Specific Plan area. The modified project's proposed utility connections would be located in the immediate project vicinity, and would be subject to similar potential hazards as the original project related to landslides and differential settlement.

The off-site sewer connection and improvements to the existing Uplands lift station pumps would be subject to the requirements of Mitigation Measures GEO-2.1 and GEO-2.2 from the 2005 Final EIR, which require site-specific geotechnical investigations to be completed and construction contractors to implement the recommendations of these investigations. The modified project's proposed utility connections would be constructed in accordance with the requirements of the CBC and required mitigation, which would ensure impacts related to soil stability would be less than significant. The planned MHCS D water well would be constructed by MHCS D at the time MHCS D identifies the need for an additional water well to support their service area and prior to the 200th Certificate of Occupancy for the modified project. MHCS D would be required to comply with all applicable approval and permitting requirements to support construction of the new well. Implementation of required mitigation measures from the 2005 Final EIR and compliance with applicable code requirements would reduce the modified project's potential impacts related to landslides and differential settlement to a less than significant level. With implementation of the mitigation measures identified in the 2005 Final EIR, the modified project would not result in any new or substantially more severe impacts related to landslides and differential settlement beyond those identified in the 2005 Final EIR.

- d. *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

The 2005 Final EIR concluded the Specific Plan area has low to moderate potential for risk due to expansive soils, and therefore impacts associated with expansive soils were determined to be less than significant. The modified project would not modify planned development in the Specific Plan area. Soils underlying the locations of the proposed sewer connection and Uplands lift station contain low levels of clay which are not conducive to expansive soil conditions and these minor utility improvements would not exacerbate expansive soil conditions (United States Department of Agriculture 2023). Therefore, the modified project would not result in any new or substantially more severe impacts related to expansive soils beyond those identified in the 2005 Final EIR.

- e. *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

The 2005 Final EIR concluded the original project would be served by MHCS D wastewater treatment facility. No septic systems would be used, and no impacts related to the use of septic tanks or alternative wastewater disposal systems would occur. The modified project does not include septic systems or alternative wastewater disposal systems; therefore, the modified project would not result in any new or substantially more severe impacts related to the use of septic tanks or alternative wastewater disposal systems beyond those identified in the 2005 Final EIR.

f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The 2005 Final EIR concluded the original project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. The modified project would include installation of a sewer connection within the Highway 1 right-of-way and improvements to the Uplands lift station in existing rights-of-way and at the Uplands lift station. The modified project's proposed utility improvements would include similar ground-disturbing activities as the original project, and these areas have been subject to previous ground-disturbing activities from past grading and trenching activities; therefore, there is low likelihood to discover subsurface paleontological resources or unique geologic features, similar to the original project. In addition, the applicants would contribute funding to MHCS D for the development of a MHCS D water well, which is a planned improvement that would be constructed by MHCS D at the time MHCS D identifies the need for an additional water well to support their service area and prior to the 200th Certificate of Occupancy for the modified project. MHCS D would be required to comply with all applicable approval and permitting requirements to support construction of the new well. Therefore, the modified project would not result in any new or substantially more severe impacts related to unique paleontological resources or sites or unique geologic features beyond those identified in the 2005 Final EIR.

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4.8 Greenhouse Gas Emissions

	Where was Impact Analyzed in the 2005 Final EIR?	Do Proposed Changes Require Major Revisions to the 2005 Final EIR?	Do New Circumstances Require Major Revisions to the 2005 Final EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2005 Final EIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	N/A; New CEQA checklist item added subsequent to the 2005 Final EIR	No	No	No	N/A
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	N/A; New CEQA checklist item added subsequent to the 2005 Final EIR	No	No	No	N/A

- a. *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*
- b. *Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

The 2005 Final EIR did not address greenhouse gas emissions (GHG), as these checklist questions were not included in Appendix G of the *CEQA Guidelines* at the time the 2005 Final EIR analysis was prepared. However, potential impacts of GHGs on climate change were known as early as the 1970s; therefore, the potential effects of GHG emissions from the modified project does not constitute new information of substantial importance.

The modified project would not increase the residential density or maximum number of homes allowed in the Specific Plan area beyond the maximum buildout proposed in the Specific Plan and analyzed in the 2005 Final EIR. Of the proposed utility improvements included in the modified project, only the upsizing of the Uplands lift station pumps would have the potential to incrementally increase GHG emissions in comparison to the original project. However, regulations governing GHG emissions have become more stringent since the certification of the 2005 Final EIR, and the modified project would be required to comply with all applicable regulations, including energy conservation and green building standards, water conservation and efficiency standards, and GHG emission reduction targets for vehicles, which would reduce overall GHG emissions compared to the original project. For these reasons, the modified project would not result in a new or substantially more severe impacts related to greenhouse gas emissions compared to the original project.

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4.9 Hazards and Hazardous Materials

	Where was Impact Analyzed in the 2005 Final EIR?	Do Proposed Changes Require Major Revisions to the 2005 Final EIR?	Do New Circumstances Require Major Revisions to the 2005 Final EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2005 Final EIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Section 4.6.1.2 Impact HAZ-1a, Impact HAZ-1b	No	No	Yes	Yes
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Section 4.6.1.2 Impact HAZ-1a, Impact HAZ-1b	No	No	Yes	Yes
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	Section 4.6.1.2 Significance Criteria, Impact HAZ-2	No	No	No	N/A
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Section 4.6.1.2 Impact HAZ-3, Impact HAZ-4	No	No	No	N/A
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	Section 4.8.2 Impact LU-3 Section 4.9.2 Impact NOISE-3	No	No	No	N/A

	Where was Impact Analyzed in the 2005 Final EIR?	Do Proposed Changes Require Major Revisions to the 2005 Final EIR?	Do New Circumstances Require Major Revisions to the 2005 Final EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2005 Final EIR Mitigation Measures Address and/or Resolve Impacts?
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Appendix A	No	No	No	N/A
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	Section 4.10.1.2 Impact PS-2.2.1, Impact PS-2.2.2	No	No	No	N/A

- a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*
- b. *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

The 2005 Final EIR concludes that the original project would have the potential to create a hazard due to the use of fuels, solvents, paint, and other similar materials used during grading and construction activities. Mitigation Measure HAZ-1a from the 2005 Final EIR requires preparation of a SWPPP, which would require implementation of BMPs to minimize water quality degradation from the use of hazardous materials during construction. The modified project includes an off-site sewer connection within the existing developed right-of-way of Highway 1 and improvements to the existing Uplands lift station pumps located adjacent to the Allan Hancock College Bike Path which would result in minimal and temporary uses of fuels and would not require the routine transport, use, or disposal of hazardous materials, similar to construction activities analyzed in the 2005 Final EIR.

