CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT

MEETING DATE: JANUARY 29, 2007

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: LUCILLE T. BREESE, AICP, CITY PLANNER
      CASEY WILLIS, AICP, URS CORPORATION

RE: ANNEXATION INQUIRY – NO. 75
    PURISIMA HILLS DEVELOPMENT

Agenda Item No. 1

At the direction of the City Council, the Planning Commission will consider a request from Robert H. Odle of Odle & Associates and John W. Ullom of Ullom Associates, representing Plains Exploration & Production Company (PXP), for consideration of an annexation of an approximately 804-acre parcel to the City of Lompoc. The project is known as the Purisima Hills Development and the parcel is approximately three (3) miles north of the existing City limits and west of Harris Grade Road (Assessor Parcel Number: 097-350-018, portion of 099-010-056, portion of 097-360-010)

The site has been historically used for oil production; however PXP is in the process of phasing out primary use of the site for oil production and is preparing plans for reuse of the site for residential uses, open space, parks, and public uses. The project site is located outside the existing City of Lompoc Sphere of Influence, Urban Limit Line, and City Limits. The Commission will review and consider a General Plan Consistency Analysis prepared to identify potential consistency and/or inconsistency with the adopted goals and policies of the City General Plan.

The Commission will formulate a recommendation to be forwarded to the City Council whether the staff should be directed to proceed with processing a request for 1) change to the Sphere of Influence Line, and Urban Limit Line; 2) Annexation to the City of Lompoc;3) a General Plan Amendment; 4) a Zone Change; 5) a Specific Plan; and 6) an environmental assessment pursuant to the requirements of the California Environmental Quality Act (CEQA).

Staff: Lucille T. Breese, AICP, City Planner
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Casey Willis, AICP, Contract Staff Planner
URS Corporation
Background:

February 7, 2006 -- the City Council reviewed a pre-annexation request from Plains Exploration and Production Company (PXP). The Council directed staff to have a General Plan Analysis (GPA) prepared for Planning Commission review.

September 2006 – the City signed a contract with URS Consultants, an international corporation that has an office specializing in environmental review located in Santa Barbara. Mr. Casey Willis, representing URS Consultants, will act as the contract staff planner for the PXP project, working closely with City staff during the process.

December 2006 – Mr. Willis completed an administrative draft of the GPA and presented it to the City for review. The draft was forwarded to the City Administrator, Police Chief, Fire Chief, Public Works Director, Parks and Recreation Director, and Utility Director for review and comment. Staff comments have been incorporated into the attached document.

Conformance with General Plan:

The attached Summary Table has been prepared for the General Plan Analysis. The table lists each Goal and Policy by number with a column identifying the GPA consistency determination. The possible categories have been identified as: “Potentially Consistent”, “Potentially Inconsistent”, or “Not Applicable”.

Process:

The Council has requested that the Planning Commission return a recommendation regarding the possible annexation of the 804-acre property owned by PXP and identified as the Purisima Hill Development.

After the Planning Commission formalizes its recommendation, the proposal will be returned to Council for a determination whether to proceed with the annexation or to decline to do so.

If the Council directs staff to proceed with the project, the applicant will submit a formal request for annexation including a finalized project description. Contract staff will begin preparation of the Environmental Impact Report (EIR) for the project. Technical documents evaluating the impacts of the project on the environment will be prepared and evaluated. A public workshop will be held to identify issues that the community believes should be studied in the EIR. Following preparation and public review of the EIR, the project would be presented to the Planning Commission for review and recommendation to the Council on the annexation request, the EIR, and accompanying discretionary permits. The matter would proceed to Council and if approved would be heard by the Local Agency Formation Commission (LAFCO) for the annexation.
If the Council directs staff not to proceed with processing the request, the applicant will have the option of presenting the project to Santa Barbara County for review and development approval.

Planning Commission Options:

Following the public hearing this evening, the Commission may:

1) Continue the hearing and direct staff to return with additional information regarding specific General Plan information it would like to consider prior to making a formal recommendation;
2) Direct staff to return with a formal recommendation that the Council direct staff to accept the application for annexation and prepare the technical documents and EIR to study the project; or
3) Direct staff to return with a formal recommendation that the Council direct staff not to proceed with further work on the project at this time.

Noticing:

On January 19, 2007:

1) Notice of the public hearing was published in the Lompoc Record; and
2) A notice was mailed to all owners of property within 300 feet of the subject site and other interested parties.

Attachments:

1) General Plan Summary Table *
2) General Plan Summary prepared by URS *
   (distributed to City Council and Planning Commission)

* Available for review in Planning Division offices upon request

| Staff Report has been reviewed and approved for submission to the Planning Commission |
|---------------------------------|-----------------|----------------|
| Arleen T. Pelster, AICP        | Date            | Lucille T. Breese, AICP |
| Community Development Director |                 | City Planner           |
|                                 |                 | Date                    |

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