

# General Plan Update Fundamentals

- Primary comprehensive roadmap for guiding future development
- Addresses the City's physical development, such as general locations, appropriate mix, timing, and extent of land uses and infrastructure needed to support such development
- Seven required elements: Land Use, Circulation, Housing, Conservation, Open Space, Safety, Noise
- Can be amended up to 4 times per year
- Environmental Justice element must be included upon the next revision of two or more elements
- Safety Element must be updated to address climate adaptation and resilience by 1/1/22
- Changes to buildout assumptions require environmental review under CEQA

CITY of LOMPOC

## 2030 General Plan



November 2013

# Environmental Review Requirements

- EIR and Supplemental EIR Completed for City's Existing General Plan
- New CEQA document would need to compare updated buildout potential to the amount of buildout disclosed in the General Plan EIR
- The type and magnitude of any new environmental impacts from the additional buildout potential would determine the level of additional CEQA documentation required
- The EIR must address physical conditions that have changed
- The EIR must address new CEQA requirements since the EIR
  - Evaluate impacts related to vehicle miles traveled, energy use, and wildfire hazards

# General Plan Update Options

## ■ Option 1: Vision Update

- Shift General Plan vision to encourage additional future growth and development and deemphasize the protection of natural resources and agricultural land
  - Focused policy adjustments
  - No changes to Land Use Map – would not explicitly allow additional growth
  - City can consider individual General Plan Amendment applications by private developers on a case-by-case basis. Any such amendments would require both planning and environmental (CEQA) review, which would largely be funded by the applicants.
  - Prepare Addendum or Supplement to General Plan EIR
- Rough Timeframe: 3 to 6 months
- Rough Cost: \$25,000 - \$75,000, mostly for CEQA document

# General Plan Update Options

- **Option 2: Limited Land Use and Circulation Element and Map Update**
  - Complete the vision update per Option 1
  - Focused revisions to land use map to allow additional growth
  - Revise circulation map to support additional growth (prepare traffic study)
  - Limited policy updates: Land Use, Circulation, Conservation and Open Space Elements
  - Update Title 17 (Zoning) of Municipal Code for consistency with land use revisions
  - Prepare Addendum or Supplement to General Plan EIR
- Rough Timeframe: 9 to 12 months
- Rough Cost: \$100,000 - \$175,000. Traffic study would be major factor.

# General Plan Update Options

- **Option 3: Comprehensive General Plan Update**
  - Complete vision update per Option 1
  - Comprehensive revisions to land use map to allow additional growth (e.g., expand urban limit line)
  - Revise circulation map to support additional growth (prepare traffic study)
  - Comprehensive policy updates across all elements
  - Dovetail with state requirement to update the City's Housing Element by 2023
  - Prepare Environmental Justice Element or policies, and Safety Element Update
  - Update Title 17 (Zoning) of Municipal Code
  - Prepare EIR
- Rough Timeframe: 24 months
- Rough Cost: \$400,000 - \$750,000. Traffic study would be major factor.

# Summary

- The options demonstrate the level of effort to amend the General Plan escalates based on a few key parameters:
  - The extent of policy changes and the physical impacts of those changes
  - The extent of Land Use and Circulation Element map changes and the physical impact of those changes
  - The number of elements being updated

**Table 1 Cost and Timing Estimates**

Option	Cost	Timing
Vision Update	\$25,000 - \$75,000	3 – 6 months
Limited Land Use and Circulation Element and Map Update	\$100,000 - \$175,000	9 – 12 months
Comprehensive General Plan Update	\$400,000 - \$750,000	24 months