



General Plan Update

Planning Commission

Hearing

August 25, 2011

Agenda

- **Receive Staff Report and Consider the Following:**
 - **General Plan Amendment to Adopt Land Use and Circulation Elements, Amend Land Use Element Map**
 - River Expansion Area
 - Land Use and Circulation Element Text Changes
- **Take Public Input**
- **Provide Direction to Staff Regarding Recommendation to City Council**



Land Use Element Update

- **Expansion Area Alternatives**
 - **Proposed EIR Project**
 - **Alternative 1: No Further Development**
 - **Alternative 2: Existing 1997 General Plan Buildout**
 - **Alternative 3: High Growth Alternative**
 - **Wye Expansion Area General Commercial**
 - **Alternative 4: Moderate Growth Alternative**
 - **Eliminates Bailey Avenue Expansion Area**
 - **Alternative 5: Low Growth Alternative**
 - **All Four Expansion Areas Eliminated**



Land Use Element Update

Expansion Area B: River Area

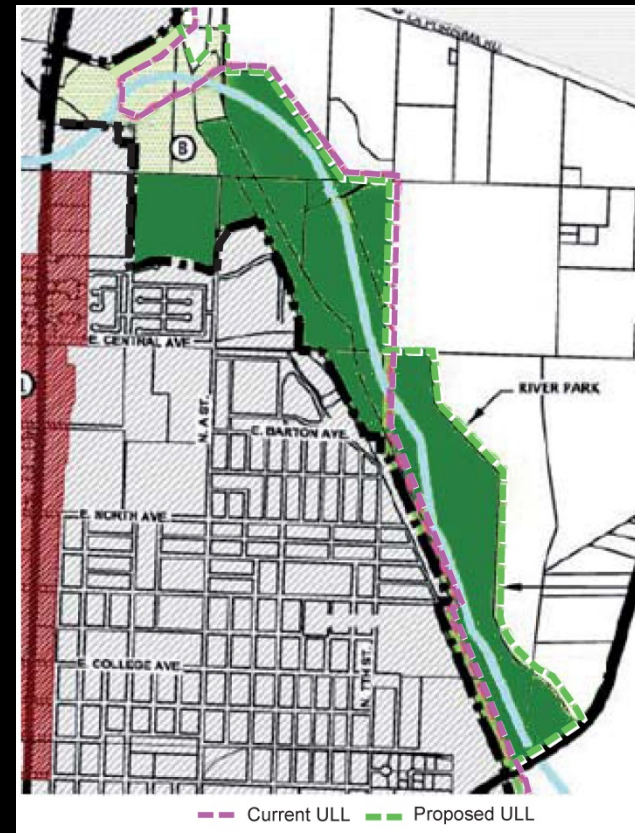
Approximately 484-acres east of the eastern boundary of the City, bisected by the Santa Ynez River; currently utilized as open space including the 45-acre River Park; proposed use would include expansion of the existing RV campground by 126 full hook-up RV campsites; the area is currently located within the City Urban Limit Line.



