

CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT



MEETING DATE: April 10, 2013

TO: Members of the Planning Commission

FROM: Lucille T. Breese, AICP, Planning Manager
Frances Romero, Planner, Urban Planning Concepts

RE: Summit View Homes Residential Development
Environmental Impact Report – EIR 12-01
Request for Annexation – No. 78

AGENDA ITEM NO. 2

A request by Whitt Hollis of West Coast Housing Partners, LLC, on behalf of Townsgate Summit, LLC and the other members of Summit View Homes LLC for Planning Commission review of an Environmental Impact Report (EIR 12-01) and consideration of a request for Annexation No. 78 to the City of Lompoc. In addition to a recommendation to the City Council regarding the EIR and Annexation request, the Planning Commission will consider a recommendation regarding a Fiscal Analysis Study prepared for the project and a pre-zoning request. The site was considered in the City of Lompoc 2030 General Plan Update as Expansion Area D, for development of a 44-unit residential development.

The site is located outside the City Urban Limit Line and Sphere of Influence Line in the unincorporated area of Santa Barbara County. The site is approximately 10-acres located along the northern boundary of the City at the intersection of Highway 1, H Street, Harris Grade Road, and Purisima Road. (Assessor Parcel Number: 97-250-034).

An Environmental Impact Report (EIR 12-01) has been prepared by Rincon Consultants, Inc. of San Luis Obispo CA, for the project, circulated through the State Clearinghouse (SCH No. 2012071088) pursuant to the requirements of the California Environmental Quality Act (CEQA).

Requested Actions:

1. Adopt Resolution No. 750 (13) recommending the City Council certify the Final Environmental Impact Report – EIR 12-01 (SCH No. 2012071088) dated March 2013; and
2. Adopt Resolution No. 751 (13) recommending the City Council direct staff to proceed with the annexation process through negotiation with Santa Barbara County and the Local Agency Formation Commission (LAFCO) process; and

3. Adopt Resolution No. 752 (13) recommending the City Council approve a pre-zoning request – ZC 12-01; and
4. Review and recommend City Council acceptance of the Fiscal Impact Study prepared for the Summit View Homes project; or
5. Provide alternative direction.

BACKGROUND:

2008 – An application was received by the City for a commercial development on the site (Annexation No. 78).

2009 – The City Council directed staff to include the request as a part of the 2030 General Plan Update as a residential project.

2010 & 2011 – The Planning Commission recommended inclusion of the Wye Residential Project – Expansion Area D in the 2030 General Plan Land Use Element.

2012 – The applicant requested the City Council allow them to proceed with an Environmental Impact Report on the project site prior to adoption of the 2030 General Plan Update and the Council concurred.

Annexation Request:

The applicant is requesting consideration of a request to have the 10-acre site annexed into the City of Lompoc. The site is currently located in an unincorporated area of Santa Barbara County outside the City Urban Limit Line (ULL) and the Sphere of Influence (SOI). The project site is located within the Mission Hills Community Services District Sphere of Influence which has sufficient capacity to service the project water and wastewater needs with an agreement as part of the LAFCO process. The project site is currently located within the Santa Barbara County Fire Protection District and detachment from the District would be a discussion item with the County of Santa Barbara should the annexation proceed.

The Summit View Homes project as proposed would involve the development of 44 residential units and three (3) open-space lots. The residential lots would range in size, with an average lot size of 6,785 square feet and the largest lot approximately 12,940 square feet in size. There are two (2) open-space parcels and one (1) would be designated for stormwater detention and infiltration.

General Plan Designation:

The site is currently identified as Low Density Residential on the City of Lompoc General Plan Land Use Element Map. The site was studied as a potential expansion area in the 2030 General Plan Update and the proposal is consistent with the General Plan Land Use designation.

Fiscal Analysis:

As part of the City of Lompoc 2030 General Plan update, the City has proposed the adoption of Policy 4.6, which states the City shall not approve an annexation unless it can demonstrate *“that the annexation proposal would result in a positive relationship between city facility and service costs and the revenues generated subsequent to annexation.”*

On January 17, 2013 the applicant submitted a draft Summit View Homes Fiscal Impact Analysis by Stanley R. Hoffman Associates, Inc., dated October 8, 2012, for review by staff. On January 25, 2013, staff met with the applicant to discuss the report. Management Services Director Brad Wilke, City Engineer Mike Luther, Planning Manager Lucille Breese, and Contract Planner Frances Romero were in attendance. It was agreed the report was complete and could be submitted as final with no revision. The final report is included for review as Attachment No. 4. The Planning Commission may make a recommendation for acceptance to the City Council.

