

An aerial photograph of a city and surrounding landscape. In the foreground, there is a grassy hillside. Below it, a large body of water, possibly a reservoir or lake, is visible. The city is situated on the right side of the image, with a road and some buildings. The background shows rolling hills and a cloudy sky.

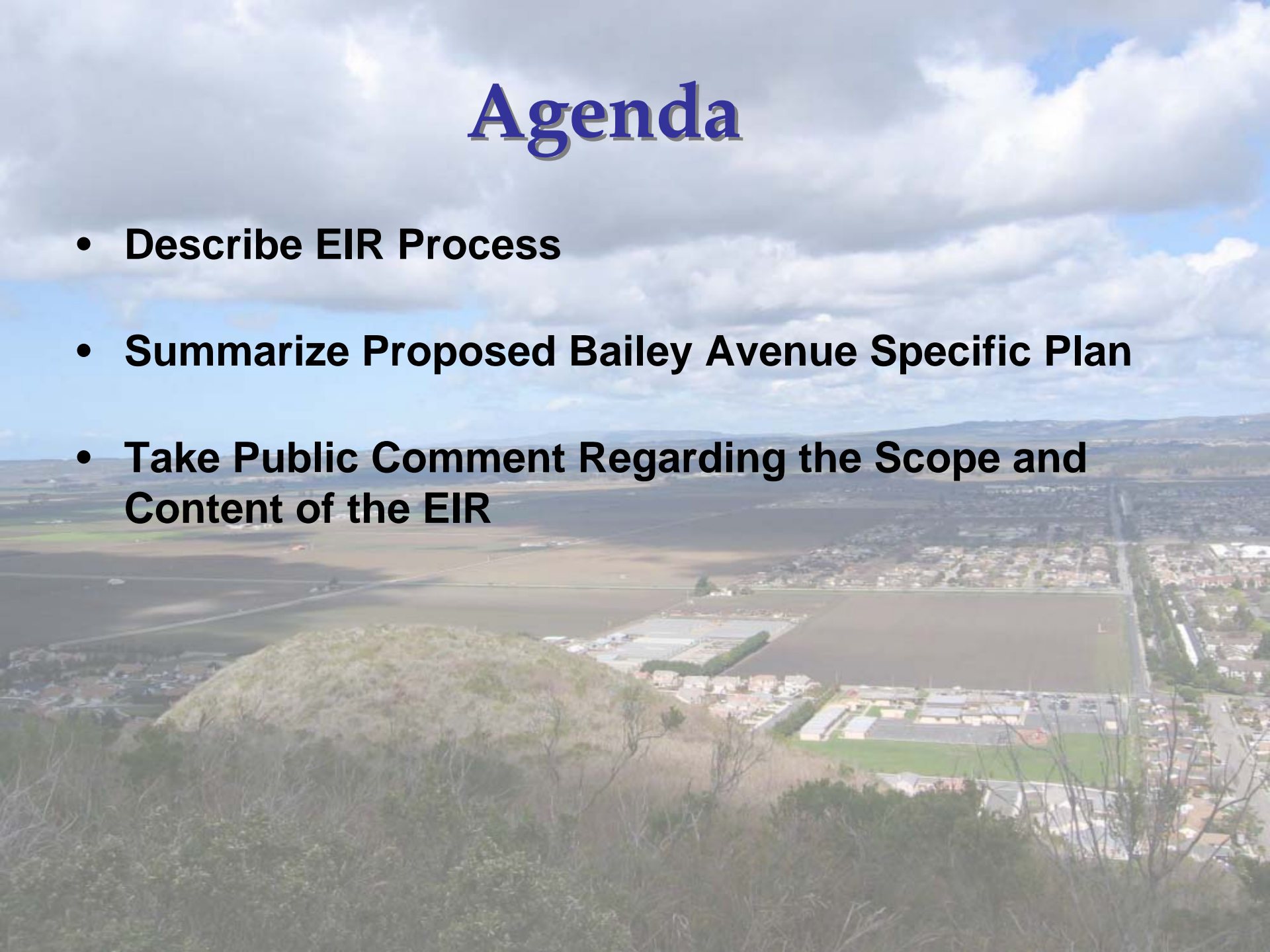
# **City of Lompoc Bailey Avenue Specific Plan**

