natasha@sblafco.org

From: Adrienne Metter <adriennekligman@verizon.net>
Sent: Thursday, December 01, 2022 5:18 PM
To: natasha@sblafco.org
Subject: Please postpone this decision until the February 2, 2023 meeting

The City of Lompoc is attempting to expand its Sphere of Influence (SOI) to include 137 acres of prime farmland adjacent to Bailey Avenue, a first step in paving the way for future development.

The Local Agency Formation Commission (LAFCO) is scheduled to hold a hearing to make a decision on the City's application on December 8th. Unfortunately, the public notice sent on November 29th included nearly *2,000 pages of relevant information* that EDC, their clients, and the public need to review in order to provide comments.

Please postpone this decision until the February 2, 2023 meeting in order to provide the public with a meaningful opportunity to participate in the process. Additionally, if LAFCO does proceed with the hearing, I demand that it deny the City's proposal and prevent the conversion of important agricultural lands.

Thank You,
Adrienne Metter, Concerned Citizen

natasha@sblafco.org

From: Barry <pricebarrya@gmail.com>
Sent: Thursday, December 01, 2022 5:25 PM
To: natasha@sblafco.org
Subject: City of Lompoc Sphere of Influence

I urge LAFCO to postpone its decision regarding expansion of the Lompoc SOI until its February 2, 2023 meeting

LAFCO is scheduled to hold a hearing on December 8th to make a decision on the City of Lompoc's application to expand its SOI. The public notice sent on November 29th included nearly *2,000 pages of relevant information* and more time is needed to review the information thoroughly. **Please provide the public with a meaningful opportunity to participate in the process by postponing your decision until February 2.**

If LAFCO does proceed with the hearing, you must deny the City's proposal and prevent the conversion of important agricultural lands.

Barry A. Price
Lompoc, CA

Sent from Mail for Windows

November 28, 2022

Santa Barbara County Local Agency Formation Commission and
Mr. Mike Prater, Executive Officer
Submitted via email to lafco@sblafco.org

RE: Request for Continuance of SOI Item 1 for LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment

Dear Mr. Prater and Members of the Commission:

This letter is submitted by the Environmental Defense Center on behalf of Santa Barbara County Action Network as well as the below signatories to formally request a continuance of Agenda item "Sphere of Influence Amendments" # 1, which is described on the December 8, 2022 LAFCO Agenda as:

> 1) Consider application for approval of LAFCO File No. 22-06 for Bailey Avenue Sphere of Influence Amendment (APNs 093-070-084, 065 (the Bailey Property) and APNs 093-111-007, -008, -009, -010, -011, & -012 (the Bodger Property)), and consider EIR No. 2008081032 and addendums prepared and certified by the City of Lompoc and take one of the following actions:
>
> a) Deny, without Prejudice;
> b) Deny the Proposal;
> c) Request that the City withdraw the Application;
> d) Conceptually approve the Proposal, in whole or in part, with terms and conditions;
> e) Continue this matter until February 2, 2023.

A large volume of information relevant to this item was released along with the posting of the December 8 Agenda just this past Saturday, November 26. For example, LAFCO's staff analysis contained in *SOI Item 1– File 22-07 Bailey Avenue* consists of 289 pages of detailed information, including analysis related to LAFCO's responsibility under the California Environmental Quality Act. In addition, there are 1,672 pages contained in *Bailey Ave SOI Proposal – FEIR & Addendums*. There is insufficient time for the public to review this information prior to the December 8 meeting. To provide the public with a meaningful

906 Garden St. Santa Barbara, CA 93101
PHONE (805) 963-1622 FAX (805) 962-3152
www.EnvironmentalDefenseCenter.org

opportunity to participate in this process, and therefore support informed decision-making, we respectfully request that this matter be continued until February 2, 2023, prior to proceeding with the item at the December 8 meeting in any capacity.

Sincerely,

Maggie Hall
Environmental Defense Center, Senior Attorney

Ken Hough
Santa Barbara County Action Network ("SBCAN"), Executive Director

Kaylee Ellis
Grower-Shipper Association of Santa Barbara and San Luis Obispo Counties

Art Hibbits
Hibbits Ranch Company, LLC, Manager

L Michele Wineman
Landowner/Farmer

Joyce Howerton
Former Mayor for the City of Lompoc

Paul Van Leer
Las Varas Ranch, Manager

Jim Poett
Rancho San Julian

Mark Oliver
Mark Oliver, Inc.

Carla Rosin
Food Systems Consultant

natasha@sblafco.org

From: Jennifer Hone <mrpoohcat@gmail.com>
Sent: Thursday, December 01, 2022 5:13 PM
To: natasha@sblafco.org
Cc: lafco@lafco.org
Subject: Meeting about SOI expansion along Bailey

To whom it may concern

I am writing to request that this hearing be delayed until the Feb 2023 meeting. There is no way any interested party could wade through 2000 pages of documents between 11/29 and 12/7. I'm sure I'm not the only concerned person!

Thank you for considering this request. If for some crazy reason the hearing moves forward on Dec 7, I sincerely hope it's rejected! Development of prime agricultural land is a terrible move for our community and environment; I hope Lompoc will consider a different type of foot print, like vertical, in order to develop a strong and sustainable community.