The off-site sewer connection and improvements to the existing Uplands lift station pumps would be subject to the requirements of Mitigation Measure HAZ-1a from the 2005 Final EIR, which requires preparation of a SWPPP and implementation of BMPs to minimize water quality degradation from the use of hazardous materials during construction activity. The modified project would be required to comply with regulations pertaining to the transport, handling, and disposal of hazardous materials, including the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Materials Management Act, and California Code of Regulations Title 22, as well as Mitigation Measure HAZ-1a. The planned MHCS D water well would be constructed by MHCS D at the time MHCS D identifies the need for an additional water well to support their service area and prior to the 200th Certificate of Occupancy for the modified project. MHCS D would be required to comply with all applicable approval and permitting requirements to support construction of the new well. Therefore, the modified project would not result in any new or substantially more severe impacts related to the transport, use, or disposal of hazardous materials or upset and accident conditions beyond those identified in the 2005 Final EIR. Implementation of required mitigation

measures from the 2005 Final EIR, adherence to SWPPP requirements, and compliance with regulations pertaining to the transport, handling, and disposal of hazardous materials would reduce the modified project's potential impacts to a less than significant level. With implementation of the mitigation measures identified in the 2005 Final EIR, the modified project would not result in any new or substantially more severe impacts associated with the use of fuels, solvents, paint, and other similar materials used during grading and construction activities beyond those identified in the 2005 Final EIR.

- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*

The 2005 Final EIR identifies that the original project proposed residential land uses within 0.25-mile of Allan Hancock College and the originally proposed school site. Residential uses are not associated with large quantities of hazardous waste; therefore, the 2005 Final EIR concluded this impact would be less than significant. The modified project does not include industrial or other land uses associated with substantial hazardous waste materials. The school site that was anticipated as part of the original project is no longer included as part of the modified project. The modified project includes installation of a sewer connection within the Highway 1 right-of-way and improvements to the Uplands lift station that would be developed in proximity to Allan Hancock College; however, the proposed utility improvements would result minimal and temporary use of hazardous materials in the form of construction fuels, and would not increase, encourage, or otherwise facilitate routine transportation of hazardous materials above existing conditions during operation. Construction personnel would be required to have the necessary training and/or certifications to operate equipment used during modified project activities, minimizing the risk of accidental release of hazardous materials due to equipment failure. Therefore, the modified project would not result in any new or substantially more severe impacts related to handling hazardous materials within 0.25-mile of a school beyond those identified in the 2005 Final EIR.

- d. *Would the project be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

The 2005 Final EIR states that the Specific Plan area does not contain a hazardous material site pursuant to Government Code Section 65962.5. However, Plan Unit 1 and Plan Unit 4 of the Specific Plan area are potentially underlain by contaminated soil and/or groundwater due to the presence of a former muffler shop and service station at Plan Unit 4. The 2005 Final EIR includes Mitigation Measures HAZ-4.1, HAZ-4.2, and HAZ-4.3 which require site assessment and soil sampling on Plan Unit 1 and Plan Unit 4, preparation of a Hazardous Materials Construction Contingency Plan, and remediation, if necessary. With implementation of Mitigation Measures HAZ-4.1, HAZ-4.2, and HAZ-4.3, the 2005 Final EIR concluded potential impacts associated with contaminated soil and/or groundwater would be less than significant.

The modified project's proposed utility connections are not located on any hazardous material sites listed pursuant to Government Code Section 65962.5. The 2005 Final EIR includes Mitigation Measures HAZ-4.1, HAZ-4.2, and HAZ-4.3 which require site assessment and soil sampling on Plan Unit 1 and Plan Unit 4, preparation of a Hazardous Materials Construction Contingency Plan, and remediation, if necessary. The modified project does not propose any changes to Plan Unit 1 or Plan Unit 4. Therefore, the modified project would not result in any new or substantially more severe impacts related to development located on hazardous materials sites beyond those identified in the 2005 Final EIR.

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- e. *For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

The 2005 Final EIR concludes that the original project would not result in excessive noise in an airport land use planning area or within two miles of a public airport or public use airport. The Specific Plan area is located approximately 0.90-mile northeast of the Lompoc Airport, and is outside of the Lompoc Airport noise contours. The proposed sewer connection and improvements to the Upland lift station would not result in residential development located closer to the Lompoc Airport than what was analyzed in the 2005 Final EIR, and, therefore would not expose habitable structures to greater safety or noise risks associated with the Lompoc Airport. The modified project would not result in any new or substantially more severe impacts related to airport hazards beyond those identified in the 2005 Final EIR.

- f. *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The 2005 Final EIR concluded that the original project would not interfere with any emergency response plans. The modified project would not result in changes to the Specific Plan internal circulation design, or connections with the City's existing circulation system. Similar to the original project, the modified project would be designed to comply with all applicable City standards to provide adequate emergency access, and would be reviewed by the Lompoc City Fire Department as part of design review. Therefore, the modified project would therefore not have the potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The proposed sewer connection would require construction within the right-of-way on Highway 1. Because the proposed sewer connection would require work within a State highway, the construction of the sewer connection would occur in accordance with the California Department of Transportation's (Caltrans) Manual on Uniform Traffic Control Devices (2023) which requires management of traffic flow during construction, including the creation and approval of temporary traffic control plans to be used for facilitating road users through a work zone. With adherence to the Caltrans Manual on Uniform Traffic Control Devices, the modified project would not preclude the implementation of adopted emergency response plans or emergency evacuation plans, including the City's Local Hazard Mitigation Plan, Comprehensive Emergency Management Plan, or the Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan. The modified project would not result in any new or substantially more severe impacts related to conflicts with adopted emergency response plans or emergency evacuation plans beyond those identified in the 2005 Final EIR.

- g. *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?*

The 2005 Final EIR states that the Specific Plan area is within an Extreme Hazard Area for fire hazards. The modified project would not increase the residential density or maximum number of homes allowed in the Specific Plan area beyond the maximum buildout proposed in the Specific Plan and analyzed in the 2005 Final EIR or place residential development in a fire hazard area outside of the Specific Plan area. The modified project, including utility connections, would continue to be subject to the requirements of the California Fire Code (CFC) and the Lompoc Fire Department. The modified project would be reviewed by the Lompoc Fire Department to ensure all applicable fire safety requirements are met. With adherence to regulatory standards and implementation of mitigation measures, the modified project would not result in any new or substantially more severe impacts related to wildland fires beyond those identified in the 2005 Final EIR.

