

**RESOLUTION NO. 750 (13)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE REVISED FINAL ENVIRONMENTAL IMPACT REPORT (FEIR 12-01) FOR THE SUMMIT VIEW HOMES RESIDENTIAL PROJECT AND DIRECT STAFF TO PROCEED WITH THE ANNEXATION PROCESS**

**WHEREAS**, Whitt Hollis of West Coast Housing Partners, LLC, on behalf of Townsgate Summit, LLC and the other members of Summit View Homes LLC have requested that the City of Lompoc consider an annexation request for the 10-acre site described considered in the City of Lompoc 2030 General Plan Update as Expansion Area D, for development of a 44-unit residential development. The site is located outside the City Urban Limit Line in the unincorporated area of Santa Barbara County. The site is approximately 10 acres located along the northern boundary of the City at the intersection of Highway 1, H Street, Harris Grade Road, and Purisima Road. (Assessor Parcel Number: 97-250-034); and

**WHEREAS**, an Environmental Impact Report (EIR 12-01) (SCH No. 2012071088) has been prepared and finalized by Rincon Consultants, Inc. in conformance with the California Environmental Quality Act (CEQA), its Guidelines, and the Environmental Guidelines of the City of Lompoc to study the environmental impacts of the proposed Project; and

**WHEREAS**, the State CEQA Guidelines require that certain findings be made before a public agency approves a project for which an EIR has been completed that identifies significant environmental effects; and

**WHEREAS**, pursuant to CEQA, proposed Findings of Fact and a Statement of Overriding Considerations have been prepared for the City Council, and which are attached as Exhibit A; and

**WHEREAS**, the EIR reflects the City of Lompoc's independent judgment and analysis; and

**WHEREAS**, the FEIR and annexation request were considered by the Planning Commission at a duly-noticed public meeting on April 10, 2013; and

**WHEREAS**, at the meeting of April 10, 2013, Whitt Hollis of Summit View Homes, LLC., Stanley Hoffman of Stanley R. Hoffman Associates, Richard Daulton of Rincon Consultants, and City staff were present, and answered Planning Commissioners' questions and addressed their concerns; and

**WHEREAS**, at the meeting of April 10, 2013, Herbert Janblow, Joshua Baltz, Cathy Gruner, and Sarah Wagner addressed the Planning Commission.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOMPOC RESOLVES AS FOLLOWS:**

**SECTION 1.** After reviewing and considering Summit View Homes Project FEIR prepared for Planning Commission review, hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission hereby recommends that the City Council

- a) Certify the Final Environmental Impact Report EIR 12-01 the Summit View Homes project as complete and in compliance with the California Environmental Quality Act (Public Resources Code Sections 21000 et seq.) and CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.); and
- b) The information contained as Exhibit B, CEQA Findings of Fact, has been reviewed and considered and substantial evidence received in support thereof; and
- c) Based upon all evidence presented, both oral and documentary, the Planning Commission recommends to the City Council that the Council make the Findings of Fact required by the California Environmental Quality Act (CEQA); and
- d) Direct staff to proceed with the Annexation process for the project site.

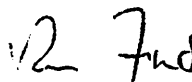
The foregoing Resolution, on motion by Commissioner Rodenhi, seconded by Commissioner Fink, was adopted at the Planning Commission meeting of April 10, 2013, by the following vote:

**AYES:** Commissioner Leach, Cioni, Clark, Rodenhi, Fink

**NOES:** None



Lucille T. Breese, AICP, Secretary



Ron Fink, Chair

Exhibit A: Final Environmental Impact Report - EIR 12-01  
Exhibit B: CEQA Findings of Fact