Respectfully,

Jennifer Hone

natasha@sblafco.org

From: leon juskalian <drbig@me.com>
Sent: Thursday, December 01, 2022 6:08 PM
To: natasha@sblafco.org
Subject: OPPOSE DECISION

to expand urban sphere of influence onto bailey ave farmland, to feb ’23 meeting. thank you

sincerely

leon juskalian
drbig@me.com

natasha@sblafco.org

From: Susan Shields <shields3033@netscape.net>
Sent: Thursday, December 01, 2022 5:00 PM
To: natasha@sblafco.org
Subject: Postpone decision re expanding SOI of Lompoc

Regarding the proposal to to expand the SOI of the City of Lompoc to include 137 acres of prime farmland adjacent to Bailey Avenue, a first step towards the future development of nearly 2700 houses. Agricultural land is vital to the economy of Lompoc and the County and I believe you should postpone this decision until the city's February 2, 2023 meeting in order to provide the public with a meaningful opportunity to participate in the process. Furthermore, if LAFCO does proceed with the hearing, it should deny the City's proposal and prevent the conversion of important agricultural lands.

Susan Shields
3033 Calle Rosales, SB 93105

lafco@sblafco.org

From: Jeff M. Malawy <jmalawy@awattorneys.com>
Sent: Monday, December 5, 2022 1:55 PM
To: Bill Dillon
Cc: Email Lafco; Albro, Dean; Alarcon, Christie; Halvorson, Brian; Danny Aleshire
Subject: Bailey Hearing -- Planned Continuance

Mr. Dillon -- Thank you for the call. The City of Lompoc agrees with the proposed continuance to February 2023. We understand the intent is for no public comment on Thursday unless a member of the public insists or cannot attend in February, and even in that case the public comment will be 3 minutes only. Based upon and in reliance on that, the City does not plan to make a presentation or public comment on Thursday, December 8.

Jeff Malawy
City Attorney, City of Lompoc
Aleshire & Wynder, LLP | 18881 Von Karman Ave., Suite 1700, Irvine, CA 92612
Office: (949) 250-5422 | jmalawy@awattorneys.com | awattorneys.com

lafco@sblafco.org

From: Maggie Hall <mhall@environmentaldefensecenter.org>
Sent: Monday, December 5, 2022 11:19 AM
To: Email Lafco; Natasha@sblafco.org
Subject: FW: Lompoc Sphere of Influence amendment, Dec. 8, 2022 - OPPOSITION

I am sending this over in case you didn't receive it.
Thank you,
Maggie

From: Dan Silver <dsilverla@me.com>
Date: Friday, December 2, 2022 at 5:12 PM
To: "natasha@sblafco.org" <natasha@sblafco.org>
Subject: Lompoc Sphere of Influence amendment, Dec. 8, 2022 - OPPOSITION

Dear Chair and Members of LAFCO:

Endangered Habitats League is concerned over loss of prime farmland. Once lost, this food security is lost forever. Housing can and should go elsewhere.

We ask LAFCO to *postpone* this decision until its February 2, 2023 meeting in order to provide the public with a meaningful opportunity to participate in the process. If, however, LAFCO does proceed with the hearing, please *deny* the City's proposal and prevent the conversion of important agricultural lands.

Sincerely,
Dan Silver

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
https://ehleague.org

lafco@sblafco.org

From: Maggie Hall <mhall@environmentaldefensecenter.org>
Sent: Monday, December 5, 2022 11:44 AM
To: Email Lafco; Natasha@sblafco.org
Subject: FW: LAFCO hearing on Lompoc's attempt to expand SOI

MAGGIE HALL (she/her/hers)
SENIOR ATTORNEY
906 Garden Street
Santa Barbara, CA 93101
805.963.1622 x 107
www.EnvironmentalDefenseCenter.org

environmental
DEFENSE CENTER

From: Ted Rhodes <rhodes.ted@gmail.com>
Sent: Saturday, December 3, 2022 8:22 AM
To: natasha@sblafco.org
Subject: RE: LAFCO hearing on Lompoc's attempt to expand SOI

Dear members of the Local Agency Formation Commission,

I am writing in regard to the City of Lompoc's current attempt to expand its Sphere of Influence to include 137 acres of prime farmland adjacent to Bailey Avenue. I urge you to postpone this decision until your February 2, 2023 meeting in order to provide members of the public such as myself an adequate opportunity to participate in the process. If this isn't possible and you do

proceed with the hearing, please deny the City of Lompoc's proposal and prevent the conversion of these critical agricultural lands.

The Lompoc valley has been a special part of my life since my childhood, and, like the Carpinteria Valley where I presently live, its agricultural character with its farm fields and ranches is one of its strongest, irreplaceable assets and what makes Lompoc really Lompoc.

Thank you for your consideration of this matter, and please deny the City of Lompoc's request to expand its Sphere of Influence into its surrounding farmland.