4.10 Hydrology and Water Quality

	Where was Impact Analyzed in the 2005 Final EIR?	Do Proposed Changes Require Major Revisions to the 2005 Final EIR?	Do New Circumstances Require Major Revisions to the 2005 Final EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2005 Final EIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	Section 4.7.2 Impact HYDRO/WQ -5, Impact HYDRO/WQ -6.2	No	No	No	N/A
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Section 4.7.2 Impact HYDRO/WQ -2, HYDRO/WQ -3, HYDRO/WQ -4	No	No	No	N/A
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:					
1. Result in substantial erosion or siltation on- or off-site	Section 4.7.2 Impact HYDRO/WQ -6.1, Impact HYDRO/WQ -6.2	No	No	No	N/A
2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site	Section 4.7.2 Impact HYDRO/WQ -1	No	No	No	N/A

	Where was Impact Analyzed in the 2005 Final EIR?	Do Proposed Changes Require Major Revisions to the 2005 Final EIR?	Do New Circumstances Require Major Revisions to the 2005 Final EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2005 Final EIR Mitigation Measures Address and/or Resolve Impacts?
3. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff	Section 4.7.2 Impact HYDRO/WQ -6.0	No	No	No	N/A
4. Impede or redirect flood flows?	Section 4.7.2, Impact HYDRO/WQ -6.1	No	No	No	N/A
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Section 4.7.2 Significance Criteria	No	No	No	N/A
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Section 4.7.2 Impact HYDRO/WQ -2, HYDRO/WQ -3, HYDRO/WQ -4	No	No	No	N/A

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

The 2005 Final EIR concluded the original project would result in demands on MHCS D groundwater supplies such that excessive salinity in groundwater could occur. 2005 Final EIR Mitigation Measure HYDRO/WQ-3 requires installation of an on-site groundwater well, and the 2005 Final EIR concludes impacts to groundwater quality would be less than significant with implementation of this required mitigation. The 2005 Final EIR mitigation also includes Mitigation Measures HYDRO/WQ-6.2a and HYDRO/WQ-6.2b, which require revegetation areas and detention basins in the Specific Plan area to reduce long-term surface runoff pollution.

Since approval of the Specific Plan and certification of the 2005 Final EIR, MHCS D has constructed two additional wells that provide water resources to the MHCS D service area. As a result of the project modification to provide water through MHCS D, the modified project would not include installation of a new well in the Specific Plan area. The next planned MHCS D water well would be constructed by

MHCS D at the time MHCS D identifies the need for an additional water well to support their service area and prior to the 200th Certificate of Occupancy for the modified project. MHCS D would be required to comply with all applicable approval and permitting requirements to support construction of the new well. Therefore, the modified project's water demand would not result in excessive pumping of groundwater or in the generation of excessive salinity at the pumping locations.

The modified project would be required to obtain coverage under the National Pollutant Discharge Elimination System Construction General Permit to ensure water quality standards during construction are met. Similar to the original project, the modified project would include a SWPPP to be implemented during construction which would include BMPs to minimize potential impacts to water quality. The modified project would not result in any new or substantially more severe impacts related to surface or groundwater quality beyond those identified in the 2005 Final EIR.

- b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*
- e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The 2005 Final EIR states that the original project would result in an increase in impervious surfaces which could potentially result in a reduction in local groundwater recharge and lowering of the local groundwater table. Although mitigation measures were required to reduce impacts to the extent feasible, the 2005 Final EIR concludes that the original project would result in a significant and unavoidable contribution to an increased net deficit in groundwater supplies.

The modified project would include an off-site sewer connection within the existing developed right-of-way of Highway 1 and improvements to the existing Uplands lift station pumps located adjacent to the Allan Hancock College Bike Path. The modified project would not increase the residential density or maximum number of homes allowed in the Specific Plan area beyond the maximum buildout proposed in the Specific Plan and analyzed in the 2005 Final EIR; therefore, the modified project's residential units would not increase water demand beyond what was anticipated in the 2005 Final EIR. The modified project's proposed utility connections would not increase water demand beyond what was anticipated in the 2005 Final EIR. The modified project would not result in any new or substantially more severe impacts related to groundwater beyond those identified in the 2005 Final EIR.

- c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*
 - c.1 Result in substantial erosion or situation on- or off-site?*
 - c.2 Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*
 - c.3 Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*
 - c.4 Impede or redirect flood flows?*

The 2005 Final EIR concluded increased surface flows associated with runoff over the original project's impervious surfaces would exacerbate erosion-induced siltation of downstream drainages and the

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Santa Ynez River. In addition, increased surface runoff at the northwest portion of the Specific Plan area could result in gullying and sedimentation on Highway 1. The modified project's proposed utility connections would not include features that would increase surface runoff or alter existing drainage patterns in the Specific Plan area compared to the original project, as the proposed utility improvements are located in previously developed areas with existing impervious surfaces. Therefore, the modified project would not result in any new or substantially more severe impacts related to drainage patterns beyond those identified in the 2005 Final EIR.

d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

The 2005 Final EIR concluded that the Specific Plan area is not within a flood hazard area, tsunami hazard area, or seiche hazard area. The modified project's proposed utility connections would be located outside of flood, tsunami, and seiche hazard areas. Therefore, the modified project would not result in any new or substantially more severe impacts related to inundation in a flood, tsunami, or seiche hazard area beyond those identified in the 2005 Final EIR.

4.11 Land Use and Planning

	Where was Impact Analyzed in the 2005 Final EIR?	Do Proposed Changes Require Major Revisions to the 2005 Final EIR?	Do New Circumstances Require Major Revisions to the 2005 Final EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2005 Final EIR Mitigation Measures Address and/or Resolve Impacts?
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Would the project:

a. Physically divide an established community?	Section 4.8.2 Impact LU-2	No	No	No	N/A
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Appendix A	No	No	No	N/A

- a. *Would the project physically divide an established community?*
- b. *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

The 2005 Final EIR concluded that the original project’s expansion of the City limits, sphere of influence, and urban limit line would be subject to the review and approval of the Santa Barbara Local Agency Formation Commission (LAFCO), and that the proposed land use designations and pre-zoning would be consistent with the County of Santa Barbara land use designation and zoning. The modified project would not change the proposed land use designations and pre-zoning of the Specific Plan area, and does not involve any changes that would physically divide an established community. Therefore, the modified project would not result in new or substantially more severe impacts related to land use conflicts beyond those identified in the 2005 Final EIR.

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4.12 Mineral Resources

	Where was Impact Analyzed in the 2005 Final EIR?	Do Proposed Changes Require Major Revisions to the 2005 Final EIR?	Do New Circumstances Require Major Revisions to the 2005 Final EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2005 Final EIR Mitigation Measures Address and/or Resolve Impacts?	
Would the project:						
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Section 4.14.2	No	No	No	N/A
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	Section 4.14.2	No	No	No	N/A

- a. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?*

The 2005 Final EIR concluded that there are no known mineral resources in the Specific Plan area, and implementation of the original project would not result in the loss of availability of a known mineral resource. The modified project would not occur in an area with known mineral resources (DOC 1989), and would not involve mining activities, a mineral resource recovery site, or alter or displace any mineral resource activities. Therefore, the modified project would not result in any new or substantially more severe impacts to mineral resources beyond those identified in the 2005 Final EIR.

