

Item #6
3rd Amendment to the Burton
Ranch Specific Plan
(SP 04-01)

City Council Meeting
January 16, 2024

Burton Ranch Specific Plan

Burton Ranch Specific Plan



*City of Lompoc
100 Civic Center Plaza
Lompoc, California 93436*

Prepared By

*Martin Farrell Homes, Inc.
330 East Canon Perdido Street, Suite F
Santa Barbara, California 93101*

&

*The Towbes Group, Inc.
21 East Victoria Street, Suite 200
Santa Barbara, California 93101*

*Approved by City Council
February 2006*

Project 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 (amendments to mitigation measures for restriping & traffic signal changes on Harris Grade Road/Highway 1)

Project Location



Purpose of Specific Plan

- The Specific Plan serves as the primary regulatory document containing development and design standards to guide future development of the area (149 acres) consistent with the EIR that was completed for the site.

Amendment Request

- The applicant has requested a 3rd amendment to the Specific Plan to address changes to infrastructure sections and deleting some mitigation measures contained within the Specific Plan.
- The proposed Specific Plan changes within the document are shown on Exhibits B-1 and B-2 attached to Ordinance No. 1708 (24).

Amendment Proposal

Background

- A Sewer Collection System Evaluation was finalized in June/2023 which analyzed a change in sewer service for the project.
- 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 future one-point connection along Highway 1 (Purisima Road).
- Although MHCSD would provide water and sewer service to the Specific Plan project area, a one-point connection to an existing City-owned bonded sewer line will receive sewage from the future development and be treated at the Lompoc Regional Wastewater Reclamation Plant.

General Plan/Zoning

- The proposed amendments are consistent with the City's General Plan and Zoning Code.

Environmental Review

- 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

- Approve an Addendum to the Burton Ranch Specific Plan EIR; and
- Introduce for 1st reading by title only with further reading waived, Ordinance No. 1708 (24) approving a 3rd amendment to the Burton Ranch Specific Plan

End of Presentation