



General Plan Update

Planning Commission

Hearing

October 12, 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
 - EIR Addendum
 - Revised Element Text and Mapping
- **Take Public Input**
- **Provide Recommendations to City Council**



Expansion Area B: River Area

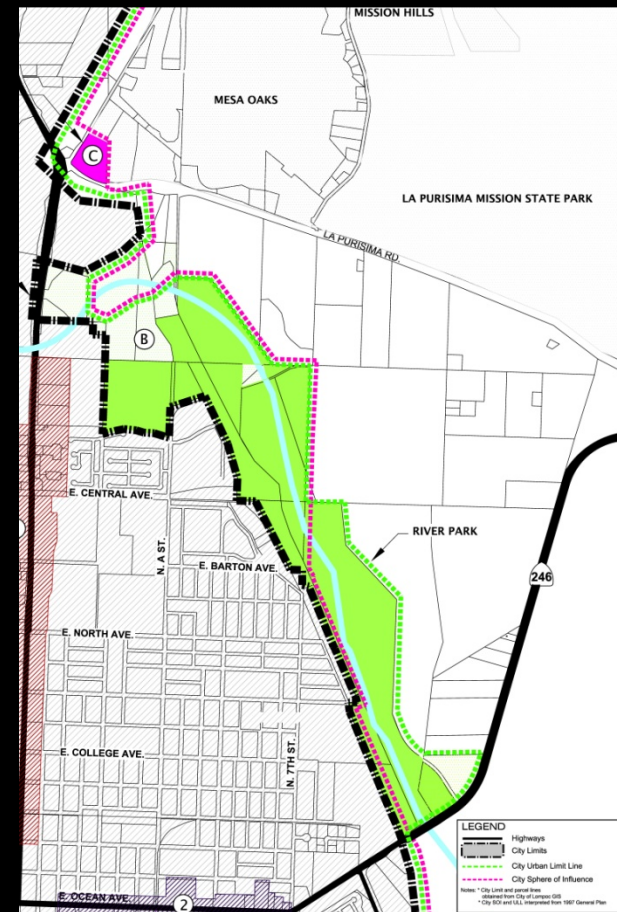
Requested Action

1. Review the Revised Map
2. Consider the Existing Urban Limit Line (ULL)
3. Re-Open the Public Hearing
4. Provide Direction Regarding a Recommendation to
City Council on Expansion Area B: River Area



Expansion Area B: River Area

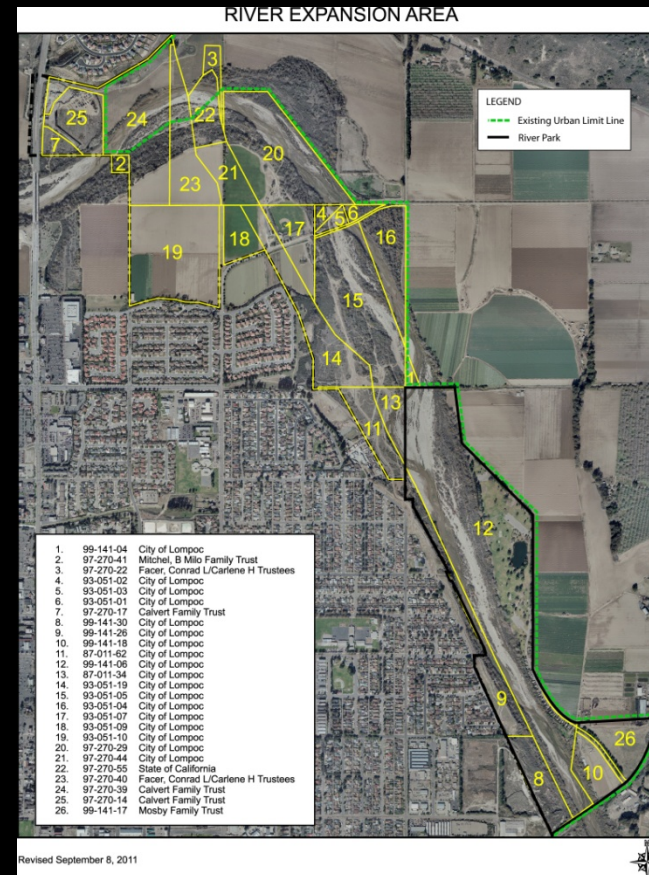
Approximately 484-acres east of the eastern boundary of the City, bisected by the Santa Ynez River; currently utilized as open space including the 45-acre River Park; proposed use would include expansion of the existing RV campground by 126 full hook-up RV campsites; the area is currently located within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



Land Use Element Update

Expansion Area B: River Area

- River Park and Entrance:
Parcels 8, 9, 10, 12, 26
- Bisected by River:
Parcels 3, 22, 23, 24
- Currently within SOI and
ULL:
Parcels 4, 5, 6, 7, 11, 13 –
21,
25



