

SUBJECT: EXPANSION AREA B ISSUES.

DATE: 02/26/2013

SUBMITTED BY: Art Hibbits, 1251 E. Hwy. 246 Lompoc, Ca. 93436

- (1) Please see previously submitted "TOP TEN REASONS TO Say "NO"
ATTACHMENT A
- (2) IF NO to expansion area A and B... WHERE?

(A) First and foremost, not on Prime AG Lands. It seems like every time the City wants more land for something, they always look to the productive Rural areas around the City. Note that AG, both prime and non prime, is the number one economic force in Lompoc Valley, and along with Aerospace, Military, Tourists, Enology, Viticulture, and Mining, which in total comprises a diversified mix that has helped Lompoc through many bust and boom cycles.

(B) The Best of all choices is in-fill, where services already exist, and owners have paid higher taxes for many years. Overall growth within the existing City is SMART GROWTH.

(C) As per your FEIR there is plenty of available land with the City to cover the life of the proposed Plan.

(D) However, if and when, more land is needed, WHERE? Why is it always AG that must give? Why not the Federal and State owned properties?

(E) Growth to the North has already occurred Why isn't the City working with Vandenburg Village and Mission Hill and the State of Ca. to poll resources and Services to the mutual benefit of all?

(G) Obviously growth ANYWHERE is subject to major hurdles, but Lands with the potential for AG, (even Class 3-7) are valuable for Livestock and now Vineyards...These Lands should never be an option.

(H) Previous existing and proposed City Land Use Policies (see page 395 of 492) clearly states the importance of AG and the protection thereof. The SB Co. Ag Element also has similar strong Goals and Policies.

(3) ULL, Sphere of Influence Lines, and City Limits, as pointed out in your staff report, all designate areas for Urban Expansion. PROPOSED EXPANSION AREA B is not the proper area for URBAN USES, now or in the future. Area B's highest and best use is Agriculture, Flood Zone, Airport Approach Zone, watershed, wildlife habitat, resource protection, and open space. (see map page 23 of 492)

RIVER EXPANSION AREA



Revised September 8, 2011



ATTACHMENT A

ISSUES: EXPANSION AREA "B" (AKA RIVER PARK ANNEXATION)

- (1) Next to Prime, highly productive Ag Lands
- (2) Crosses Large Natural Buffer (the Santa Ynez River)
- (3) Includes much more than City owned land... of 26 Parcels, 18 City, 1 State of Calif., and 7 Privately owned
- (4) Some owners reportedly do not want to be included (Calvert Family)
- (5) All or part of all parcels in Flood Plane... many in actual River Channel, which is endangered species habitat (southern steelhead)
- (6) Only known property owner East of River in favor City of crossing River is Mosbey
- (7) All of parcel 19 and parts of other parcels in Approach Zone for Airport
- (8) Would put City Limits next to AG, and eventually lead to further annexation requests
- (9) Proper use of the City owned land in River Channel and Flood Zone is watershed, floodway, wildlife habitat, and/or Airport Approach Zone
- (10) This clearly demonstrates that the Urban Limit Line should never have included this area. The next step would be to include in the Sphere of Influence, then to Annex

Lompoc City Council Agenda Item



City Council Meeting Date: November 16, 2004

TO: Gary Keefe, City Administrator

FROM: Peggy Woods, Associate Planner
p_woods@ci.lompoc.ca.us

SUBJECT: REQUEST BY COASTAL VISION INC. FOR CONSIDERATION OF ANNEXATION OF 18 ACRES OF PROPERTY LOCATED NORTHWEST OF THE INTERSECTION OF STATE HIGHWAY 246/RIVER PARK ROAD (APNS 099-141-17 AND 099-141-18), ANNEXATION NO. 72

RECOMMENDATION:

That the City Council:

1. Take public testimony; and
2. Determine whether to refer the annexation request to the Planning Commission to take public testimony and forward a recommendation to the City Council indicating whether annexation, amending the City's General Plan, and rezoning of the subject property should be studied.

BACKGROUND:

The Community Development Department received a letter dated May 26, 2004, Attachment 1, requesting that the City of Lompoc discuss whether there would be support for annexing approximately 18 acres of property located northwest of the intersection of State Highway 246 and River Park Road, east of the present city limits. The project representative does not have a project planned for these parcels at the present time. The request was placed on hold temporarily until the applicant submitted an application and paid a deposit to cover expenses incurred by staff in researching the property and preparation for public hearing. A deposit was submitted on June 9, 2004.

DISCUSSION:

As shown in the Project Vicinity Map, Attachment 2, the property consists of two parcels, Santa Barbara County Assessor's Parcel Numbers 099-141-17 and 099-141-18. The property is located northwest of the intersection of State Highway 246 and River Park Road, in Santa Barbara County. One parcel is to the west of River Park Road and the second parcel is to the east of River Park Road. The parcels are not contiguous to the present City limit line as the eastern City limits and the parcels are separated by the

Santa Ynez River. The area is not within the City's Sphere of Influence but is within the City's Urban Limit Line. For this area to be annexed the Santa Barbara County Local Agency Formation Commission (LAFCO) would need to expand the City's Sphere of Influence.

In February of 1999, LAFCO denied the City's application to include River Park and the subject parcels in the City's Sphere of Influence. The decision seemed to be based upon LAFCO's determination that the Santa Ynez River is a natural boundary which should not be crossed, because extending the City would have a growth inducing effect. It is unknown whether LAFCO will consider the subject request favorably.