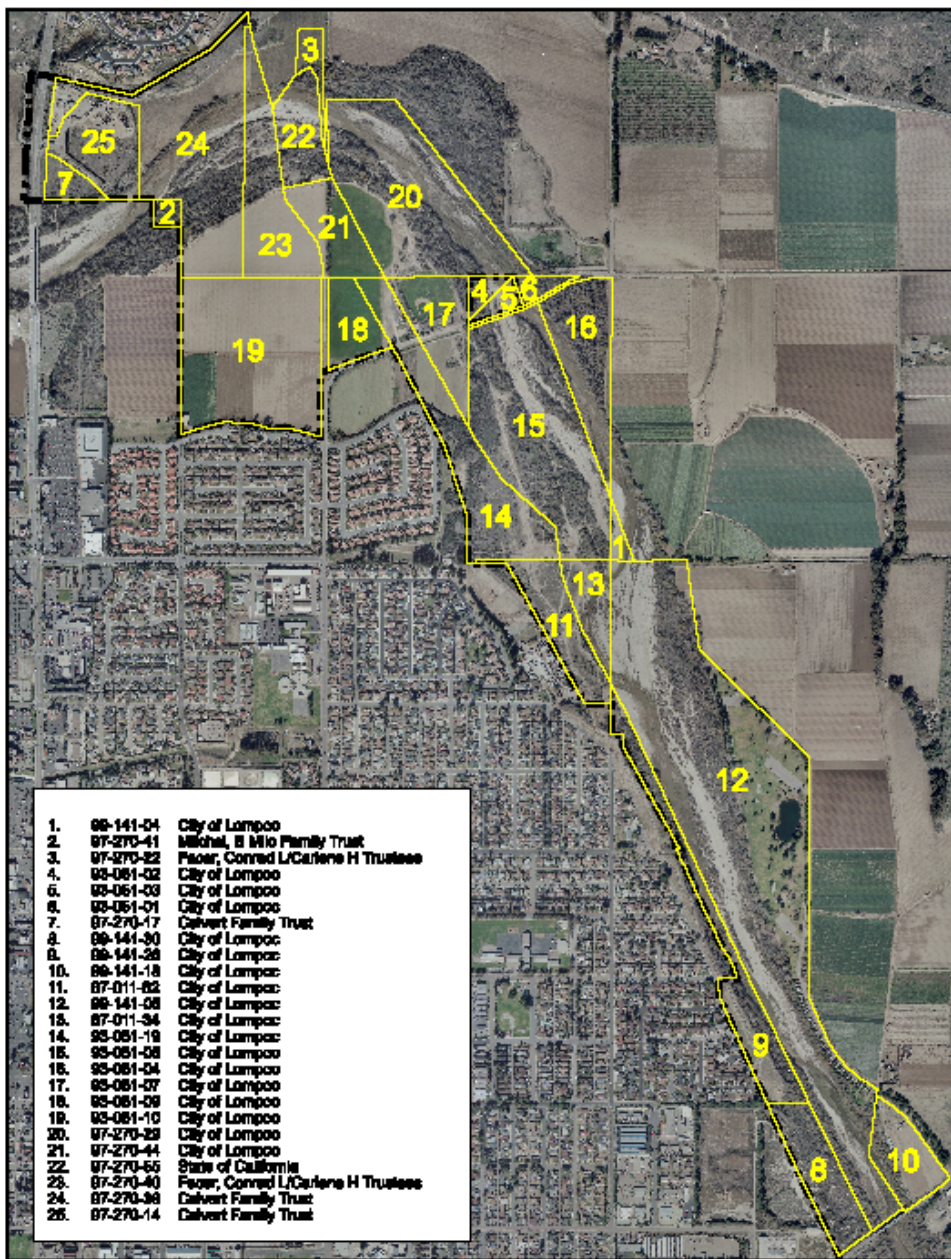
Land Use Element Update

Expansion Area B: River Area

- Parcel east of entry road not part of expansion area
- 25 parcels are included within the area, 7 of which are not owned by the City



RIVER EXPANSION AREA



- | | | |
|-----|-----------|------------------------------------|
| 1. | 06-141-04 | City of Lompoc |
| 2. | 07-270-41 | Michael, B Mio Family Trust |
| 3. | 07-270-22 | Fager, Conrad L/Carlene H Trustees |
| 4. | 06-061-02 | City of Lompoc |
| 6. | 06-061-03 | City of Lompoc |
| 6. | 06-061-01 | City of Lompoc |
| 7. | 07-270-17 | Calvert Family Trust |
| 8. | 06-141-30 | City of Lompoc |
| 8. | 06-141-26 | City of Lompoc |
| 10. | 06-141-18 | City of Lompoc |
| 11. | 07-011-02 | City of Lompoc |
| 12. | 06-141-08 | City of Lompoc |
| 15. | 07-011-34 | City of Lompoc |
| 14. | 95-051-19 | City of Lompoc |
| 15. | 95-051-08 | City of Lompoc |
| 15. | 95-051-04 | City of Lompoc |
| 17. | 05-051-07 | City of Lompoc |
| 18. | 05-051-09 | City of Lompoc |
| 19. | 05-051-10 | City of Lompoc |
| 20. | 07-270-23 | City of Lompoc |
| 21. | 07-270-44 | City of Lompoc |
| 22. | 07-270-66 | State of California |
| 23. | 07-270-40 | Fager, Conrad L/Carlene H Trustees |
| 24. | 07-270-38 | Calvert Family Trust |
| 25. | 07-270-14 | Calvert Family Trust |

Created August 17, 2011



Land Use Element Update

- **Expansion Area B: River Area**

Possible Actions

(2010 Planning Commission Recommendation in **Blue**)

- **EIR Project: Expand Existing RV Campground -126 Full Hook-up Campsites**
- **Alternative 1: Move Urban Limit Line to City Limit - No Interest in Future Development**
- **Alternative 2: Retain Area Outside City Limits, within Urban Limit Line**
- **Alternative 3: Same as EIR Project**
- **Alternative 4: Same as EIR Project**
- **Alternative 5: Remove Proposed Expansion Area from Consideration - Retain 1997 GP Designation (Same as Alt 2)**



Land Use Element Update

- **Land Use Element Text Changes**
 - **Change Policy Language from “Shall” to “Should”**
 - Provides More Flexibility for Development Review
 - Doesn’t Provide Guidance to Resolve Potentially Competing Policies
 - Doesn’t Add Enforcement Weight to Policies Until Implementing Ordinances Adopted
 - **Other Text Changes Recommended by Current Planning Commission**



Circulation Element Update

- **Circulation Element Text Changes**
 - **Planning Commission Review of Proposed Circulation Element Language and Consideration of Additional Recommendations**



General Plan Update Tentative Schedule

Date	Subject
September 12, 2011	Close of 45-Day Comment Period for EIR Addendum
September 14, 2011	Continued PC Hearing
September 29, 2011	PC Hearing: Adopt Resolution Making Recommendations to City Council
October 2011	City Council Review of Planning Commission Recommendations