The fiscal report provides the following two scenarios with analysis:

Scenario 1 assumes 100 percent of the projected annual street maintenance costs for the off-site segments of Purisima Road and Harris Grade Road are allocated to the Summit View Homes project.

Scenario 2 assumes 50 percent of the projected annual street maintenance costs for the offsite segments of Purisima Road and Harris Grade Road are allocated to the Summit View Homes project. The 50 percent allocation assumes the project's pro-rata share of the off-site street maintenance costs goes to the centerline of the street segments bordering the project. The projected revenues for Scenario 2 are the same as the projected revenues for Scenario 1.

The report includes the off-site taxable sales and use tax that will result from purchases made by future residents of the project within the City of Lompoc. The recurring revenues to the City Special Gas Tax Fund and property tax, as well as recurring fiscal impacts to the City General Fund are identified.

It should also be noted, neither scenario includes the short-term benefits the City may realize as a result of construction work, materials, fuel, meals, or lodging being purchased locally.

Conclusion

Either scenario results in a net annual surplus to the City of Lompoc at day one of \$1,990 as a result of the property tax allocation. The net annual surplus at buildout for Scenario 1 is \$9,530 and Scenario 2 is \$21,020.

It is recommended that the Planning Commission discuss the Fiscal Impact Report and formulate a recommendation to the City Council to be transmitted by minute action regarding the acceptability of the Fiscal Analysis and the conclusions presented.

Pre-Zoning Request:

The proposed use on the site is single-family residential consistent with the Low Density Residential General Plan Land Use designation. The request is for a pre-zoning (ZC 12-01) City Zoning designation of 7-R-1-PD – *Single Family Residential, Planned Development*. The *Planned Development* designation allows the City to review the project for quality design and relaxation of some development standards, although the underlying density remains. If the annexation process is completed, the details of the Vesting Tentative Map and Architectural Review of the site will be returned to the Planning Commission for approval. Adoption of Resolution 752 (12) will recommend to the City Council a pre-zoning of 7-R-1-PD which is consistent with the General Plan Land Use Element designation and the proposed project (Attachment No. 3).

Environmental Review:

An Environmental Impact Report (EIR 12-01) was prepared by Rincon Consultants, Inc. of San Luis Obispo under contract with the City of Lompoc. The EIR was circulated through the State Clearinghouse (SCH No. 2012071088) and the public review period began on December 13, 2012 and ended on January 28, 2013. The EIR process is detailed in Chapter 1 – Introduction of the EIR. Comments were received from the following and responses are included in the Final EIR.

Letter #	Commenter	Organization	Date
1	Bob Braitman, Executive Officer	Santa Barbara Local Agency Formation Commission	January 15, 2013
2	Carly Wilburton, Air Quality Specialist	Santa Barbara County Air Pollution Control District (SBCAPCD), Technology and Environmental Assessment Division	January 8, 2013
3	Glen S. Russell PhD Director	County of Santa Barbara Planning and Development	January 24, 2013
4	Eric Peterson, Fire Marshal	Santa Barbara County Fire Department	January 16, 2013
5	Mark Luehrs, Development Review Engineer	Santa Barbara County Flood Control & Water Conservation District	January 18, 2013

Letter #	Commenter	Organization	Date
6	Bret A. Stewart, P.E., Senior Development Engineer Manager	County of Santa Barbara Public Works Department	January 23, 2013
7	Joe Talaugon, Chairman SYBCI Elders Council	SYBCI Elders Council-Chumash	January 28, 2013
8	Kenneth E. Marshall, AICP Principal	Dudek	January 25, 2013
9	David Compton, Biologist	Dudek	January 17, 2013
10	David Stone, RPA Cultural Resources Manager	Dudek	January 25, 2013
11	Lane's End Homeowners	Private citizens of the Lane's End Homeowners	January 26, 2013
12	Jeremy Salts, PE Principal Engineer	Penfield & Smith	January 24, 2013
13	Dave Singleton Program Analyst	Native American Heritage Commission	December 18, 2012

CEQA identifies certain issue areas to be reviewed for potential physical impacts to the environment with the impacts identified by class:

Class I impacts are identified as *Significant and Unavoidable* they cannot be avoided or lessened to a level of insignificance (or a less than significant level) by implementing mitigation measures or feasible alternatives. If areas were identified with *Significant and Unavoidable* in the EIR, a Statement of Overriding Considerations would have to be adopted by the City Council in order to certify the EIR.

- ☒ No Class I impacts were identified in the Summit View Homes Project EIR.

Class II impacts are significant adverse impacts that can be feasibly mitigated to less than significant levels and which required findings to be made under Section 15091 of the State CEQA Guidelines.

