

Lompoc City Council Agenda Item

City Council Meeting Date: May 20, 2008



TO: Gary P. Keefe, City Administrator

FROM: Richard Daulton, Planning Manager
Rincon Consultants
Lucille T. Breese, AICP, Planning Manager
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SUBJECT: City Council Review of Existing General Plan Vision Statement, Selection of Proposed Land Use Alternatives, and Consideration of Additional Public Outreach Methods for the Ongoing General Plan Update (Planning Division File No. GP 07-04).

RECOMMENDATION:

It is recommended that the City Council take the following action:

- 1) Hold a public hearing;
- 2) Review the material presented and hear testimony from the public; and
- 3) Take an action on each of the following:
 - a) Review the General Plan Vision Statement and provide direction to staff on amendments to the existing language;
 - b) Select a Preferred Land Use Scenario and Land Use Alternatives to be studied during the General Plan Land Use Element Update and provide direction to staff regarding which alternatives, or combination of alternatives should be studied; and
 - c) Consider additional methods of public participation and provide direction to staff regarding which, if any, additional public participation methods should be undertaken during the next phase of the General Plan Update.

BACKGROUND:

At the March 13, 2008 Joint City Council/Planning Commission meeting staff was directed to refine the Land Use Alternatives for Infill and/or Annexation Areas selected by Council. This direction included a meeting with representatives of the Plains Exploration Production Company (PXP) to determine the level of analysis for the project.

Council also directed that the General Plan Vision Statement be returned for further consideration at a future meeting.

DISCUSSION:

A. Existing General Plan Vision Statement

The Current General Plan Vision Statement is shown below:

Lompoc is committed to protecting the unique and positive existing aspects of the community for future generations while accepting the challenges associated with seeking improvement in areas of current concern. Lompoc's vision is of an economically prosperous, compact urban place nestled among natural hillsides with undisturbed ridgelines, adjacent to wide expanses of fertile agricultural land, and straddling the biologically-rich Santa Ynez River. The community will continue to protect its rural setting by promoting sustainable use of resources. The city will also continue to be a safe, healthy, attractive, socially-inviting, and affordable place in which to live, work, gather, and play. The city will be composed of a vibrant downtown, varied commercial and industrial opportunities, plentiful parks and recreational amenities, and comfortable neighborhoods. The community will maintain an integrated transportation network which facilitates safe and efficient auto, bus, bicycle, air, rail, and pedestrian travel. The city's public services will continue to be reliable, convenient, and cost-effective. Equal opportunity and the maximization of human potential for all racial, ethnic, and economic segments will continue to be supported. The city's quality of life will continue to be closely guarded by residents mindful of a rich past and enthusiastic about a promising future.

Following discussion regarding the intent of the Vision statement, staff will request input from the Council regarding which statements should be retained and/or replaced in the Updated General Plan. As Attachment No. 1 to the staff report, a chart of the statements has been included for the Council's use.

B. Land Use Alternatives:

Staff seeks direction as to which combination of land use changes (i.e., “Preferred Land Use Scenario”) should be evaluated in the greatest detail in the General Plan Update Environmental Impact Report (EIR), as the proposed “project” for consideration. This preferred scenario will be the combination of land use changes around which the General Plan’s goals, policies, and implementation measures are refined. The other land use scenarios not selected as the preferred scenario will be the project “alternatives” evaluated in the EIR. It should be noted that even though one land use scenario is selected as preferred for evaluation in the EIR, other scenarios can still ultimately be selected as the adopted General Plan Update land use mix, once decision-makers have the benefit of reviewing the environmental analysis and General Plan policy framework. With that in mind, one advantage of selecting a high growth scenario as the preferred land use scenario is that the EIR would then cover a greater “envelope” of potential impacts, which would give decision-makers greater flexibility to ultimately approve any of the land use alternatives. Should the Council ultimately decide to approve a higher growth alternative than that studied in the EIR, additional environmental review could be required, which would delay the General Plan Update program.

Suggested land use alternatives are presented below. Different combinations of land use changes and expansion areas can be carried forward at the Commission and Council’s discretion. However, future alteration to the land use scenarios once the EIR and General Plan policy development are in progress (i.e., at any point after this hearing) could potentially delay the General Plan Update program.