## **Environmental Impact Report Scoping Meeting**

**October 29, 2008**

# Agenda

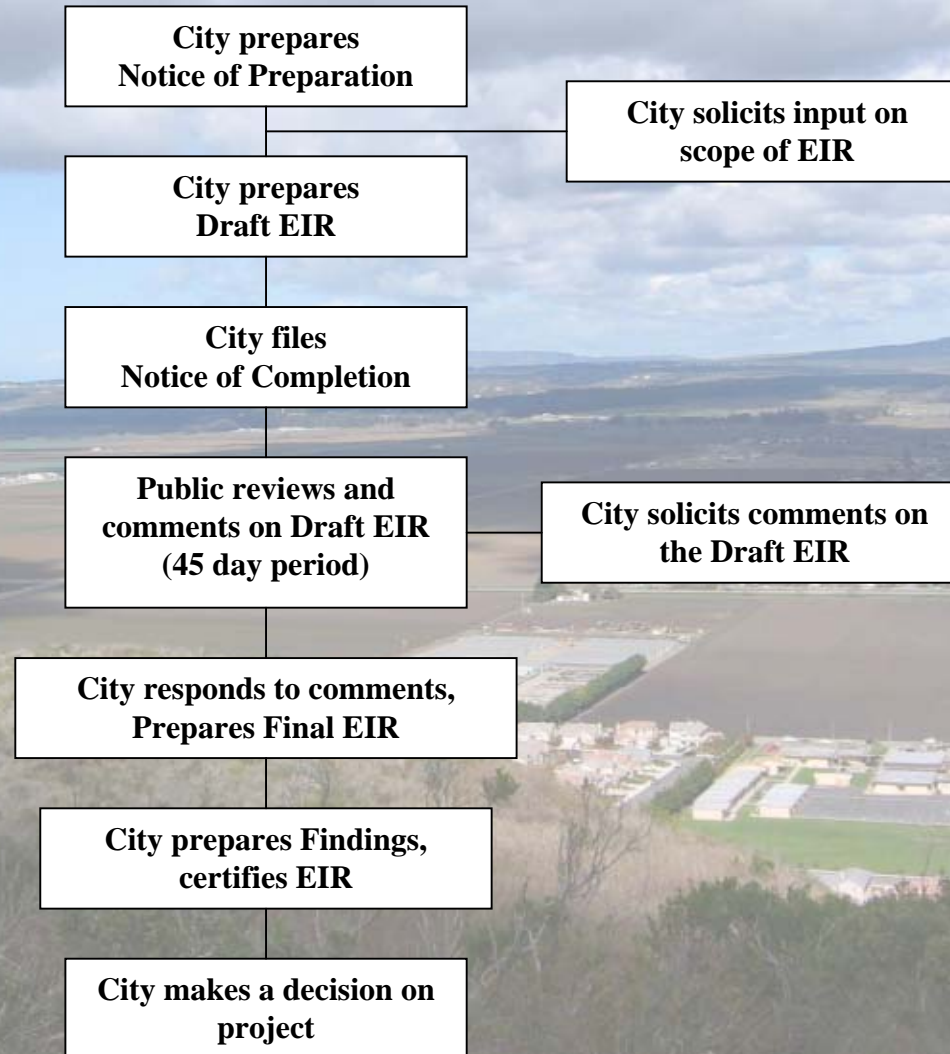
- **Describe EIR Process**
- **Summarize Proposed Bailey Avenue Specific Plan**
- **Take Public Comment Regarding the Scope and Content of the EIR**



# The Purpose of CEQA

- **Disclose the significant environmental effects of proposed actions**
- **Identify ways to avoid or reduce environmental damage**
- **Consider feasible alternatives to proposed actions**
- **Foster interagency coordination in the review of projects**
- **Enhance public participation in the planning process**

# The EIR Process



# What is a Program EIR?

- Pursuant to CEQA Guidelines Section 15168
- A broad EIR to cover many actions, or long-range plans
- Addresses cumulative impacts of proposed actions
- Identifies individual projects that may require further review prior to their construction

