

**Ordinance No. 1709(24)**

**An Ordinance of the Council of the City of Lompoc,  
County of Santa Barbara, State of California,  
Approving an Addendum to the Burton Ranch Specific Plan  
Final Environmental Impact Report and  
a Third Extension of the Development Agreement  
for the Burton Ranch Specific Plan (SP 04-01)**

**WHEREAS**, on March 7, 2006, the City Council adopted Ordinance No. 1520(06) approving the Burton Ranch Development Agreement (Agreement), with an effective date of May 3, 2007, and an expiration date of May 31, 2014; and

**WHEREAS**, on May 6, 2014, the City Council adopted Ordinance No. 1602(14) approving an extension of the Agreement until May 31, 2019; and

**WHEREAS**, on May 7, 2019, the City Council adopted Ordinance No. 1669(19) approving an extension of the Agreement until May 31, 2024; and

**WHEREAS**, a timely request was received from the applicants for another time extension of the Agreement; and

**WHEREAS**, the Planning Commission held a public hearing on November 8, 2023, to consider an addendum to the Burton Ranch Specific Plan Final Environmental Impact Report (FEIR) and the time extension and recommended approval to the City Council; and

**WHEREAS**, the City Council, held a public hearing on January 16, 2024, to consider the addendum and the time extension and the Planning Commission's recommendation of approval.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMPOC DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1.** Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City Council hereby approves the Addendum to the Burton Ranch Specific Plan FEIR (EIR 02-01), which is attached as Exhibit A to this Ordinance.

**SECTION 2.** The City Council hereby finds the Burton Ranch Specific Plan Area Development Agreement Amendment No. 3 (attached hereto as Exhibit B) by and between Harris Grade Partners, LP, MJ Land, LLC, Gherini Burton Ranch, LLC; Signorelli Burton Ranch, LLC; the Towbes Group, Inc. and the City of Lompoc (Development Agreement), pertaining to the portion of the Burton Ranch Development (Project) identified as Santa Barbara County Assessor's Parcel Numbers 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:

- A. Is consistent with the objectives, policies, land uses, and implementation programs specified in the City's General Plan;
- B. Will not be detrimental to the health, safety, and general welfare of persons residing in the immediate area of the Project, nor detrimental or injurious to property or persons

in the general neighborhood thereof, nor to the general welfare of the residents of the City as a whole;

- C. Will not adversely affect the orderly development of property or the preservation of property values;
- D. Will provide to City \$1,500 per residential unit to supply funding to operate and maintain public facilities dedicated to fire protection, police protection, and library services, consistent with mitigation measures PS-2.1.1, PS-4, and PS-6.1 of the Project's Revised Final Environmental Impact Report; and
- E. Will provide additional benefits to the City, as follows:
  - i. Development of the Project with high-quality residential units that will assist in supporting a stable employment and retail customer base for the City;
  - ii. Supplementary funds for the maintenance and operation of needed public facilities for the Project and for the City as a whole;
  - iii. Construction of transportation improvements that are located within State of California jurisdiction and thus, outside the City's permit jurisdiction;
  - iv. Improvement of the access to the Project and transportation circulation in the Wye area;
  - v. Avoidance of piecemeal development by master planning of a large contiguous area in lieu of individual property owners seeking development project approvals;
  - vi. Coordination of development policies for Burton Ranch that will result in a high-quality, aesthetically pleasing development pattern;
  - vii. Development standards in the Specific Plan that are appropriate for the Wye's semi-rural environment;
  - viii. Comprehensive environmental review of all potential development in Burton Ranch to insure that impacts that could result from development of separate properties are considered as a whole and mitigated appropriately;
  - ix. Creation of a "sense of place" for Burton Ranch that has its roots in Lompoc's early development history;
  - x. Creation of employment opportunities in the construction trades over the extended period of Project development; and
  - xi. Consistency with Government Code Sections 65864 through 65869.5.

**SECTION 3.** The City Council hereby approves the Burton Ranch Specific Plan Area Development Agreement Amendment No. 3 and authorizes the Mayor to sign the amendment and the City Clerk to work with the developers to have this Ordinance and the amendment recorded.

**SECTION 4. Effective Date.** This Ordinance shall be effective thirty (30) days after its adoption.

This Ordinance was introduced on January 16, 2024, and duly adopted by the City Council of the City of Lompoc at its duly noticed regular meeting on \_\_\_\_\_, 2024, by the following electronic vote:

PASSED AND ADOPTED this \_\_th day of \_\_\_\_ 2024, by the following electronic vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

\_\_\_\_\_  
Jenelle Osborne, Mayor  
City of Lompoc

Attest:

\_\_\_\_\_  
Stacey Haddon, City Clerk  
City of Lompoc

Attachments:

- Exhibit A: Environmental Addendum
- Exhibit B: Third Amendment to Development Agreement