



GENERAL PLAN UPDATE

LAND USE & CIRCULATION 2021



ABOUT THE PROJECT – OVERVIEW AND TIMELINE

The City of Buellton is updating the Land Use and Circulation Elements of its existing General Plan, which can be described as the “blueprint” for the community’s vision of future growth. A General Plan is a policy document required by State law that provides long-range guidance for land use, circulation, development, and other City issues such as economic growth, open space, conservation of natural resources, affordable housing and employment.

WHAT IS COVERED IN THE LAND USE ELEMENT?

The Land Use Element designates the general location and intensity of housing, businesses, industry, open space, educational facilities, public buildings, waste disposal facilities and other land uses. It helps guide future development and preserves environmental resources.

WHAT IS COVERED IN THE CIRCULATION ELEMENT?

The Circulation Element includes goals and policies relating to how people, products and visitors move around Buellton. This includes transportation infrastructure for cars, bicycles and pedestrians, as well as public transportation such as buses and shuttles.

WHAT WILL THE UPDATE COVER?

Buellton’s current General Plan spans from 2007 to 2025. The last time the Land Use and Circulation Elements were updated was in 2007, and the City wants to reflect any changes that have happened since then.

- Specifically, several land use planning efforts have been completed since 2007, including the Avenue of Flags Specific Plan, the Village Specific Plan, the 2018 Economic Development Strategy, and several development projects. Beyond that, we also want to identify the best future uses for vacant and underutilized properties in Buellton.
- We also want to establish relevant long-term improvements to our City-wide circulation system overall and in particular for Highway 246. We will need to consider gaps in policy, programs, and statutory requirements and address contemporary planning issues like Vehicle Miles Travelled (VMT), Complete Streets and Environmental Justice.

VISION & EMERGING ISSUES

Another critical component of the Land Use and Circulation Element update will be to confirm and clarify the vision and issues facing the City now and in the future. Community concerns include



provision of housing, economic resilience, and improved transportation functionality and safety. Coupled with these are emerging planning issues that must be addressed, including multi-modal transportation and streamlining CEQA reviews.

The Project, which is a focused update to our Land Use and Circulation Elements, will inform the future more comprehensive update of Buellton’s General Plan, scheduled to take place over the next five years for the 2025-2045 General Plan.

WHAT AREA DOES THE GENERAL PLAN COVER?



The General Plan covers the land within the incorporated boundary of the City of Buellton; this boundary is the same for the City’s Sphere of Influence and Urban Growth Boundary.

WHAT IS THE TIMELINE FOR THE PROJECT?

The process for updating the Land Use and Circulation Elements consists of four phases and is expected to finish in Fall 2021.