Sincerely,

Ted Rhodes
TedPages.com
805.705.8393

natasha@sblafco.org

From: Bill Thomas <wn.thomas68@gmail.com>
Sent: Friday, December 02, 2022 8:08 PM
To: natasha@sblafco.org
Subject: LAFCO evaluation of the Lompoc conversion of agriculture land to urban development

Please extend the date to your 2 February meeting to allow analysis of the proposal.
Thank you
Bill Thomas, Camarillo, CA

natasha@sblafco.org

From: BILL WOODBRIDGE <bill.woodbridge@verizon.net>
Sent: Friday, December 02, 2022 2:38 PM
To: natasha@sblafco.org
Subject: 137 acres SOI by city of Lompoc on Bailey Avenue

Please postpone your decision on the City's request to annex the farmland until Feb. 2, 2023. if you do not delay your decision, please deny theCity's request to expand into this prime farmland for the purpose of residential development. We do not need to use prime farmland for residential developments!

Bill Woodbridge

natasha@sblafco.org

From: Christina McGinnis <mcginnisenv@gmail.com>
Sent: Friday, December 02, 2022 10:02 AM
To: natasha@sblafco.org
Cc: Linda Krop; Maggie Hall
Subject: Please postpone the Bailey Avenue SOI expansion hearing for the City of Lompoc

To Whom it May Concern,

Given the volume of material (almost 2,000 pages) associated with this project, I am requesting that LAFCO postpone this decision until the February 2 hearing to allow time for proper review of the associated documents. Thank you for considering this request in the spirit of public participation. I have great concerns about this SOI expansion when there is ample infill potential within the existing city boundaries.

Best Regards,
Christina McGinnis

natasha@sblafco.org

From: Dan Silver <dsilverla@me.com>
Sent: Friday, December 02, 2022 4:12 PM
To: natasha@sblafco.org
Subject: Lompoc Sphere of Influence amendment, Dec. 8, 2022 - OPPOSITION

Dear Chair and Members of LAFCO:

Endangered Habitats League is concerned over loss of prime farmland. Once lost, this food security is lost forever. Housing can and should go elsewhere.

We ask LAFCO to *postpone* this decision until its February 2, 2023 meeting in order to provide the public with a meaningful opportunity to participate in the process. If, however, LAFCO does proceed with the hearing, please *deny* the City's proposal and prevent the conversion of important agricultural lands.

Sincerely,
Dan Silver

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
https://ehleague.org

natasha@sblafco.org

From: Darrell Clegg <cleggdarrell@gmail.com>
Sent: Monday, December 05, 2022 11:27 AM
To: natasha@sblafco.org
Subject: LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment

Dear Mr. Prater and Members of the Commission;

I am writing in support of LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment (APNs 093-070-084, 065 (the Bailey Property) and APNs 093- 111-007, -008, -009, -010, -011, & -012 (the Bodger Property)).

I am a local resident and business owner in the City Of Lompoc and I am in support of the Amendment that will bring the above parcels in to the Sphere of Influence of the City Of Lompoc. The City Of Lompoc, with the overwhelming support of the community, has been in this process since the inception of the City's 2030 General Plan update. The SOI Amendments and eventual annexations have been in the works for a very long time.

Please assist the City and our Community and move the Amendment process forward per The City Of Lompoc's request.

Sincerely,

Darrell Clegg
913 W Fir Ave.
Lompoc, CA 93436

natasha@sblafco.org

From: Debbie McComb <debbie@mccombproperties.com>
Sent: Monday, December 05, 2022 12:52 PM
To: natasha@sblafco.org
Subject: Bailey Avenue Lompoc California

Mr. Mike Prater, Executive Officer
Santa Barbara County Local Agency Formation Commission

RE: LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment

Dear Mr. Prater and Members of the Commission;

I am a longtime resident of Lompoc, since 1963 as an infant. I am looking to the future and the needs we have in our Community. Through many Committees I have sat on, we have always discussed the need to provide more space for growth.

I am writing in support of LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment (APNs 093-070-084, 065 (the Bailey Property) and APNs 093- 111-007, -008, -009, -010, -011, & -012 (the Bodger Property)).

In addition to being a long time resident, I own property in the City and also am a Business Owner. Please be advised that I am in support of the Amendment that will bring the above parcels in to the Sphere of Influence of the City Of Lompoc. The City Of Lompoc, with the overwhelming support of the community, has been in this process since the inception of the City's 2030 General Plan update. The SOI Amendments and eventual annexations have been in the works for a very long time.

Please assist the City and our Community and move the Amendment process forward per The City Of Lompoc's request.

Debbie McComb, Resident and

COMPASS

You Can Count on Me!
805-757-7700
debbie@mccombproperties.com
DRE 00956351

natasha@sblafco.org

From: Dennis Koski <dmkoski@gmail.com>
Sent: Thursday, December 01, 2022 7:44 PM
To: natasha@sblafco.org
Subject: Lompoc Farmland

LAFCO:

Please preserve the farmland in Lompoc. We need to protect the farmland we have for the future. I understand the need for homes, but this prime farmland should be preserved.

Thank you,

Dennis M. Koski

natasha@sblafco.org

From: Frederick Bittle <outlook_CA2AE964B5AEBCBD@outlook.com>
Sent: Monday, December 05, 2022 2:11 PM
To: natasha@sblafco.org
Subject: Re: LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment

Dear Mr. Prater and Members of the Commission:

I am writing in support of LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment (APNs 093-070-084, 065 [the Bailey Property] and APNs 093-111-007, -008, -009, -010, -011, & -012 [the Bodger Property]).