# What is a Specific Plan?

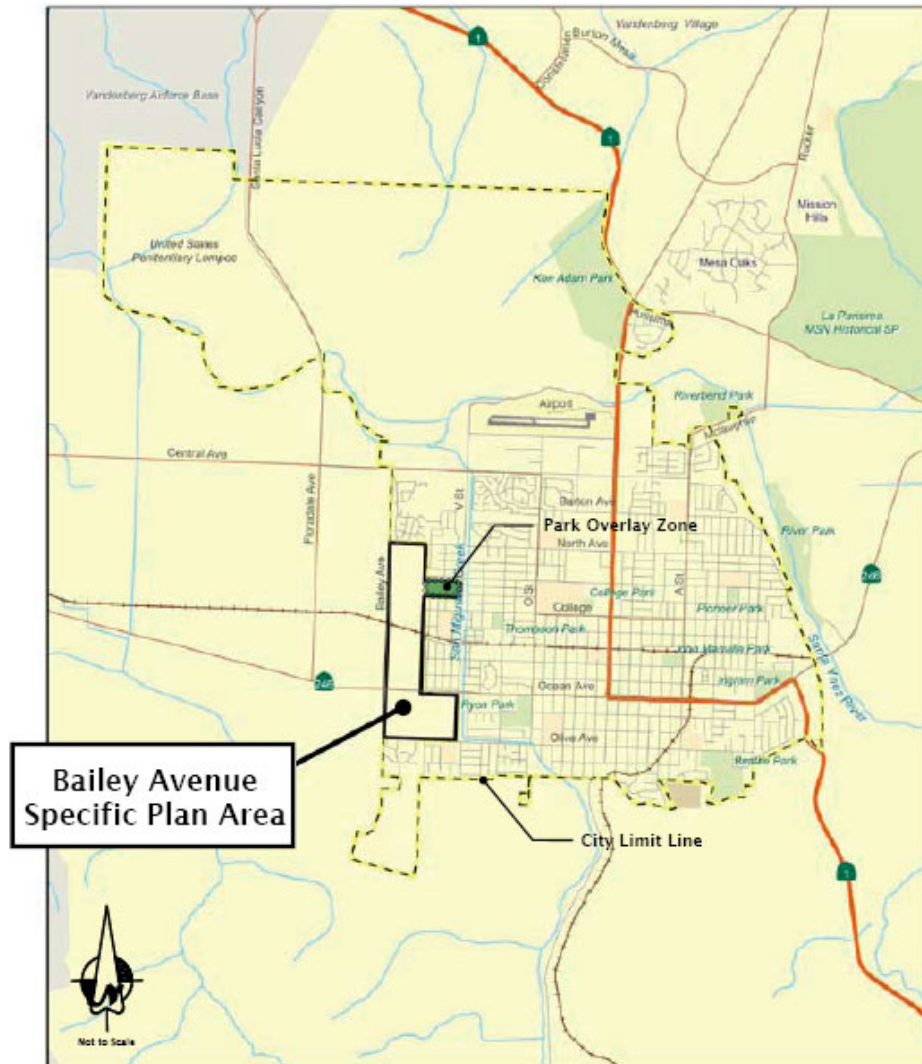
- **Specific Plans are a bridge between the local General Plan and individual development proposals (Government Code Section 65450).**
- **Establishes guidelines for future growth in the Bailey Avenue Corridor**
  - **Expansion of City boundaries and the Sphere of Influence**
  - **Identification of on-site resources and constraints**
  - **Land use plan, including layout of housing densities and parks/recreation**
  - **Guidelines for housing types and densities**
  - **Roadways and pedestrian/bicycle network**
  - **Phasing plan**
  - **Other public services to support future uses**

# Development Approval Process

## *No Development Entitlements Proposed*

- 1. General Plan Update and Program EIR will generally consider Bailey Avenue as a potential expansion area**
  - No Development Entitlements Granted
- 2. Specific Plan and Program EIR will consider Bailey Avenue Specific Plan components**
  - No Development Entitlements Granted
- 3. Future development plans will be evaluated for consistency with the Specific Plan and level of additional review will vary based on consistency**
  - *Development Entitlements Granted*

# Specific Plan Location



# Specific Plan Objectives

- **Create a hard urban design edge that buffers and separates existing agriculture uses from urban uses.**
- **Delineate the City's ultimate western boundary.**
- **Provide a variety of housing types and densities to meet anticipated housing demands.**
- **Integrate housing and common open spaces including parks, recreational fields, and plazas to provide places for people to relax, play and interact.**

# Specific Plan Land Use



## Legend

- LDR Low Density Residential
- MDR Medium Density Residential
- HDR High Density Residential
- MU Mixed Use
- PF Public Facility
- P Park
- OS 200' Ag Buffer/ Open Space
- — — — Trails

