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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 Accordingly, the following items are withdrawn as detailed below and on the attached letter:¹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 This modified copy shows withdrawn items redacted and in shadowed text box.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, sweeping initial "B" and a long, horizontal flourish at the end.

Brian Schwartz, AICP