I am a local resident and business owner, as well as a 30-year professional in the Real Estate Mortgage realm (as Santa Fe Mortgage), and I am in support of the Amendment that will bring the above parcels into the Sphere of Influence of the City of Lompoc. The City of Lompoc, with the overwhelming support of the community, has been in this process since the inception of the City's 2030 General Plan update. The SOI Amendment end eventual annexations have been in the works for a very long time.

Please assist the City and our Community and move the Amendment process forward per The City of Lompoc's request.

Appreciatively,

Frederick K. Bittle
Broker, Santa Fe Mortgage
203/207 North H Street
Lompoc CA 93436
fred.bittle@sfmlompoc.com

natasha@sblafco.org

Subject: FW: LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment

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From: Jamie Speaks <jamie@romerohometeam.com>
Sent: Wednesday, December 7, 2022 11:12 AM
To: lafco@sblafco.org
Subject: LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment

Mr. Mike Prater, Executive Officer

Santa Barbara County Local Agency Formation Commission

RE: LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment

Dear Mr. Prater and Members of the Commission;

I am writing in support of LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment (APNs 093-070-084, 065 (the Bailey Property) and APNs 093- 111-007, -008, -009, -010, -011, & -012 (the Bodger Property)).

I am a local realtor in the City Of Lompoc and I am in support of the Amendment that will bring the above parcels in to the Sphere of Influence of the City Of Lompoc. The City Of Lompoc, with the overwhelming support of the community, has been in this process since the inception of the City's 2030 General Plan update. The SOI Amendments and eventual annexations have been in the works for a very long time.

Please assist the City and our Community and move the Amendment process forward per The City Of Lompoc's request.

Kind Regards,

Jamie Speaks
EXP
DRE# 02151193
Romero Home Team
--
Kind Regards,
Jamie Speaks
EXP

natasha@sblafco.org

From: Jane Dehart <dehart@history.ucsb.edu>
Sent: Friday, December 02, 2022 9:45 AM
To: natasha@sblafco.org
Subject: Preservation of farmland

I strongly oppose the sale of farmland near Lompoc at a time when the world is suffering from a food shortage. Climate change and the Russian invasion of Ukraine has added immensely to food scarcity in many parts of the world and the demise of farmland in the U.S. is a constant threat. Food prices have zoomed upward substantially, leaving many Americans facing food shortages as Food banks will attest. THIS IS NOT THE TIME TO CONTRIBUTE FURTHER TO THE PROBLEM.

I appreciate your consideration.

Jane Sherron De Hart
Professor Emerita
Department of History
University of California, Santa Barbara
805-568-0068

Ruth Bader Ginsburg: A Life by Jane Sherron De Hart

natasha@sblafco.org

From: Jessica Dias <jessphi37@gmail.com>
Sent: Friday, December 02, 2022 7:52 AM
To: natasha@sblafco.org
Subject: Postpone City of Lompoc expansion

Dear Natasha,

I'm writing today to please urge you to postpone LAFCO's decision on the expansion of the City of Lompoc's Sphere of Influence for the agricultural land adjacent to Bailey Ave. until your February 2, 2023 meeting.

The public notice was only sent out on 11/29 and there are nearly 2,000 pages of relevant information that needs to be reviewed. I urge you to postpone the decision so that the public has a meaningful opportunity to participate in the process. I also urge you to deny the City of Lompoc's proposal to convert important agricultural lands.

Thank you,

--
Jessica Dias

natasha@sblafco.org

From: Joanne <jmde24@gmail.com>
Sent: Sunday, December 04, 2022 5:41 AM
To: natasha@sblafco.org
Subject: Ag Land

Dear Commision Analyst,

Please do not develop all the prime agricultural land in our region.
Small-scale housing developments are alright, but 270 acres with 2700 homes would be overkill! Balance is the key...and sustainability. Open space and valuable ag. land are important for our well-being and that of the planet. We do not want urban sprawl and another dreadful LA created in our beautiful rural areas.

Sincerely,

Joanne D'Egidio

natasha@sblafco.org

From: Lee Heller <leehellerk9@gmail.com>
Sent: Saturday, December 03, 2022 2:02 PM
To: natasha@sblafco.org
Subject: postpone LAFCO hearing on Lompoc annexation

Dear Natasha,

I am emailing to urge LAFCO to postpone its hearing on the City of Lompoc's annexation of farmland adjacent to Bailey Ave. to expand its sphere of influence. It's just not enough time to allow interested parties to process the huge file associated with this case by December 8th.

If LAFCO does proceed, I urge its members to deny the proposal and prevent the conversion of key agricultural land. Lompoc can and should focus on in-fill housing, for which it has plenty of land within the current city limits. This would protect important ag lands, and reflect a more responsible model of growth, rather than the sprawl that has become such a challenge around transportation.