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4.13 Noise

	Where was Impact Analyzed in the 2005 Final EIR?	Do Proposed Changes Require Major Revisions to the 2005 Final EIR?	Do New Circumstances Require Major Revisions to the 2005 Final EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2005 Final EIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Section 4.9.2 Impact NOISE-1, NOISE-1.1, and NOISE-2	No	No	Yes	Yes
b. Generate excessive groundborne vibration or groundborne noise levels?	Section 4.9.2 Significance Criteria	No	No	No	N/A
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels?	Section 4.9.2 Impact NOISE-3	No	No	No	N/A

- a. *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

The 2005 Final EIR concluded that construction of the original project would result in short-term construction noise levels of up to 91 decibels (dB) that would be experienced as 65 A-weighted decibels (dBA) up to 1,000 feet away, and up to 60 dB at receptors located up to 1,775 feet away. The 2005 Final EIR includes Mitigation Measures NOISE-1a, NOISE-1b, NOISE-1c, NOISE-1d, and NOISE-1e to reduce construction-related noise impacts to a less than significant level.

The modified project would include similar operational activities as the original project, and the proposed utility improvements would not represent a new source of operational noise, or otherwise result in a long-term increase in ambient noise. Construction of the off-site sewer connection and upgrades to the Uplands lift station pumps would occur at a similar distance to existing residential units as development of the Specific Plan area near Harris Grade Road, resulting in similar potential

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construction noise levels to the original project. The off-site sewer connection and improvements to the existing Uplands lift station pumps would be subject to the requirements of Mitigation Measures NOISE-1a, NOISE-1b, NOISE-1c, NOISE-1d, and NOISE-1e from the 2005 Final EIR, which require appropriate construction noise management practices to reduce temporary construction noise. With incorporation of these required mitigation measures, the modified project would not result in any new or substantially more severe impacts to temporary or permanent noise increases beyond those identified in the 2005 Final EIR.

b. Would the project generate excessive groundborne vibration or groundborne noise levels?

The 2005 Final EIR concluded that the original project would not result in substantial groundborne vibration. The modified project's proposed utility improvements would involve similar temporary noise generating construction activities (excavation and trenching) as the original project at similar distances from existing sensitive receptors. Therefore, there would be no new or substantially different sources of groundborne vibration or groundborne noise, and the modified project would not result in any new or substantially more severe impacts to groundborne vibration or groundborne noise levels beyond those identified in the 2005 Final EIR.

c. Would the project be located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, and expose people residing or working in the project area to excessive noise levels?

The 2005 Final EIR concluded that the Specific Plan area is located outside of the Lompoc Airport noise contours and therefore would not result in excessive noise. The modified project would occur outside of the Lompoc Airport noise contours (SBCAG 2023). The modified project would not result in any new or substantially more severe impacts related to airport noise beyond those identified in the 2005 Final EIR.

4.14 Population and Housing

	Where was Impact Analyzed in the 2005 Final EIR?	Do Proposed Changes Require Major Revisions to the 2005 Final EIR?	Do New Circumstances Require Major Revisions to the 2005 Final EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2005 Final EIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	Section 6.1	No	No	No	N/A
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Appendix A	No	No	No	N/A

- a. *Would the project induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?*
- b. *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The 2005 Final EIR concluded the original project would facilitate additional population growth through the extension of water and wastewater infrastructure because the extension of the water supply line would not provide water to any undeveloped parcels beyond the Specific Plan area's boundary and no extension of sewer trunk lines would be required. The modified project would not increase the residential density or maximum number of homes allowed in the Specific Plan area beyond the maximum buildout proposed in the Specific Plan and analyzed in the 2005 Final EIR and therefore would not exceed overall population growth analyzed in the 2005 Final EIR. The modified project would include an off-site sewer connection within the existing developed right-of-way of Highway 1 and improvements to the existing Uplands lift station pumps located adjacent to the Allan Hancock College Bike Path. In addition, the applicants would contribute funding to MHCS D for the development of a MHCS D water well, which is a planned improvement that would be constructed by MHCS D at the time MHCS D identifies the need for an additional water well to support their service area and prior to the 200th Certificate of Occupancy for the modified project. MHCS D would be required to comply with all applicable approval and permitting requirements to support construction of the new well. The modified project would not provide water to any undeveloped parcels beyond the Specific Plan area's boundary and the proposed sewer main would connect to existing City infrastructure. The proposed sewer connection would be located within the Highway 1 right-of-way and improvements to the Uplands lift station would not require displacement of any existing people or housing. Therefore, the modified project would not result in any new or substantially more severe impacts related to unplanned population growth or displacement beyond those identified in the 2005 Final EIR.

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4.15 Public Services

	Where was Impact Analyzed in the 2005 Final EIR?	Do Proposed Changes Require Major Revisions to the 2005 Final EIR?	Do New Circumstances Require Major Revisions to the 2005 Final EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2005 Final EIR Mitigation Measures Address and/or Resolve Impacts?
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Would the project:

- a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

1. Fire protection?	Section 4.10.1.2 Impact PS-1, Impact PS-2.1	No	No	No	N/A
2. Police protection?	Section 4.10.2.2 Impact PS-3, Impact PS-4	No	No	No	N/A
3. Schools?	Section 4.10.3.2 Impact PS-5	No	No	No	N/A
4. Parks?	Section 4.11.2 Impact REC-1	No	No	No	N/A
5. Other public facilities?	Section 4.10.4.2 Impact PS-6	No	No	No	N/A

a. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for:*

a.1. *Fire protection?*

a.2. *Police protection?*

a.3. *Schools?*

a.5. *Other public facilities?*

Fire protection services are provided by the Lompoc City Fire Department and police protection services are provided by the Lompoc Police Department. Library services are provided by the Lompoc Library. The 2005 Final EIR concluded that the original project would result in additional demand for fire and police protection services, necessitating the hiring of new staff, but would not necessitate the construction of new fire or police facilities. The 2005 Final EIR concludes that the original project would add up to new 287 students to the region, which would contribute to the overcapacity of Los Berros Elementary. The 2005 Final EIR concluded that the original project would exacerbate the existing deficit of library facilities in Lompoc. The modified project would not increase the residential density or maximum number of homes allowed in the Specific Plan area beyond the maximum buildout proposed in the Specific Plan and analyzed in the 2005 Final EIR and therefore would not result in additional demand for fire, police, schools, or library services beyond what was analyzed in the 2005 Final EIR.

