

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, Staff was present and available to answer Planning Commissioners’ questions and address their concerns; and

WHEREAS, at the meeting of November 8, 2023, applicant Derek Hansen spoke in favor of the project and no one 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 Gonzales, seconded by Commissioner Braxton, was adopted at the regular Planning Commission meeting of November 8, 2023, by the following vote:

AYES: Commissioner Cioni, Gonzales, Bridge, Braxton

NOES: None



Brian Halvorson, Secretary



Federico Cioni, Chair

Attachments:

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