Thank you,

Lee E. Heller, Ph.D., J.D.
Santa Barbara CA 93109

natasha@sblafco.org

From: Lorena Regalado <lorena@livesbcounty.com>
Sent: Tuesday, December 06, 2022 11:25 AM
To: natasha@sblafco.org
Subject: RE: LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment

Mr. Mike Prater, Executive Officer
Santa Barbara County Local Agency Formation Commission

Dear Mr. Prater and Members of the Commission;

I am writing in support of LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment (APNs 093-070-084, 065 (the Bailey Property) and APNs 093- 111-007, -008, -009, -010, -011, & -012 (the Bodger Property)).

I am a local resident and business owner in the City Of Lompoc and I am in support of the Amendment that will bring the above parcels in to the Sphere of Influence of the City Of Lompoc. The City Of Lompoc, with the overwhelming support of the community, has been in this process since the inception of the City's 2030 General Plan update. The SOI Amendments and eventual annexations have been in the works for a very long time.

Please assist the City and our Community and move the Amendment process forward per The City Of Lompoc's request.

natasha@sblafco.org

From: LYNN WHITE <lynnawhite@yahoo.com>
Sent: Monday, December 05, 2022 12:11 PM
To: natasha@sblafco.org
Subject: City Council meeting 12/6

Mr. Mike Prater, Executive Officer

Santa Barbara County Local Agency Formation Commission

RE: LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment

Dear Mr. Prater and Members of the Commission;

I am writing in support of LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment (APNs 093-070-084, 065 (the Bailey Property) and APNs 093- 111-007, -008, -009, -010, -011, & -012 (the Bodger Property)).

I am a local resident and business owner in the City of Lompoc and I am in support of the Amendment that will bring the above parcels in to the Sphere of Influence of the City Of Lompoc. The City of Lompoc, with the overwhelming support of the community, has been in this process since the inception of the City's 2030 General Plan update. The SOI Amendments and eventual annexations have been in the works for a very long time.

The Blue Dot folks seem to be much more prepared than previous groups that have presented similar projects. I attended one of their presentations and was impressed by their credentials and the depth of the expertise they have on board.

Please assist the City and our Community and move the Amendment process forward per the City of Lompoc's request.

"Excellence, Ethics, Experience"

Lynn White

Broker/Property Manager
Ebbert's Heritage Real Estate
104 South C Street, Suite C Lompoc, CA 93436

805-740-1909 office
805-733-5106 home
805-736-0096 fax
lynnawhite@yahoo.com

DRE 00695200

natasha@sblafco.org

From: Maria Aguiniga <mdaguiniga@gmail.com>
Sent: Monday, December 05, 2022 6:31 AM
To: natasha@sblafco.org
Cc: Maria Aguiniga
Subject: SUPPORT of LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment

Mr. Mike Prater, Executive Officer
Santa Barbara County Local Agency Formation Commission

RE: LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment

Dear Mr. Prater and Members of the Commission;

I am writing in support of LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment (APNs 093-070-084, 065 (the Bailey Property) and APNs 093- 111-007, -008, -009, -010, -011, & -012 (the Bodger Property)).

I am a local resident and business owner in the City Of Lompoc and I am in support of the Amendment that will bring the above parcels in to the Sphere of Influence of the City Of Lompoc. The City Of Lompoc, with the overwhelming support of the community, has been in this process since the inception of the City's 2030 General Plan update. The SOI Amendments and eventual annexations have been in the works for a very long time.

Please assist the City and our Community and move the Amendment process forward per The City Of Lompoc's request.

Maria D Aguiniga
805-264-4663

natasha@sblafco.org

From: Melissa Bower <m-bower@earthlink.net>
Sent: Monday, December 05, 2022 9:55 AM
To: natasha@sblafco.org
Subject: LAFCO Hearing - Dec. 8th - Lompoc SOI

I would like to kindly urge LAFCO to **postpone** its upcoming hearing on 12/8 to make a decision on the City's request to expand its Sphere of Influence until its Feb. 2, 2023 meeting in order to give the public meaningful and sufficient opportunity to participate in the process.

It is extremely important that the fate of our local agricultural lands include proper public input. Should the Commission decide to proceed on 12/8, I would strongly request that it **deny** the City's proposal and prevent the conversion of important agricultural lands for development.

Thank You,
Melissa Bower
Homeowner
Santa Barbara County

natasha@sblafco.org

From: Nancy <ngkrop@gmail.com>
Sent: Friday, December 02, 2022 8:40 AM
To: natasha@sblafco.org
Subject: Protect Prime Farmland in Lompoc

Dear Local Agency Formation Commission (LAFCO),

Please postpone the December 8, 2022 hearing on the application of the City of Lompoc to expand it's Sphere of Influence to include 137 acres of prime farmland adjacent to Baiey Avenue to your February 2, 2023 meeting.

This postponement is necessary to afford the public meaningful opportunity to weigh in and participate on this important matter.

If you do proceed with the hearing, please deny the City's proposal and prevent the conversion of this important agricultural land.

Thank you
Nancy Krop

natasha@sblafco.org

From: RON POLLENZ <realestateronpollenz@gmail.com>
Sent: Monday, December 05, 2022 2:01 PM
To: natasha@sblafco.org
Subject: LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment

Mr. Mike Prater, Executive Officer
Santa Barbara County Local Agency Formation Commission

RE: LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment

Dear Mr. Prater and Members of the Commission;

I am writing in support of LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment (APNs 093-070-084, 065 (the Bailey Property) and APNs 093- 111-007, -008, -009, -010, -011, & -012 (the Bodger Property).

