



City Council Agenda Item

City Council Meeting Date: January 16, 2024

TO: Dean Albro, City Manager

FROM: Brian Halvorson, Planning Manager
b_halvorson@ci.lompoc.ca.us

SUBJECT: Approving an Addendum to the Burton Ranch Specific Plan Final Environmental Impact Report (SP 04-01) (FEIR) and Introduction of Ordinance No. 1708(24) Approving a Third Amendment to the Burton Ranch Specific Plan

Recommendation:

The Planning Commission recommends the City Council:

- 1) Hold a public hearing; and
- 2) Approve an Addendum to the Burton Ranch Specific Plan FEIR¹:
- 3) Introduce, for first reading by title only with further reading waived Ordinance No. 1708(24) approving a third amendment to the Burton Ranch Specific Plan (BRSP) (Attachment 1).

Background:

The BRSP project area is located at the intersection of Purisima Road (Highway 1) and Harris Grade Road (Attachment 2) on approximately 149 acres. The BRSP 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.

Amendment No. 3 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 focus on amendments related to water and sewer utilities.

¹ Exhibit A to Attachment 1.

The revised amendments request was submitted on April 1, 2021 (Attachment 3). Although separate from this review, the applicant is concurrently processing another amendment to the Development Agreement that applies to the BRSP.

As a result of a request from the applicant to have the City 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 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. That 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, a one connection point (off of Highway 1) to an existing City-owned bonded sewer line along Highway 1 will receive sewage from the development and which will then be treated at the Lompoc Regional Wastewater Reclamation Plant.

On November 8, 2023, the Planning Commission considered the proposed addendum and amendments and recommended City Council approval as shown in Attachment 4, Planning Commission Resolution No. 993 (23).

Discussion:

The proposed amendments to the Specific Plan are shown in detail on Exhibits B-1 and B-2 attached to Ordinance No. 1708(24). In summary, the amendments include 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 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 and an electrical system impact study is 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.

Exhibits B-1 and B-2 to the Ordinance provide the full text amendments as proposed for consideration by the City Council.

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 BRSP, 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 BRSP project area.

Environmental Determination:

A FEIR (EIR 02-01) for the BRSP (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 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.

Fiscal Impact:

The Planning Division has processed these amendments through applicant paid deposits including separate environmental review as required. There was no impact to the General Fund from the processing of these amendments.

Conclusion:

Adopting Ordinance No. 1708(24) approving Amendment 3 to the BRSP is necessary to assure conformity between the Specific Plan and proposed changes in the method for providing sewer service to the Burton Ranch project area.

Respectfully submitted,

Brian Halvorson, Planning Manager

APPROVED FOR SUBMITTAL TO THE CITY MANAGER:

Christie Alarcon, Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Dean Albro, City Manager

- Attachments: 1) Ordinance No. 1708(24)
2) Vicinity Map
3) Applicant's Amendment Request
4) Planning Commission Resolution No. 993 (23)