- ☒ Class II impacts were identified in the following categories:

Aesthetics – AES-2 and AES-3

Biological Resources – BIO-1 and BIO 2

Cultural Resources -- CR-1

Geology and Soils – Geo 3

Noise – N-1 and N-3

Transportation and Circulation – TC-2 and TC-3

A full discussion of the potential impacts is contained in the EIR with the proposed Mitigation Measures which could feasibly mitigate the potential impact to a less than significant level. Preparation of a Mitigation Monitoring Reporting Plan (MMRP) is required and adopted as a part of the Conditions of Approval for the project. A draft MMRP is included as Attachment No. 8.

- Class III impacts are less than significant impacts and were identified in the following categories:

Agriculture and Forestry	Air Quality
Geology and Soils	Greenhouse Gases
Hydrology / Water Quality	Land Use / Policy Consistency
Noise	Public Service/Utilities
Traffic and Circulation	

The EIR considers a range of alternatives to the proposed project, as required by Section 15126.6 of the State CEQA Guidelines. The EIR also includes a discussion of the “environmentally superior alternative” among the alternatives analyzed.

- Alternative 1: No Project/No Development.
This alternative assumes that no residential development would occur on the project site and that environmental conditions would not change. The project site would not be annexed into the City of Lompoc.
- Alternative 2: No Project/Existing Zoning.
Under this alternative, residential development would occur as permitted by existing land use designations and zoning established by Santa Barbara County, and the project site would not be annexed into the City of Lompoc. Up to approximately 46 single-family units could be developed under this alternative.
- Alternative 3: Reduced Density with 200-foot Setback.
This alternative would reduce the density of the proposed project by 25%, from 44 homes to 33 homes, and would add a 200 foot setback from both Harris Grade Road and Purisima Road. The density of the project site would be increased from low density to medium density. This alternative would still require annexation to the City of Lompoc and an amendment to the City’s Sphere of Influence.
- Alternative 4: Reduced Density with Community Park.
This alternative would reduce the density of the proposed project by 25%, from 44 homes to 33 homes, and would include a 1.71-acre community park. The park would be located in the northeast corner of

the project site. The density of the project site would be increased from low density to medium density. This alternative would still require annexation to the City of Lompoc and an amendment to the City's Sphere of Influence.

■ **Alternative 5: Proposed Project with Inclusionary Housing.**

Under this alternative, the housing units would be reconfigured to provide 39 low-density single family residences and 5 high-density affordable housing units to accommodate the City's 10% inclusionary housing requirement. The 5 high-density housing units would be located near the northeast portion of the project site and would not exceed two-stories in height. This alternative would still require annexation to the City of Lompoc and an amendment to the City's Sphere of Influence.

The No Project Alternative would be the environmentally superior alternative overall because it would avoid all project impacts. However, this alternative would not provide residential development or include community amenities included in the proposed project. Among the remaining alternatives, Alternative 3 would be considered environmentally superior because it would eliminate noise impacts to future residents on the project site, minimize visual impacts, and generate the fewest vehicle trips, which would minimize operational related emissions.

Noticing:

March 29, 2012:

- 1) Notice of the Public Hearing was published in the Lompoc Record;
- 2) Notices were mailed to property owners within 300 feet by US mail;
- 3) The project site was posted by City staff; and
- 4) The public hearing notice was posted on the City website.



Appeal Rights:

Any person has the right to appeal the Planning Commission action to the City Council within ten days of the action. Contact a Planning Division staff member for the required appeal form and fee. Where the Planning Commission action is a recommendation, no appeal is necessary since the City Council will hear the item.

Attachments:

- 1) Resolution No. 750 (13) recommending the City Council certify the FEIR and direct staff to proceed with the Annexation process including FEIR with Response to Comments, dated March 2013; and
(City Council and Planning Commission only with the staff report, also available on City website) for review)

- 2) Resolution No. 751 (13) recommending the City Council direct staff to proceed with the annexation process through negotiation with Santa Barbara County and the Local Agency Formation Commission (LAFCO) process; and
- 3) Resolution No. 752 (13) recommending the City Council approve a pre-zoning request – ZC 12-01;
- 4) Fiscal Impact Study prepared for the Summit View Homes project; and (City Council and Planning Commission only with the staff report, also available on City website for review)
- 5) Draft Mitigation Monitoring Reporting Plan.

Staff Report has been reviewed and approved for submission to the Planning Commission			
		4/2/13	April 2 2013
Teresa Gallavan Economic Development Director / Assistant City Administrator	Lucille T. Breese, AICP Planning Manager	Date	Date