The modified project would include an off-site sewer connection within the existing developed right-of-way of Highway 1 and improvements to the existing Uplands lift station pumps located adjacent to the Allan Hancock College Bike Path. The modified project's proposed utility improvements would not increase population or otherwise increase the demand for fire protection, police protection, schools, or other public services beyond the original project. The modified project would not result in any new or substantially more severe impacts related to fire services, police services, schools, or library services beyond those identified in the 2005 Final EIR.

A.4. *Parks?*

The 2005 Final EIR states that the original project would develop approximately eight acres dedicated to open space and an additional 3.3 acres for an on-site passive park. The three acres of passive park area would achieve the City's requirement for a neighborhood park. The modified project would not increase the residential density or maximum number of homes allowed in the Specific Plan area beyond the maximum buildout proposed in the Specific Plan and analyzed in the 2005 Final EIR. The modified project's proposed utility improvements would not increase population, remove parkland, or otherwise increase the demand for parks. Therefore, the modified project's demand for parks would not exceed the demand of the original project, and the modified project would not result in any new or substantially more severe impacts related to parks beyond those identified in the 2005 Final EIR.

The new vesting tentative tract map would increase the common open space included in the original project from eight acres to 13 acres, and developers would continue to pay development impact fees to assist funding the acquisition and/or development of park and recreational facilities. The modified project would not result in any new or substantially more severe impacts related to parks beyond those identified in the 2005 Final EIR.

4.16 Recreation

	Where was Impact Analyzed in the 2005 Final EIR?	Do Proposed Changes Require Major Revisions to the 2005 Final EIR?	Do New Circumstances Require Major Revisions to the 2005 Final EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2005 Final EIR Mitigation Measures Address and/or Resolve Impacts?
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Would the project:

a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Section 4.11.2 Impact REC-1	No	No	No	N/A
b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Section 4.11.2 Impact REC-1	No	No	No	N/A

- a. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*
- b. *Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

As stated in Section 4.15, *Public Services*, the modified project would not result in any additional demand for parks. The new vesting tentative tract map would increase the common open space included in the original project from eight acres to 13 acres, and developers would continue to pay development impact fees to assist funding the acquisition and/or development of park and recreational facilities. The modified project's demand for parks would not exceed the park demand of the original project, and the modified project would not result in any new or substantially more severe impacts related to recreation beyond those identified in the 2005 Final EIR.

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4.17 Transportation

	Where was Impact Analyzed in the 2005 Final EIR?	Do Proposed Changes Require Major Revisions to the 2005 Final EIR?	Do New Circumstances Require Major Revisions to the 2005 Final EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2005 Final EIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Section 4.12.2 Impact TRANS-3.1, Impact TRANS-3.3	No	No	No	N/A
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	N/A	No	No	No	N/A
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	Section 4.12.2 Impact TRANS-3.2, TRANS-3.3	No	No	No	N/A
d. Result in inadequate emergency access?	Section 4.12.2 Impact TRANS-4	No	No	No	N/A

a. Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

The 2005 Final EIR concluded that the original project would be built in accordance with adopted policies, plans, and programs governing alternative transportation and would not conflict with applicable transportation planning requirements. The modified project does not include any changes to the Specific Plan internal circulation design, pedestrian, or bicycle traffic improvements. All modified project components would continue to be constructed in compliance with adopted City policies, plans, and programs governing alternative transportation. The modified project would include the same pedestrian and bicycle traffic improvements at Harris Grade Road, Highway 1, and the Highway 1 and Purisima Road intersection as the original project. As a result, the modified project would not result in any new or substantially more severe impacts related to conflicts with programs, plans, ordinances, or policies addressing the circulation system beyond those identified in the 2005 Final EIR.

b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Since adoption of the 2005 Final EIR, the CEQA statutes and guidelines have been revised to require evaluation of impacts on the local transportation and circulation system on the basis of vehicle miles traveled (VMT). Pursuant to Senate Bill 743, the *CEQA Guidelines* have been updated to incorporate VMT as the primary metric for analyzing transportation impacts under CEQA. This update occurred after the preparation of the 2005 Final EIR; therefore, the 2005 Final EIR does not provide an analysis of VMT. *CEQA Guidelines* section 15064.3, subdivision (b), states that land use projects with VMT exceeding an applicable threshold of significance may indicate a significant impact, and that projects that decrease VMT compared to existing conditions should be presumed to have a less than significant transportation impact. The City's VMT standards are consistent with Section 15064.3 of the *CEQA Guidelines* and the Office of Planning and Research's 2018 *Technical Advisory on Evaluating Transportation Impacts in CEQA* (City of Lompoc 2021a).

The potential for impacts (i.e., daily trips) related to VMT were known prior to adoption of the 2005 Final EIR. The modified project would not exceed the maximum development potential of the Specific Plan area evaluated in the 2005 Final EIR. Therefore, the modified project would not increase or otherwise modify the number of potential new vehicle trips or vehicle trip lengths associated with developing the Specific Plan area. As a result, the modified project would not result increase VMT beyond what would occur with implementation of the original project, and the modified project would not result in any new or substantially more severe impacts related to VMT beyond those identified in the 2005 Final EIR.

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?

The 2005 Final EIR included required mitigation to ensure internal street design, including roundabouts and sidewalk widths, would be consistent with City standards, minimizing transportation hazards. The modified project does not include any changes to the Specific Plan area internal circulation design or geometric design features. The modified project includes installation of a sewer connection within the Highway 1 right-of-way that has the potential to temporarily increase traffic hazards during construction; however, the applicants would be required to obtain an encroachment permit for work within the right-of-way which requires the use of barriers and warning lights to protect traffic pursuant to Municipal Code Chapter 12.12. In addition, construction of the sewer connection would occur in accordance with the Caltrans Manual on Uniform Traffic Control Devices which would minimize traffic hazards (Caltrans 2023). As a result, the modified project would not result in any new or substantially more severe impacts related transportation Hazards beyond those identified in the 2005 Final EIR.

d. Would the project result in inadequate emergency access?

The 2005 Final EIR concluded that the original project's circulation system would be designed to comply with the City's standards for emergency access and therefore would not preclude emergency access to the Specific Plan area. The modified project would not result in changes to the Specific Plan internal circulation design, or connections with the City's existing circulation system, and would not preclude emergency access to the Specific Plan area. Similar to the original project, the modified project would be designed to comply with all applicable City standards to provide adequate emergency access, and would be reviewed by the Lompoc City Fire Department as part of design review. Construction of the proposed sewer connection would occur in accordance with the Caltrans

Manual on Uniform Traffic Control Devices, which requires management of traffic flow during construction, minimizing the potential for temporary delays in emergency access on Highway 1. As a result, the modified project would not result in any new or substantially more severe impacts related to emergency access beyond those identified in the 2005 Final EIR.

