

CITY OF LOMPOC



Bailey Avenue Specific Plan Area

Dear City Resident:

The City of Lompoc invites you to attend a **public meeting on Wednesday, October 29, 2008 at 6:30 p.m. in the City Council Chambers at City Hall, 100 Civic Center Plaza, Lompoc CA 93436**. The purpose of the meeting is to discuss the proposed Bailey Avenue Specific Plan Environmental Impact Report. The meeting will:

- Present the proposed project;
- Discuss the environmental review process;
- Take public input about the scope of environmental issues; and
- Discuss the timing for public input into the Environmental Impact Report (EIR) process.

Project Description: The Bailey Avenue Specific Plan is a diverse combination of residential, commercial and public land.

Residential Land Uses -- The residential component offers a variety of lot sizes and housing types to meet the demands of homebuyer segments and will accommodate a maximum of 2,700 residential dwelling units on approximately 190 acres.

Commercial Land Uses -- The Specific Plan area provides two distinct areas of mixed use commercial areas (commercial and retail uses) to serve the 2,700 new dwellings. One village center would be located at the intersection of Ocean Avenue (S.R. 246) and Western Avenue, and one near a 12-acre park near "Z" Street and Airport Avenue. Commercial uses would include professional offices and retail; all serving residents within a walkable distance.

Public Land Uses -- Public land uses are proposed on approximately 3.8 acres for three public facilities to support and serve project residents, businesses and adjoining properties. The BASP anticipates the need for one or more elementary schools given the number of potential dwelling units. Approximately 10 acres have been identified for an elementary school.

Parks, Trails and Open Space -- Parks, public trail systems and natural open space areas are distributed throughout the Specific Plan area. A 12-acre active park, a 4-acre park, and a series of one- and two-acre neighborhood parks (four total) are proposed. There is a 200-foot wide open space buffer along Bailey Avenue and the western edge of the Plan Area.

Specific Plan Purpose: The Plan's purpose is to establish a framework of defined policies and guidelines to govern all future growth and development within the specified Plan Area. The policies and standards will guide the Plan Area's development into a well-integrated master planned community.

Location: The Bailey Avenue Corridor is an area approximately 270 acres in size, owned by various property owners. The project site is generally between West North Avenue to the north, West Olive Avenue to the South, Bailey Avenue to the west, and the existing City Limit line to the east (Assessor Parcel Numbers: 093-070-30, - 31, -32, -33, -39, 093-090-26, and 093-111-07, -08, -09, -10, -11, -12). See attached map.

Existing Uses: The majority of the project site is currently in active agricultural use.

More Information: Citizen participation plays a key roll in the development process and the preparation of an Environmental Impact Report (EIR). Input by neighbors, property owners, and all other interested parties is encouraged. Project plans are available for review in the Community Development Department Planning Division. For additional information please contact Lucille T. Breese, AICP, Planning Manager at 875-8273 or via e-mail at l_breese@ci.lompoc.ca.us