Land Use Element Update

- **Expansion Area B: River Area**

Possible Actions

(2010 Planning Commission Recommendation in **Blue**;
2011 Planning Commission Recommendation in **Green**)

- **EIR Project: Expand Existing RV Campground -126 Full Hook-up Campsites**
- **Alternative 1: Move Urban Limit Line to City Limit - No Interest in Additional 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)**



Expansion Area B: River Area

Requested Action

1. Review the Revised Map
2. Consider the Existing Urban Limit Line (ULL)
3. Re-Open the Public Hearing
4. Provide Direction Regarding a Recommendation to
City Council on Expansion Area B: River Area



EIR Addendum

- **General Plan Update EIR Certified October 19, 2010**
- **Program EIR: “Macro Level” Conceptual Evaluation of Impacts of General Plan Buildout**
- **“Base Tier” to Focus and Streamline Future Environmental Evaluations at a Project Specific Level**



EIR Addendum

- **Additional Greenhouse Gas (GHG) Emissions Analysis**
- **Evaluation of Change to General Plan Policy Language to Be Advisory (“Should”) Rather than Mandatory (“Shall”)**
- **Circulated for 45-day Public Review Period that Ended September 12, 2011**
- **Three Comment Letters Received – Responses Provided in Final Addendum**



EIR Addendum

- **Greenhouse Gas (GHG) Emissions Analysis**
 - **Responds to Current State and APCD Guidance, Analytical Standards**
 - **Updated Analysis Provides:**
 - **Revised Citywide GHG Baseline Emissions Inventory**
 - **1990 Citywide GHG Emissions Inventory**
 - **Revised Citywide GHG Emissions Forecast for General Plan Buildout**
 - **Updated Thresholds of Significance**
 - **Estimate of GHG Emissions Reductions from State and Federal Programs**
 - **Updated Impact and Mitigation Discussions**



EIR Addendum

- **Greenhouse Gas (GHG) Emissions Analysis Conclusions**
 - Efficiency Threshold of 6.6 Metric Tons CO₂E/Year Per “Service Population”
 - Existing GHG Emissions: 6.5 Metric Tons Per Service Population
 - 2030 General Plan Buildout: 6.4 Metric Tons Per Service Population
 - Proposed 2030 General Plan Increases Total Emissions, but Reduces Average Emissions Due to More Efficient Mix of Land Uses



EIR Addendum

- **Evaluation of Change to General Plan Policy Language to Be Advisory (“Should”) Rather than Mandatory (“Shall”)**
 - **No Additional Impacts Beyond Those in Final EIR Because of:**
 - **Future Compatibility Due to Organization of Land Uses in Land Use Element Map**
 - **Policies from Adopted Elements**
 - **Existing Zoning Ordinance Requirements**
 - **Existing State Requirements**
 - **Mitigation Measures Already Identified in FEIR**
 - **Supplemental Mitigation Not Required**



EIR Addendum

CEQA Findings and Statement of Overriding Considerations

- Acknowledges Potential Impacts May Exist but Are Outweighed by Benefit to the Community
- Must Be Adopted for Impacts Identified as Significant and Unavoidable
- Allows for Balance of Environmental Goals with Other Considerations (Policy, Economic, Social)
- Two Sets of CEQA Findings to City Council Since Planning Commission Is Not Making a Recommendation on Bailey Avenue Expansion Area



EIR Addendum

Requested Action

1. Open the Public Hearing
2. Receive the Staff Report
3. Discuss and Deliberate the Information Provided
4. Adopt Resolution 703 (11) recommending that the City

Council certify the Addendum, make the required CEQA Findings of Fact, and adopt the Mitigation Monitoring Reporting Program (MMRP)



Zoning Map Changes

Requested Action

- 1. Review the Material Provided – Map updates to reflect
Planning Commission direction**
- 2. Adopt Resolution 704 (11) recommending that the
City Council adopt ZC 10-01 making the recommended
changes to the Zoning Map**