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4.18 Tribal Cultural Resources

	Where was Impact Analyzed in the 2005 Final EIR?	Do Proposed Changes Require Major Revisions to the 2005 Final EIR?	Do New Circumstances Require Major Revisions to the 2005 Final EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2005 Final EIR Mitigation Measures Address and/or Resolve Impacts?
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Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a.	Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	N/A; New CEQA checklist item added subsequent to 2005 Final EIR	No	No	No	N/A
b.	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	N/A; New CEQA checklist item added subsequent to 2005 Final EIR	No	No	No	N/A

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- a. *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?*
- b. *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

The 2005 Final EIR predates the updates to the *CEQA Guidelines* requiring the evaluation of potential impacts to tribal cultural resources. Effective July 1, 2015, Assembly Bill (AB) 52 specifies that a project that may cause a substantial adverse change to a defined Tribal Cultural Resources (TCR) may result in a significant effect on the environment (California Public Resources Code [PRC] Section 21084.2). It further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3). AB 52 requires tribes interested in development projects within a traditionally and culturally affiliated geographic area to notify a lead agency of such interest and to request notification of future projects subject to CEQA prior to determining if a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. The lead agency is then required to notify the tribe within 14 days of deeming a development application subject to CEQA complete to notify the requesting tribe as an invitation to consult on the project.

Since the 2005 Final EIR, from which this Addendum tiers, was initiated prior to July 2015, Native American consultation pursuant to AB 52 is not required for the modified project. As stated in Section 4.5, *Cultural Resources*, there is low likelihood to discover subsurface archaeological resources, and the modified project would not alter any known historic or archaeological resources that may qualify as tribal cultural resources. The modified project would involve similar ground-distributing activities as the original project, and the proposed location for the off-site sewer connection and the Uplands lift station have been subject to previous ground-disturbing activities from past grading and trenching activities. The planned MHCS D water well would be constructed by MHCS D at the time MHCS D identifies the need for an additional water well to support their service area and prior to the 200th Certificate of Occupancy for the modified project. MHCS D would be required to comply with all applicable approval and permitting requirements to support construction of the new well. Therefore, the modified project would not result in any new or substantially more severe impacts to tribal cultural resources beyond those identified in the 2005 Final EIR.

4.19 Utilities and Service Systems

	Where was Impact Analyzed in the 2005 Final EIR?	Do Proposed Changes Require Major Revisions to the 2005 Final EIR?	Do New Circumstances Require Major Revisions to the 2005 Final EIR?	Any New Information Resulting in New or More Severe Significant Impacts?	Do 2005 Final EIR Mitigation Measures Address and/or Resolve Impacts?
Would the project:					
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Section 4.13.1.2	No	No	No	N/A
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Section 4.13.1.2	No	No	No	N/A
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Section 4.13.1.2	No	No	No	N/A
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Section 4.13.2.2 Impact UTIL-4.1a, Impact UTIL-4.1b	No	No	No	N/A
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Section 4.13.2.2 Impact UTIL-4.1a, Impact UTIL-4.1b	No	No	No	N/A

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- a. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

The 2005 Final EIR concludes that existing water and wastewater infrastructure was designed with sufficient capacity to accommodate the original project, and requires mitigation requiring the applicants to prepare a plan for the water distribution system within the Specific Plan area to demonstrate the proposed water system meets applicable quality and pressure standards. Since approval of the Specific Plan and certification of the 2005 Final EIR MHCS D has constructed two additional wells that provide water resources to the MHCS D service area. As a result of the project modification to provide water through MHCS D, the modified project would not include installation of a new well in the Specific Plan area. The next planned MHCS D water well would be constructed by MHCS D at the time MHCS D identifies the need for an additional water well to support their service area and prior to the 200th Certificate of Occupancy for the modified project. MHCS D would be required to comply with all applicable approval and permitting requirements to support construction of the new well.

The modified project would utilize the same existing MHCS D 14-inch main as the original project to deliver water to the Specific Plan area. The modified project would not increase the residential density or maximum number of homes allowed in the Specific Plan area beyond the maximum buildout proposed in the Specific Plan and analyzed in the 2005 Final EIR. Therefore, the modified project would not require additional water infrastructure beyond what was analyzed in the 2005 Final EIR the construction or relocation of which could cause significant environmental effects.

The modified project would provide wastewater collection service to the Specific Plan area through a Wastewater Services Agreement with MHCS D via a connecting pipeline which would connect to the City's sewer system at the southern portion of the Specific Plan area and be transported to the LRWRP. According to the Burton Ranch Sewer Collection System Evaluation prepared by Wallace Group (2023), the proposed wastewater system would not impact the City's sewer collection system south of the Santa Ynez River under existing or future flow conditions. Although the modified project would install sewer infrastructure at a different off-site location than the original project, the modified project would not require the extension of an existing sewer main as the modified project's sewer infrastructure would connect to the City's existing sewer main. The Uplands lift station pumps would be upsized; however, this utility improvement would replace existing utilities in a disturbed area, as described throughout this addendum, and no additional substantial environmental impact would occur beyond what was identified in the 2005 Final EIR. As a result, the modified project's sewer infrastructure improvements would not result in environmental effects beyond what was identified in the 2005 Final EIR.

The modified project does not include any changes to the proposed electric, natural gas, or telecommunications connections. The modified project would not increase the residential density or maximum number of homes allowed in the Specific Plan area beyond the maximum buildout proposed in the Specific Plan and analyzed in the 2005 Final EIR. Therefore, the modified project would not increase demand for electric, natural gas, or telecommunications services beyond what was analyzed in the 2005 Final EIR. Therefore, the modified project would not require construction of new electrical, gas, or telecommunications facilities to service the project site beyond those included as part of the modified project. As a result, the modified project would not result in any new or substantially more severe impacts related to other utility infrastructure beyond those identified in the 2005 Final EIR.

- b. *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

The 2005 Final EIR includes mitigation requiring the applicants to prepare a plan for approval, demonstrating the proposed water system meets applicable standards. The modified project would not increase the residential density or maximum number of homes allowed in the Specific Plan area beyond the maximum buildout proposed in the Specific Plan and analyzed in the 2005 Final EIR. Therefore, the modified project's water demand would not exceed what was analyzed in the 2005 Final EIR. MHCS D has determined that the available water resources in the MHCS D service area are adequate such that the construction of the well is not required to directly support the planned development of the Specific Plan area. The applicants would enter MHCS D's formalized water conservation program to offset water demand of new development served by MHCS D. The 2005 Final EIR includes Mitigation Measure UTIL-1.1.1, which requires the applicants to prepare a plan for approval, demonstrating the proposed water system meets applicable standards. Therefore, the modified project would not require additional water use beyond what was evaluated in the 2005 Final EIR. Based on projected water supply and demand from the City of Lompoc's most recent Urban Water Management Plan (2020), the City anticipates a water surplus in normal year, drought year, and multiple drought year scenarios through the year 2045 (City of Lompoc 2021b). The modified project would also be required to comply with more stringent water conservation measures in Title 24 of the building code, which were not required at the time the 2005 Final EIR was approved. The modified project would not result in any new or substantially more severe impacts related to water supplies beyond those identified in the 2005 Final EIR.

