



General Plan Update

City Council

Hearing

February 26, 2013

Expansion Area B: River Area

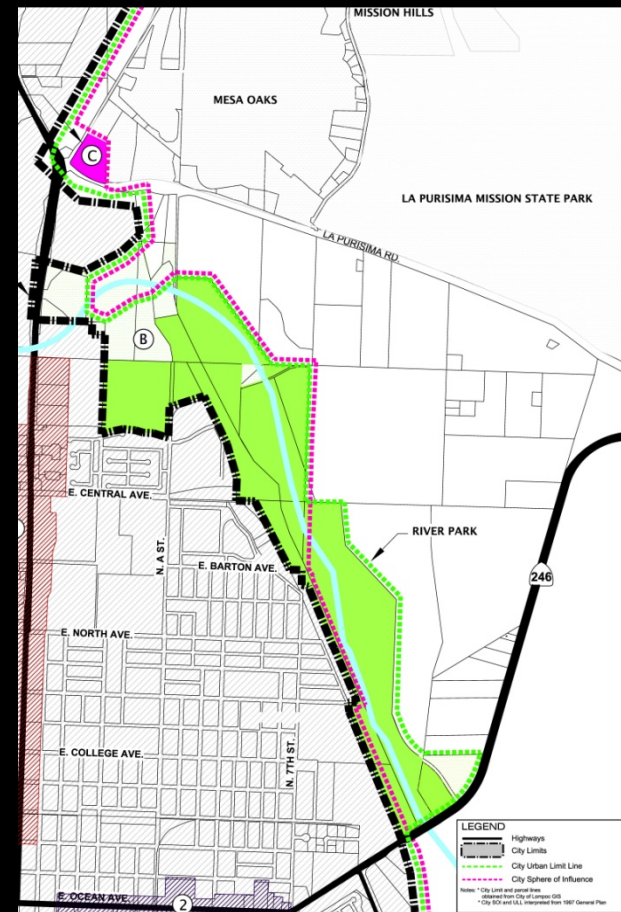
Requested Action

1. Receive staff report
2. Be advised the Planning Commission did not make a recommendation
3. Review the River Area Map and Existing Urban Limit Line (ULL)
4. Open the Public Hearing
5. Provide Direction Regarding 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; envisioned 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.



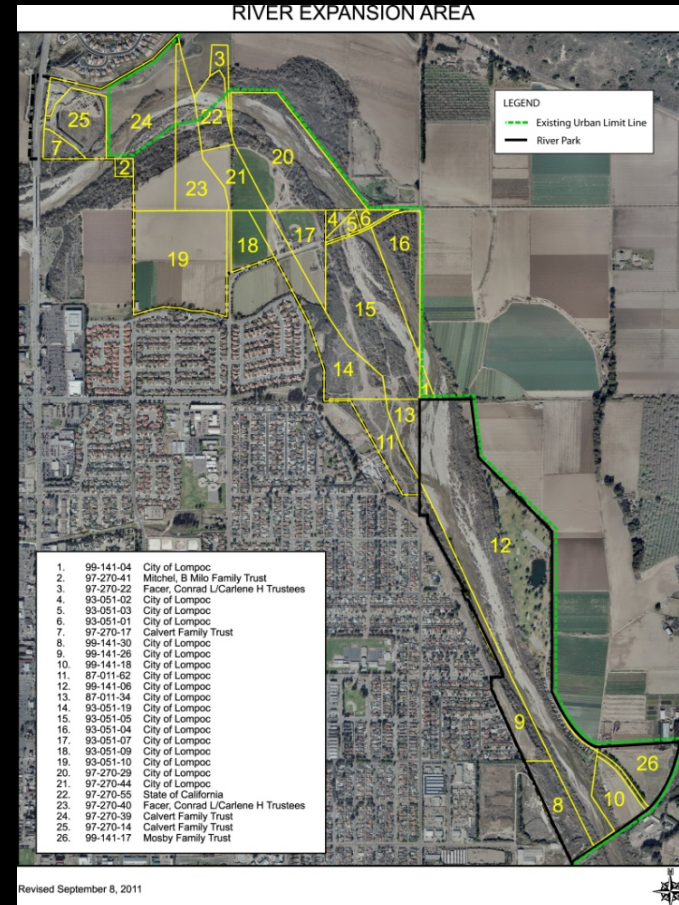
Expansion Area B: River Area

- One of four expansion areas considered in the General Plan FEIR.
- The inclusion or exclusion of any of the expansion areas is subject to City Council approval.
- Inclusion of an expansion area in the Urban Limit Line indicates the City's intention to consider development in the area.
- Until an application for annexation by property owners is received, or annexation of City property is initiated by the City, no further action will be taken by the City.
- The annexation process involves environmental review and public hearings, prior to any land use entitlement being granted by the City.