I am in support of the Amendment that will bring the above parcels in to the Sphere of Influence of the City Of Lompoc. The City Of Lompoc, with the overwhelming support of the community, has been in this process since the inception of the City's 2030 General Plan update. The SOI Amendments and eventual annexations have been in the works for a very long time.

Please assist the City and our Community and move the Amendment process forward per The City Of Lompoc's request.

Thank You,
Ronald Pollenz

Ron Pollenz, REALTOR
Coldwell Banker Select Realty
Lompoc, CA. 93436
805-735-7755 Office
805-350-2035 Cell
DRE# 01868026
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natasha@sblafco.org

From: Ted Rhodes <rhodes.ted@gmail.com>
Sent: Saturday, December 03, 2022 8:22 AM
To: natasha@sblafco.org
Subject: RE: LAFCO hearing on Lompoc's attempt to expand SOI

Dear members of the Local Agency Formation Commission,

I am writing in regard to the City of Lompoc's current attempt to expand its Sphere of Influence to include 137 acres of prime farmland adjacent to Bailey Avenue. I urge you to postpone this decision until your February 2, 2023 meeting in order to provide members of the public such as myself an adequate opportunity to participate in the process. If this isn't possible and you do proceed with the hearing, please deny the City of Lompoc's proposal and prevent the conversion of these critical agricultural lands.

The Lompoc valley has been a special part of my life since my childhood, and, like the Carpinteria Valley where I presently live, its agricultural character with its farm fields and ranches is one of its strongest, irreplaceable assets and what makes Lompoc really Lompoc.

Thank you for your consideration of this matter, and please deny the City of Lompoc's request to expand its Sphere of Influence into its surrounding farmland.

Sincerely,

Ted Rhodes
TedPages.com
805.705.8393

natasha@sblafco.org

From: Torrie Cutbirth <torriecutbirth@gmail.com>
Sent: Friday, December 02, 2022 2:52 PM
To: natasha@sblafco.org
Subject: PLEASE protect farmland in Lompoc

Dear Natasha, Commission Analyst/Clerk,

I am reaching out to urge you LAFCO to postpone the decision regarding the farmland along Bailey Avenue until its February 2, 2023 meeting in order to provide the public with a meaningful opportunity to participate in the process! Additionally, if LAFCO does proceed with the hearing, I am respectfully demanding that it denies the City's proposal and prevents the conversion of important agricultural lands.

Ag land is precious and important for climate resilience and our communities! Please protect this land.

Thank you for your time and consideration.

In Community,

Torrie Cutbirth (she/her)
Cornell University '16
(805) 453-6351

December 7, 2022

Mr. Mike Prater
Executive Officer
Santa Barbara Local Agency Formation Commission
Submitted via email to lafco@sblafco.org

Re: City of Lompoc – Proposal to Expand the Sphere of Influence for the Bailey Avenue Properties

Dear Mike Prater and Members of the Commission:

The Environmental Defense Center ("EDC"), on behalf of the Santa Barbara County Action Network ("SBCAN"), in collaboration with the undersigned groups and individuals, submit the following comments regarding the City of Lompoc's (the "City") Application to the Local Agency Formation Commission ("LAFCO") to expand its Sphere of Influence ("SOI") to include 148 acres of prime farmland adjacent to Bailey Avenue, LAFCO File No. 22-07 ("Application/Proposal"). We urge LAFCO to deny the City's Proposal as inconsistent with LAFCO and County Policies, as well as the Cortez-Knox-Hertzberg Act ("CKH Act"). In addition, LAFCO cannot approve the Proposal given the lack of adequate environmental review under the California Environmental Quality Act ("CEQA").

SBCAN is a countywide grassroots organization that works to promote social and economic justice, to preserve our environmental and agricultural resources, and to create sustainable communities. EDC is a nonprofit public interest law firm that protects and enhances the local environment through education, advocacy, and legal action. SBCAN and EDC, with agricultural partners, have worked for decades to protect prime farmland along Bailey Avenue from conversion.[1]

I. A Continuance Should be Granted to Ensure the Public has a Meaningful Opportunity to Provide Input Given the High Volume of Materials Contained in the Staff Analysis and FEIR Addendums.

A large volume of information highly relevant to the City's Application and compliance with CEQA was released in late November along with the posting of the December 8 Agenda.

[1] Settlement Agreement between City of Lompoc and Santa Barbara County Action Network (2011).

906 Garden St. Santa Barbara, CA 93101
PHONE (805) 963-1622 FAX (805) 962-3152
www.EnvironmentalDefenseCenter.org

This included the Bailey Avenue Executive Officer Report ("Report") and Bailey Avenue FEIR and Addendums,[2] cumulatively totaling over 1900 pages. There is insufficient time for the public to adequately review this information prior to the December 8 meeting. As the California Supreme Court has recognized, "[t]he central purpose of CEQA is to ensure that agencies and the public are adequately informed of the environmental effects of proposed agency action." *Friends of College of San Mateo Gardens v. San Mateo County Community College* (2016) 1 Cal.5th 937, 951. To provide the public with a meaningful opportunity to participate in this process, and therefore support informed decision-making, we respectfully request that this matter be continued until February 2, 2023, prior to proceeding with the item at the December 8 meeting in any capacity.