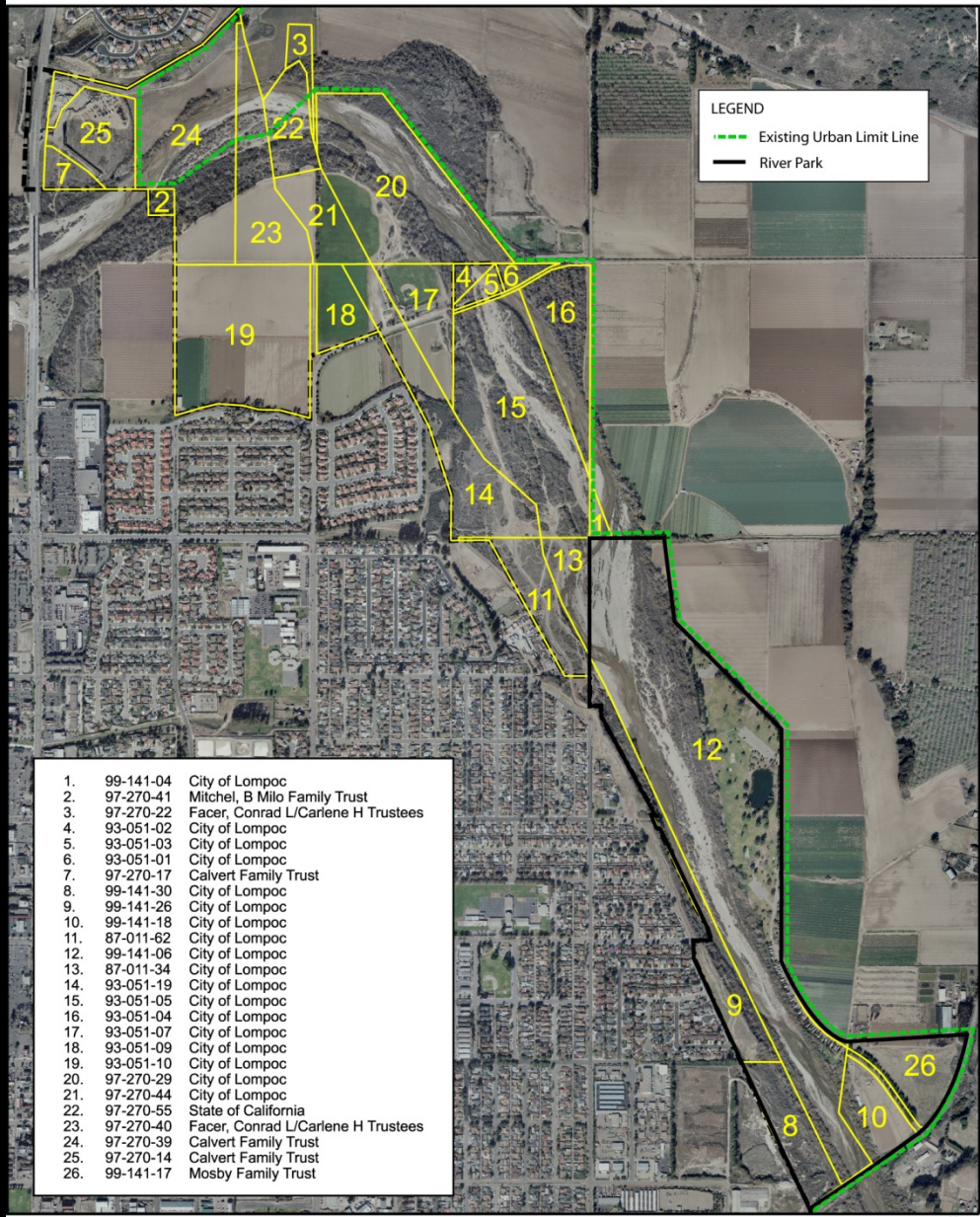
Land Use Element and Map and Circulation Element

Requested Action

1. Review the Material Provided – Element and Map updates to reflect Planning Commission direction
2. Adopt Resolution 705 (11) recommending that the City Council adopt GP 07-04 making the recommended changes to the Land Use Element & Map and Circulation Element



RIVER EXPANSION AREA



LEGEND

- Existing Urban Limit Line
- River Park

1.	99-141-04	City of Lompoc
2.	97-270-41	Mitchel, B Milo Family Trust
3.	97-270-22	Facer, Conrad L/Carlene H Trustees
4.	93-051-02	City of Lompoc
5.	93-051-03	City of Lompoc
6.	93-051-01	City of Lompoc
7.	97-270-17	Calvert Family Trust
8.	99-141-30	City of Lompoc
9.	99-141-26	City of Lompoc
10.	99-141-18	City of Lompoc
11.	87-011-62	City of Lompoc
12.	99-141-06	City of Lompoc
13.	87-011-34	City of Lompoc
14.	93-051-19	City of Lompoc
15.	93-051-05	City of Lompoc
16.	93-051-04	City of Lompoc
17.	93-051-07	City of Lompoc
18.	93-051-09	City of Lompoc
19.	93-051-10	City of Lompoc
20.	97-270-29	City of Lompoc
21.	97-270-44	City of Lompoc
22.	97-270-55	State of California
23.	97-270-40	Facer, Conrad L/Carlene H Trustees
24.	97-270-39	Calvert Family Trust
25.	97-270-14	Calvert Family Trust
26.	99-141-17	Mosby Family Trust

Revised September 8, 2011