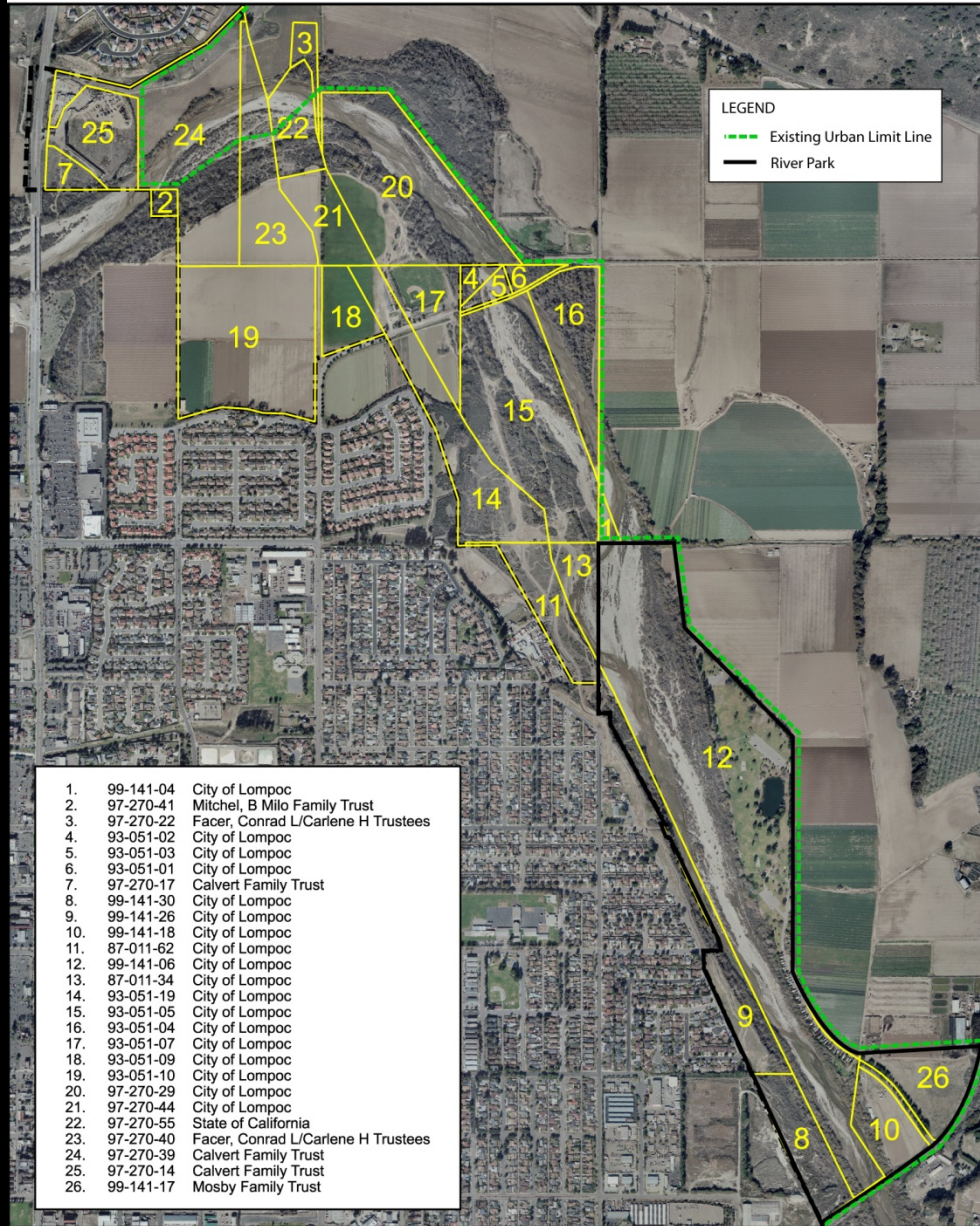


Expansion Area B: River Area

- **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
- **City owned Parcels 1, 4, 5, 6, 8-21**
- **Non-City owned Parcels 2, 3, 7, 22-26**



RIVER EXPANSION AREA



Revised September 8, 2011



Expansion Area B: River Area

Possible Actions

- **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)

2011 Planning Commission Provided No Recommendation on a Split 2-1-2 Vote (Commissioner Gonzales – no, Commissioners Leach and Clark not participating) - Because state law requires an affirmative vote of the Commission, where only three are voting the vote must be unanimous, therefore the split vote was no recommendation.



General Plan Update Future Schedule

Date	Subject
March 5, 2013	Review Wye Expansion Area
March 19, 2013	Review Miguelito Canyon Expansion Area
March 25, 2013	Review Bailey Avenue Expansion Area
April 30, 2013	Review Zoning Consistency Proposal
May 14, 2013	Review Land Use and Circulation Element Policy Language
May 28, 2013	Staff Returns with Ordinance and Resolution to Adopt Land Use and Circulation Elements