II. The City's Proposal Must Be Denied Because It Would Facilitate Conversion of Prime Farmland and Is Inconsistent with the CKH Act and LAFCO and County Policies.

Should LAFCO decide to proceed with consideration of the SOI Application, the agency must deny the City's Proposal as inconsistent with the purpose and intent of the CKH Act, as well as applicable LAFCO and County policies. The City's Proposal fails to (1) conserve prime farmland and protect the area's unique character; (2) promote feasible infill development on vacant urban land and nonprime agricultural land; and (3) facilitate orderly growth by maintaining a proper jobs-housing balance. The City's commitments to obtain Agricultural Conservation Easements ("ACEs") and undertake a build-out inventory ("Inventory Analysis") do not bring the Proposal into consistency with applicable law and policies.

A. Procedural History and Background.

This case stems from a long-standing effort by the City of Lompoc to residentially develop prime farmland along Bailey Avenue. In 1998 the City applied to LAFCO to amend its SOI to include 272 acres of prime farmland along Bailey Avenue with the purpose of residentially developing the area.[3] LAFCO denied the application citing sections 53677 and 56300 of the CKH Act.[4] Ten years later, in July 2018, the City applied to concurrently amend its SOI and annex the Bailey Avenue Properties.[5] In numerous letters to the City, County Planning and Development staff made clear that the same concerns that caused the previous denial still remained, and therefore staff could not support the proposal.[6] The County also declined to enter

[2] Referred to in the Agenda posting respectively as *SOI Item 1– File 22-07 Bailey Avenue* and *Bailey Ave SOI Proposal – FEIR & Addendums*.
[3] County of Santa Barbara, Planning and Development, Long Range Planning, City of Lompoc Bailey Avenue Sphere of Influence and Annexation Proposal, Long Range Planning Division Informal Review – Preliminary Comments at 2 (September 28, 2018) ("*Long Range Planning Division Preliminary Comments*").
[4] *Id*.
[5] *Id*.
[6] *See id.* at 2-4; County of Santa Barbara, Planning and Development, Long Range Planning, *City of Lompoc Bailey Avenue Sphere of Influence and Annexation Proposal, Planning and Development Response to City of Lompoc Response Letter* at 1-2 ("*Planning and Development Response to City of Lompoc Response Letter*") (October 24, 2019).

a Memorandum of Understanding ("MOU") with the City.[7] The City now amends its 2018 application to apply solely for an SOI amendment, coupled with last-minute commitments to obtain ACEs and to undertake an Inventory Analysis to assess available infill development opportunities. (Report at 8) However, as County Planning and Development has repeatedly recognized, this Proposal is essentially more of the same.[8] The conversion of prime farmland is the same; the failure to promote orderly growth and prioritize urban infill is the same; and the applicable law and policies are the same—thus, the outcome of denial should also be the same.

B. The Bailey Avenue Properties Contain Important Agricultural Resources and Add to the Area's Unique Character.

The Bailey Avenue Properties provide important and valuable agricultural resources. The California Department of Conservation designates the Bailey Avenue properties as prime farmland—the highest possible classification of agricultural lands.[9] Prime farmland has "the best combination of physical and chemical features able to sustain long term agricultural production." The soil quality and moisture content are well-suited for "sustained high yields." *Id*. The Bailey Avenue Properties not only contribute to Lompoc's agricultural economy and local character, but also play an important role as the City's rural-urban interface. According to the Grower Shipper Association of Santa Barbara and San Luis Obispo Counties, Bailey Avenue's farmlands are "among the most valuable soils in the state of California [and] are well suited to general intensive farming for a wide variety of crops with only a minimum of conservation practices." (GSA letter to Lompoc City Council, Sept. 3, 2010). The Wineman family, which owns several parcels and leases nearly half (138 acres) of the Bailey Avenue area, has reaped extraordinary yields of 22,000 pounds of broccoli and 35,000 pounds of lettuce per acre, made possible by a "unique combination of soils, water and microclimate that exist in that particular." (Edward S.Wineman June 28, 2007, letter)

The Bailey Avenue Properties are exceptional agricultural resources that will be lost if the City's Proposal is approved.

C. The City's Proposal is Inconsistent with the CKH Act and LAFCO and County Policies.

The CKH Act was enacted to ensure the orderly development of urban resources while balancing that development interest "with sometimes competing state interests of discouraging urban sprawl, preserving open-space and prime agricultural lands, and efficiently extending government services." Cal. Gov't Code § 56001. LAFCO was created to achieve these goals[10] by

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[7] County of Santa Barbara, Planning and Development, *Response to Draft Memorandum of Agreement for the City of Lompoc Bailey Avenue Sphere of Influence and Annexation Proposal* at 1 (December 18, 2019).
[8] *Long Range Planning Division Preliminary Comments* at 1-2 (September 28, 2018) at 1-2; *Planning and Development Response to City of Lompoc Response Letter* at (October 24, 2019) at 1-2.
[9] California Department of Conservation, *Important Farmland Categories* at (https://www.conservation.ca.gov/dlrp/fmmp/Pages/Important-Farmland-Categories.aspx)
[10] "Among the purposes of a commission are discouraging urban sprawl, preserving open-space and prime agricultural lands, encouraging the efficient provision of government services." Cal. Gov't Code § 56301.

establishing written policies and procedures with which subsequent determinations, such as amending a local agency's SOI, must be consistent. Cal. Gov't Code § § 56300, 56425(a)-(b). Santa Barbara LAFCO has established numerous policies that discourage conversion of prime farmland and create a preference for urban infill development, among other things. Likewise, the County's Comprehensive Plan contains elements and policies that conflict with the City's Proposal.