- c. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

The 2005 Final EIR states that the original project would be annexed into the MHCS D boundaries and served by La Purisima Treatment Plant. The modified project is within the MHCS D boundaries, but would be served by the LRWRP. The Burton Ranch Sewer Collection System Evaluation estimated the modified project would generate approximately 100,000 gallons per day (gpd) of wastewater flows (Wallace Group 2023). Currently, the LRWRP treats approximately 3.2 mgd (City of Lompoc 2023a). The design capacity of the LRWRP is 5.5 mgd (Central Coast Regional Water Quality Control Board 2022). The addition of approximately 100,000 gpd would not exceed the design capacity of the LRWRP. Therefore, the modified project would not result in any new or substantially more severe impacts related to wastewater treatment capacity beyond those identified in the 2005 Final EIR.

- d. *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*
- e. *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

The 2005 Final EIR concluded that solid waste generated from the Specific Plan area would not exceed landfill capacity. The modified project would not change the overall density in the Specific Plan area. Like the original project, the modified project's construction contractor(s) would implement a Construction and Demolition Waste Management Plan and divert mulch from the City of Lompoc Sanitary Landfill. The maximum permitted throughput of the City of Lompoc Sanitary Landfill is 400 tons per day (California Department of Resources, Recycling, and Recovery [CalRecycle] 2023). The

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modified project would not increase the residential density or maximum number of homes allowed in the Specific Plan area beyond the maximum buildout proposed in the Specific Plan and analyzed in the 2005 Final EIR. Therefore, the modified project's solid waste generation from operational activities would not exceed the solid waste generation analyzed in the 2005 Final EIR. The 1,661 tons of solid waste annually, or 4.6 tons daily, represents 1.2 percent of the maximum permitted throughput of the City of Lompoc Sanitary Landfill. The modified project would not result in any new or substantially more severe impacts related to solid waste beyond those identified in the 2005 Final EIR.

4.20 Wildfire

	Where was Impact Analyzed in the 2005 Final EIR?	Do Proposed Changes Require Major Revisions to the 2005 Final EIR?	Do New Circumstances Require Major Revisions to the 2005 Final EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2005 Final EIR Mitigation Measures Address and/or Resolve Impacts?
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If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	Section 4.10.1.2 Impact PS-2.2.1, Impact PS-2.2.2	No	No	No	N/A
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	Section 4.10.1.2 Impact PS-2.2.1, Impact PS-2.2.2	No	No	No	N/A
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	Section 4.10.1.2 Impact PS-2.2.1, Impact PS-2.2.2	No	No	No	N/A
d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	Section 4.10.1.2 Impact PS-2.2.1, Impact PS-2.2.2	No	No	No	N/A

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- a. *Substantially impair an adopted emergency response plan or emergency evacuation plan?*

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- b. *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*
- c. *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*
- d. *Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

The 2005 Final EIR predates the updates to the *CEQA Guidelines* requiring the evaluation of potential impacts related to wildfire; therefore, the 2005 Final EIR does not directly address the stand alone *CEQA Guidelines* Appendix G wildfire thresholds. A discussion of wildfire hazards is included in Section 4.10, *Public Services*, of the 2005 Final EIR. The 2005 Final EIR states the Specific Plan area is within an Extreme Hazard Area for fire hazards according to the Santa Barbara County Comprehensive Plan. The Burton Mesa Chapparal present within and adjacent to the Specific Plan area is a fire-dependent plant community. The prevailing Lompoc Valley northwesterly wind pattern suggests that any fire occurring in the vicinity of the Specific Plan area could pose a safety hazard.

The potential for impacts related to wildfire risk were known prior to adoption of the 2005 Final EIR. The modified project's proposed utility connections would be subject to similar wildfire risks as the original project. Similar to the original project, construction of the proposed utility connections would require the extension of fire suppression facilities and other utilities. Construction activities and the operation of the modified project would be subject to the requirements of the California Fire Code (CFC) and the Lompoc Fire Department. Construction contractors would comply with California Public Resources Code Section 4290, which requires minimum fire safety standards for roads, fuel breaks, green belts, and minimum water supply. In addition, the proposed utility connections would be required to implement applicable 2005 Final EIR mitigation, which requires implementation of a fire protection plan, vegetation maintenance plan, and requires specific fire-safety features to be implemented into development. As described in Section 4.9, *Hazards and Hazardous Materials*, construction of the modified project's minor utility upgrades on Highway 1 would comply with the requirements of Caltrans' Manual on Uniform Traffic Control Devices and would not preclude the implementation of adopted emergency response plans or emergency evacuation plans, including the City's Local Hazard Mitigation Plan, Comprehensive Emergency Management Plan, or the Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan. Therefore, the modified project would not result in any new or substantially more severe impacts related to wildfire beyond those identified in the 2005 Final EIR.

4.21 Mandatory Findings of Significance

	Where was Impact Analyzed in the 2005 Final EIR?	Do Proposed Changes Require Major Revisions to the 2005 Final EIR?	Do New Circumstances Require Major Revisions to the 2005 Final EIR?	Any New Information Resulting in New or Substantially More Severe Significant Impacts?	Do 2005 Final EIR Mitigation Measures Address and/or Resolve Impacts?
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	Section 4.3.2, Section 4.4.1, Section 4.4.2	No	No	No	N/A
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	Throughout the 2005 Final EIR	No	No	No	N/A
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Throughout the 2005 Final EIR	No	No	No	N/A

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- a. *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

As discussed in Section 4.4, *Biological Resources*, the modified project would not increase the footprint of the Specific Plan area and the proposed installation of a sewer connection within the Highway 1 right-of-way and improvements to the Uplands lift station would be located in previously disturbed areas lacking contiguous habitat. In addition, the modified project does not include development over the entirety of a species' mapped habitat. As discussed in Section 4.5, *Cultural Resources*, the modified project would not alter historic resources, and the probability of discovering archaeological resources or human remains during ground-disturbing activities is low. The modified project would not result in any new or more severe impacts related to biological or cultural resources when compared to the original project.

