

Item #3
Amendments to the Burton
Ranch Specific Plan
(SP 04-01)

Planning Commission Meeting
November 8, 2023

Project Location



Project Location



Background

- The Burton Ranch Specific Plan was originally approved by the City Council on Feb 7, 2006
- Amendment #1 was approved on September 4, 2007 (roofing material change)
- Amendment #2 was approved on August 5, 2014 (restriping, traffic signal changes)

Background –Cont.

- A Sewer Collection System Evaluation was finalized in June/2023 which analyzed a change in sewer service.
- On June 29, 2023, the City and the Mission Hills Community Services District (MHCSD) approved an agreement to have the City provide wastewater treatment services through a one point connection along Highway 1.
- MHCSD would still provide water service to the Specific Plan project area.

Amendment Request

- The applicant has requested a 3rd amendment to the Specific Plan to address changes to infrastructure sections contained within the Specific Plan
- The Infrastructure Plan, Utilities section, and three Mitigation Measures are proposed to be amended.
- Specific changes within the document are shown on Exhibit A to the Planning Commission Resolution

CEQA Exemption

- An Addendum to the 2005 Burton Ranch Specific Plan Final EIR was prepared to document proposed changes to the Specific Plan.
- The Addendum found that none of the conditions described in CEQA Guidelines section 15162 have occurred and therefore no additional environmental review is required.

Staff Recommendation

- Adopt Resolution No. 993 (23) recommending that the City Council approve amendment No. 3 to the Burton Ranch Specific Plan and acceptance of an Addendum to the Final EIR (SP 04-01);

OR

- Provide other direction

End of Presentation