The property is currently designated as an A-II-40 (Agriculture II) land use under the County of Santa Barbara's Comprehensive Plan. The zoning of the subject site is 40-AG (40 acre minimum parcel size, General Agriculture) under the County's Ordinance 661 zoning district. The properties to the north, west, south, and east are also zoned 40-AG under the County's Ordinance 661 zoning district. The soils underlying the site are Class III soils and not considered prime agricultural land.

The City of Lompoc's Land Use Element Map designates APN 099-141-18 as Open Space and APN 099-141-17 as Agriculture. Both properties have a Park Overlay on the site and are designated in the Parks and Recreation Element as an 18 acre Regional Park. State Highway 246 borders both properties along their southern property lines and the Urban Design Element designates State Highway 246 east of the intersection of State Highways 246 and 1 as a Scenic Road. In addition, the properties are visible as one travels west on State Highway 246 and are located near a designated City Entry (east entrance into the City at State Highways 1 and 246) in the Urban Design Element. As noted in the annexation inquiry, the property owner does not have a project for the site and, therefore, the proposed use is not known at this time.

The annexation application would involve amending the City's General Plan and rezoning the site. As part of a formal request for annexation, environmental review would be required. The site contains potentially significant environmental constraints, and it is likely that a complex environmental impact report would be required.

Based on a cursory review of the City's General Plan and maps available in the Community Development Department, the following constraints apply to the site. The list of constraints included herein is not intended to be an exhaustive list. Should the City Council determine to refer the annexation request to the Planning Commission, a more detailed study would be completed by City staff.

Properties' proximity to the Santa Ynez River a **biologically significant riparian vegetation and stream habitat** (Resource Management Element).

The City of Lompoc's General Plan Safety Element identifies the Santa Ynez River as a **Floodway** and the two properties as being located in the **Floodway Fringe** and **Liquefaction Hazard Area**.

Extension of City utilities and services, such as water, sewer, electric, and fire and police protection, across the Santa Ynez River.

Consistency with policies contained in the General Plan. Briefly, the Land Use Element, Recreation and Parks Element, and Urban Design Element specifies open space with a **Park** overlay and preservation of scenic beauty and natural resources including open space, and scenic roads.

Development of the properties may conflict with policies related to growth toward the east beyond the Santa Ynez River. The Land Use Element specifies maintaining a compact urban form and growth pattern and opposes urbanization of agricultural lands east of the City unless necessary to protect environmental resources. The properties were included within the City's Urban Limit Line to be used for park purposes.

Urban development on the two properties may result in potential inducements to growth to the east of the present City limits across the Santa Ynez River and into prime agricultural land.

Brief Analysis of Consistency with City of Lompoc General Plan

The following goals and policies are examples of the proposal's potential General Plan inconsistencies:

Land Use Element

Goal 1: Maintain a compact urban form and growth pattern which provides adequate space to meet housing, employment, business, and public service needs.

Policy 1.2: The City shall encourage development of underdeveloped and vacant land within its boundaries; and shall oppose urbanization of agricultural lands east of the City and west of Bailey Avenue, unless necessary to protect environmental resources.

Policy 1.3: The City shall encourage Santa Barbara County and the Local Agency Formation Commission to plan urbanization within municipalities in order to protect prime agricultural land outside the Urban Limit Line and to efficiently utilize public infrastructure.

Goal 5: Protect the Lompoc Valley's natural resources.

Policy 5.1: The City shall maintain Open Space designations for areas used for the preservation of scenic beauty, natural resources, or outdoor recreation; or the managed production of resources; or the protection of public health & safety.

Policy 5.4: The City shall minimize conflicts between agricultural and urban uses.

Policy 5.8: Development proposals in the vicinity of natural objects that have unique aesthetic significance shall not be permitted to block, alter, or degrade existing visual quality without the provision of suitable visual enhancement. This may include open space, eucalyptus groves, or vegetation that serves as a view corridor or has important visual attributes. Development proposals shall be sited to ensure that these features are retained or replaced to the extent feasible, resulting in minimal view impairment.

Urban Design Element

Policy 1.3: The City shall protect and enhance the views along the scenic roads noted on the Scenic Ridgelines and Roads map.

Resource Management Element

Goal 2: Protect natural habitats in recognition of their biological, educational, and scientific values.

Policy 2.1: The City shall ensure that the biologically significant areas identified on the Biologically Significant Areas map are preserved.

Policy 2.2: The City shall protect the valuable natural resources of the Santa Ynez River and tributaries which serve as flood channels, wildlife habitats, critical links in Lompoc's water supply, and components of the City's urban form. Watercourses shall be retained in a natural state, rather than be concrete-lined or placed underground, so long as proper flood protection is provided.

Policy 2.3: The City shall encourage the restoration and management of natural habitats for wildlife enhancement and public enjoyment.

Safety Element

Goal 2: Protect the community from loss of life and property resulting from flooding while maintaining protection of natural resources located in flood hazard areas.

Policy 2.1: The City shall designate floodways, as shown on the Flood Hazard Areas Map, for open space land uses. Developments which impair the ability of the floodway to convey floods shall be prohibited.

Policy 2.2: The City may permit development within the floodway fringe provided that: building setback requirements from the Santa Ynez River and other streams are met and finished floor elevations are at least one foot above the 100-year flood elevations.

Policy 2.3: The City shall ensure that all new developments will not compound the potential for flooding.

Policy 2.6 The City shall preclude new developments from compounding the potential for flooding.

Peggy Woods, Associate Planner

Attachments: Attachment 1 – Annexation Inquiry dated May 26, 2004
Attachment 2 – Project Vicinity Map

Attachment 3 – Aerial Photo
Attachment 4 – Topography and Site Plan

APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:

Arleen T. Pelster, AICP, Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Gary P. Keefe, City Administrator