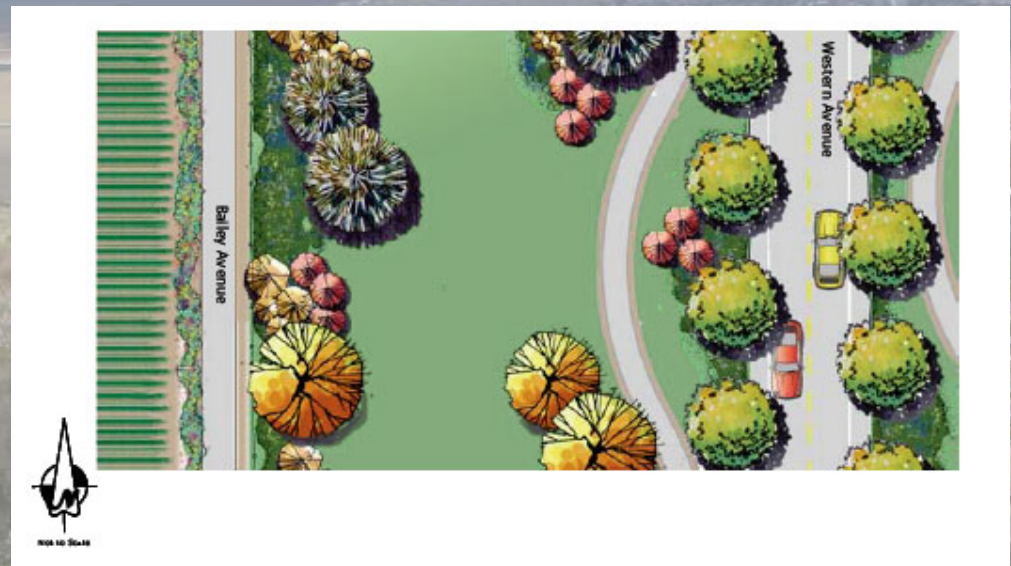
# Land Uses

- **Maximum of 2,718 new dwelling units, including mixed-use**
- **228,690 square feet of new commercial**
- **24 acres of public parks**
- **37 acre open space buffer along Bailey Avenue**

Land Use	Gross Acreage	Percent of Site	Dwelling Units / Net Acre <sup>1</sup>	Maximum Dwelling Units <sup>2</sup>	Total Population <sup>3</sup>	Commercial Square Feet <sup>4</sup>
Low Density Residential (LDR)	38	14%	2.3 – 6.2	237	705	
Medium Density Residential (MDR)	126	46%	6.2 – 14.5	1,821	5,409	
High Density Residential (HDR)	25	9%	14.5 – 21.8	534	1,586	
Mixed-Use	11	4%	8 - 12	126	374	228,690
Public Facilities	2	1%				
Parks	24	9%				
Open Space (OS)	37	14%				
Major Circulation	8	3%				
<b>Total</b>	<b>271</b>	<b>100%</b>		<b>2,718</b>	<b>8,074</b>	

# Open Space Buffer

- The Specific Plan includes a 200-foot wide open space buffer along the east side of Bailey Avenue
- Continuation of existing buffer
- Intended to provide a natural appearing landscape between new neighborhoods and existing agriculture
- Trees, shrubs, and a pedestrian and bicycle path will be developed within the open space buffer



# Specific Plan Phasing

- **Phasing ensures that development is supported by public and private facilities and infrastructure.**
- **Development would begin in the northern and southern portion and along the western boundary of the Bailey Avenue corridor, and would generally proceed toward the eastern portions of the Plan area, with the final phase in the southeast corner.**
- **Project phasing intended to be flexible to respond to changing conditions.**

# Specific Plan Phasing



# Environmental Issues

- **Core Issues to be Evaluated in the EIR Include:**

- Aesthetics
- Agriculture
- Air Quality
- Biological Resources
- Cultural and Historic Resources
- Geologic Resources
- Hydrology and Water Quality
- Land Use
- Noise
- Public Safety
- Public Services
- Recreation
- Transportation and Circulation

# EIR Schedule

- **NOP Period Closes – November 20, 2008**
- **Publish Draft EIR – March 2009**
- **Public Hearing on Draft EIR – March/April 2009**
- **Conclude Public Review of Draft EIR – May 2009**
- **Final EIR Hearing – Summer 2009**

*Please Note: All dates are tentative and subject to change.*

# Open Discussion

*Please share your input  
with us!*