- b. *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

Cumulatively considerable impacts could occur if the construction of other projects occur at the same time as the modified project and in proximity to the project site such that the effects of multiple projects combine to result in greater adverse environmental effects than what would occur in accordance with individual projects. The modified project would not have a new impact on agriculture and forestry resources, energy, land use, or mineral resources. Therefore, the modified project would not result in a cumulatively considerable contribution to any of these resource areas. In addition, certain resource areas (e.g., geology and soils, and hazards and hazardous materials) are by their nature site-specific, such that impacts at one location do not add to impacts at other locations, and therefore would not result in cumulative impacts. Based on a list of projects in Lompoc approved and currently undergoing public review, the nearest cumulative development project is located approximately 1.3 miles southwest of the project site (City of Lompoc 2023b). Santa Barbara County's cumulative project list identifies proposed and planned residential and mixed-use development in the vicinity of State Highway 1 and Purisima Road (Santa Barbara County 2023). However, the modified project's proposed utilities improvements would not contribute to any new or substantially more severe cumulative aesthetic or noise related impacts.

Other resource areas (e.g., air quality and greenhouse gas emissions) inherently address cumulative impacts. As noted in Section 4.3, *Air Quality*, the modified project would result in the generation of a cumulatively considerable net increase of air pollutants due to vehicle travel during operation; however, this emissions would not exceed that which the original project would produce and therefore the modified project's contribution to cumulative air quality impacts would not exceed the original project's contribution. As described in Section 4.8, *Greenhouse Gas Emissions*, the modified project would not result in a substantial generation of GHG emissions; therefore, the modified project would not have a cumulatively considerable contribution to air quality or greenhouse gas emission impacts.

Cumulative development could result in the loss of habitat and disturbance of cultural and tribal cultural resources. Although the modified project would include installation of a sewer connection and improvements to the Uplands lift station, these would occur in previously disturbed areas which

lack contiguous habitat, historical buildings, or identified archaeological or tribal cultural resources. The modified project applicants would be required to implement similar mitigation measures as the original project to reduce potential impacts to biological resources, cultural resources, and tribal cultural resources (procedures for unanticipated discovery). Therefore, the modified project would result in a similar contribution to cumulative impacts to these resource areas as the original project.

Cumulative development could result in population growth which increases the demand for public services, recreation, and utilities and service systems, and increase VMT. The modified project's population growth would not exceed the original project; therefore, the modified project's demand for public services, recreation, and utilities and service systems, and VMT generated would be similar to the original project. Accordingly, the modified project's contribution to cumulative public services, recreation, and utilities and service systems, and transportation impacts would be similar to the original project.

Cumulative development could result in additional structures within fire hazard severity zones that have a potential to exacerbate wildfire risk. The modified project would be subject to similar wildfire risks as the original project. Consistent with the 2005 Final EIR, the modified project would implement a fire protection plan, vegetation maintenance plan, specific fire-safety features, and adhere to State and local fire safety regulations. As a result, the modified project's contribution to cumulative wildfire impacts would be similar to the original project.

Overall, the modified project would not result in any new or more severe impacts than the original project for all environmental issue areas and existing conditions have not changed substantially since the certification of the 2005 Final EIR, such that the modified project would result in a new or more severe cumulative contribution to cumulative impacts. The modified project would not result in any new or more severe cumulative impacts than the original project.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

In general, impacts to human beings are associated with air quality, GHG emissions, hazards and hazardous materials, noise, traffic safety, and wildfire. As discussed in the preceding sections of this Addendum, the modified project would not result in any new or substantially more severe impacts related to air quality, GHG emissions, hazards and hazardous materials, noise, traffic safety, or wildfire, than the original project. The modified project would not result in new or more severe impacts that would cause substantial adverse effects on human beings than the original project.

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5 Determination

In accordance with Section 15164 of the CEQA Guidelines, the City of Lompoc has determined this Addendum to the 2005 Burton Ranch Specific Plan Final EIR is necessary to document changes or additions that have occurred in the project description since the 2005 Final EIR was originally prepared and adopted. No new or more severe environmental impacts beyond those disclosed in the 2005 Final EIR would occur as a result of the modified project. The City has reviewed and considered the information contained in this Addendum in its consideration of the 2005 Final EIR and finds the preparation of a subsequent EIR is not necessary.

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APR 01 2021

City of Lompoc
Planning Division

March 23, 2021

Christie Alarcon
Community Development Director
City of Lompoc

Re: Burton Ranch Specific Plan Amendment (SP-04-01) – Application Revisions

Dear Ms. Alarcon,

As a result of recent meetings and communications with the City regarding street improvements and financing, the Burton Ranch development team is withdrawing various aspects of its previously submitted Specific Plan Amendment application in the spirit of moving the project forward with the fewest amount of complications. The strike-throughs and redlines shown in the attached document are intended to assist staff in understanding the revisions made from the prior submittal.

The primary purpose of the Specific Plan Amendment application remains to ensure the Specific Plan provides adequate flexibility for the service of sewer and water to Burton Ranch. To that end, we continue to request, as stated in our November 16, 2020 letter, the City modify the Burton Ranch Specific Plan to allow a “Plan A” and “Plan B” project scenario in the event connection to MHCS D is unavailable, financially infeasible, or otherwise not suitable. “Plan B” would include water and sewer service by the City of Lompoc rather than MHCS D.

The application also included minor revisions to road sections, fencing, aesthetic features and policy clarifications. Unfortunately, some of the items that our team considered minor revisions became too difficult to advance with the City. Accordingly, the following items are withdrawn as detailed below and on the attached letter:¹

- Requests to modify or amend the Development Agreement;
- All references to a Community Facilities District for maintenance of public services;
- Any proposed changes to the text of the Specific Plan related to affordable housing and inclusionary requirements;
- Requests to modify the water tower feature;
- Requests to modify street designations and widths;
- Figures 6, 18a/b, 23 and 28;

Further, any revisions to conditions of approval of previously approved subdivision maps may still need to be analyzed to ultimately be consistent with the proposed Specific Plan revisions. Our hope is the withdrawal of many of the prior requested Specific Plan revisions will now minimize the need for

¹ Attached hereto is a copy of the application submittal letter dated June 12, 2020. This modified copy shows withdrawn items redacted and in shadowed text box. In addition, it provides minor modification of certain remaining items to capture the Plan A/B proposal which modifications are reflected in ALL CAPS.

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map condition revisions. We assume that such revisions to map conditions would be considered minor revisions not requiring new maps.

Based on this new request and as concluded during our meeting, the City should be moving forward with environmental review. The General Plan consistency analysis will be revised at a time when environmental review is further along. We will work with collaboratively with the City on this item at the appropriate time.

If the City believes anything related to this analysis or any other item is required prior to environmental review please advise as soon as possible.

Should you have any questions regarding this letter please contact me at (805) 934-5760.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Schwartz". The signature is stylized with a large, looping initial "B".

Brian Schwartz, AICP