



# General Plan Update

**City Council**

**Hearing**

March 19, 2013

# Expansion Area C: Miguelito Area

## Requested Action

1. Receive staff report
2. Receive Planning Commission recommendation to exclude Expansion Area C - Miguelito Canyon Area from the 2030 General Plan update
3. Hold the Public Hearing
4. Provide Direction Regarding Expansion Area C



# Expansion Area C: Miguelito Area

- The area is approximately 587-acres along the southern boundary of the City, of which approximately 165-acres would be included in the proposed Urban Limit Line. The proposed uses include residential on large parcels. Inclusion of this expansion area in the General Plan would require addition of the Rural Density Residential (RDR) designation to Land Use Element and development standards to be developed for Zoning Ordinance. Future development is proposed at a maximum of 25 dwelling units; and the site is currently located outside the City Urban Limit Line.



# Expansion Area C: Miguelito 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 C: Miguelito Area

## Possible Actions

- EIR Project: Maximum 25 dwelling units
- **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 Recommended Alternative 1 on a 3-0-1 Vote, with Commissioner Leach not participating



# General Plan Update Tentative Schedule

Date	Subject
March 26, 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