- Alternative 1: No Project – Existing Buildout, as required by CEQA.
- Alternative 2A: High Growth A. This alternative would study the infill areas endorsed by the Council, and all 5 annexation areas, with the Wye parcel redesignated for commercial use.
- Alternative 2B: High Growth B. Same as 2A, except the Wye parcel would be designated for Low Density Residential use in accordance with the existing General Plan.
- Alternative 3: Moderate Growth. Same as 2A, except the Bailey Avenue Specific Plan expansion area would be eliminated.
- Alternative 4: Low Growth. This alternative would only include infill development, with no expansion.

Following the March 13, 2008 joint meeting, City staff met with representatives of the PXP project as directed by Council. The intent of the meeting was to discuss parameters for the level of detail that the PXP project would be dealt with during the upcoming GP Update as staff. The local representatives were to confer with their Corporate staff in Houston and advise the City staff of how they wished to proceed. On April 11, within days of the meeting, the City received notice that an agreement had been negotiated between PXP and certain environmental groups whereby PXP would relinquish development rights on the Lompoc property, as well as other concessions, in order to pursue development of the Tranquillon Ridge drilling project. The agreement is currently in process of being reviewed and accepted by the various state and federal agencies that must concur with the agreement.

Based upon this information, it is recommended that the PXP project be removed from consideration as a Land Use Alternative in the upcoming GP Analysis.

C. Public Participation Methods:

During the first phase of the General Plan Update the consultant and staff held: one neighborhood meeting, an introductory Saturday workshop, and three educational workshops on specific topics.

The second phase of the General Plan Update will consist of the preparation of the Environmental Impact Report and the first three (3) elements of the GP (Land Use, Circulation, Housing). It is anticipated that this phase will continue through Spring 2009.

In an on-going effort to offer opportunities for public participation, staff will continue to maintain the City website with the most current information on the process. All agendas, staff reports, documents and/or reports prepared for the GP update are posted following release to the decision-makers. The website also allows the community to e-mail staff with comments which will be forwarded to the Council and Planning Commission.

Although not required, a noticed public meeting, identified as a Scoping Meeting, is encouraged by the California Environmental Quality Act (CEQA) to allow the public to identify issues that should be addressed in the Environmental Impact Report (EIR). A Scoping meeting will be held in Summer of 2008 for the General Plan EIR. The cost for the consultant to attend and conduct this meeting was included in the GP Update contract.

Additionally, noticed Public Hearings will be held before the Planning Commission and the City Council to consider the Environmental Impact Report (EIR) and the three (3) elements (Land Use, Circulation, Housing) which constitute the first phase of the General Plan Update. The cost for the consultant to attend these meetings was included in the GP Update contract.

Other methods available to provide the community with information regarding the General Plan Update include:

1. Mailing to City Utility Customers

The City Utility Bill is mailed monthly to residents and businesses within the City of Lompoc (Attachment No. 2). Various Departments within the City currently utilize this method to advise customers of specific topics. There are two methods that can be utilized to distribute a message with this mailing:

- a) An 8-1/2" x 11" insert can be included with the mailing; and
- b) There is a space within each bill that allows a 300 character message to be included.

COST: A black and white 8-1/2 x 11" notice can be printed and inserted for a cost of \$345.00. This is the printing cost, there is no additional postage charge.

2. Farmers Market Outreach

The Lompoc Farmers Market dates for Summer 2008 are July 6 through August 31.

- a) Last year the Council had a table at each Friday Market. A handout can be produced advising the community of the status of the GP Update and inviting them to participate.
- b) One date per season (August 15, 2008) is scheduled to highlight City services. A table staffed by the consultants and City Planning staff could be utilized to highlight the GP Update process with exhibits and handouts to answer community questions regarding the process.

COST: Preparation and printing cost of handout and travel cost for Richard Daulton to attend Farmers Market should be approximately \$1,500.

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Attachments:

- 1. [Vision Statement Options Checklist](#)
- 2. [City Utility Bill](#)

APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:

Arleen T. Pelster, AICP, Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Gary P. Keefe, City Administrator