As demonstrated below, the City's Proposal is directly inconsistent with the CKH Act and LAFCO and County policies because it converts prime farmland, fails to prioritize development on vacant urban or nonprime land, and fails to promote orderly growth.

1. Failure to Conserve Prime Farmland and Protect the Unique Character of Bailey Avenue.

The Proposal must be denied because it facilitates the conversion of prime farmland and destroys Bailey Avenue's unique character.

Section 56377 of the CKH Act provides specific guidance to LAFCO regarding determinations that impact prime agricultural land, stating that "[d]evelopment or use of land for other than open-space uses shall be guided away from existing prime agricultural." Cal. Gov't Code § 56377 (a); *see id.* § 56301. Santa Barbara LAFCO policy adds that agricultural resources "should be given special consideration in sphere of influence designations."[11] High value agriculture lands "*should be maintained in agriculture, and in general should not be included in an urban service sphere of influence*." *Id.* (emphasis added). LAFCO policy also discourages proposals which "conflict with [County or local government] goals of maintaining the physical and economic integrity of open space lands, agricultural lands, or agricultural preserve areas in uses."[12] Through extension, then, LAFCO's present SOI determination should be consistent with the County's Agricultural and Land Use Elements, which discourage both the "extension by LAFCOs of urban spheres of influence into productive agricultural lands designated as (A-II) [or] (AC)" and the "conversion of highly productive agricultural lands."[13]

The Proposal would enable 148.3 acres of prime farmland to be converted to residential use and therefore directly conflicts with the plain language of the above-mentioned law and policies. County Planning and Development correctly acknowledges that "[t]he conversion of a significant amount of prime farmland would be inconsistent with agricultural resources protections" contained in LAFCO and County policies.[14] The City's proposal also fails to protect the unique character of the area, as required by Section V of the County's Comprehensive Plan Lompoc/Community Goals which requires "[t]he unique character of the area should be

[11] Santa Barbara LAFCO, Sphere of Influence Policies at (https://www.sblafco.org/policies-and-standards).
[12] Santa Barbara LAFCO, *Policies Encouraging Conservation of Prime Agricultural Lands and Open Space Areas* at (https://www.sblafco.org/policies-and-standards).
[13] Santa Barbara County Comprehensive Plan, Agriculture Element *Policy II.C* and *II.D*
[14] County of Santa Barbara, Planning and Development, *Bailey Avenue Sphere of Influence and Annexation Proposal* at 1 (November 26, 2019).

protected and enhanced with particular emphasis on protection of agricultural lands."[15] The City's Proposal would convert prime farmland and extend an urban sphere of influence into productive, rural agricultural lands—permanently altering the area's unique character. Thus, the Proposal must be denied.

2. Failure to Prioritize Development of Vacant Urban Land and Nonprime Farmland.

The Proposal must be denied because vacant urban and nonprime land where development can occur exist within the City's present SOI.

The CKH Act creates a clear preference for development on vacant urban and nonprime land within the City's existing sphere of influence "before any proposal is approved which would allow for or lead to the development . . . outside of the existing sphere of influence." Cal. Gov't Code § 56377(b); *see id.* § 56377(a) (development should be directed toward nonprime land). Numerous LAFCO policies reiterate that development of vacant urban and nonprime land should occur prior to development of prime farmland. *See Policies Encouraging Conservation of Prime Agricultural Land and Open-space* ("development of existing vacant non-open space lands, and nonprime agricultural land within an agency's sphere of influence is encouraged to occur prior to development outside of an existing sphere of influence."); *Policies Encouraging Orderly Urban Development and Preservation of Open-space* ("[d]evelopment of existing vacant non open space, and nonprime agricultural land within an agency's boundaries is encouraged prior to further annexation and development.").[16] Section V of the County's Comprehensive Plan Lompoc/Community Goals states that "[r]esidential, commercial and industrial growth should be confined to urban areas."

As recognized by the County, "[t]here are abundant opportunities to provide housing within the existing City limits that would protect prime farmland."[17] In the Long-Range Planning Division's Preliminary Comments, the County concluded that "…more housing is [] possible if the City rezoned lands within the existing city SOI to a higher density."[18] Instead of two large, low-density residential developments, "the City could permit smaller, but more numerous, housing projects within [existing] boundaries to obtai the same number of new residences as proposed under this project." *Id*. Moreover, a draft inventory study conducted by City planners, Envision Lompoc, determined that "the City has adequate land and zoning to accommodate its housing need."[19] The conversion of prime farmland to low-density residential housing, when infill development is feasible, is precisely the kind of unnecessary urban expansion that drives sprawl, fosters patterns of unrestrained development, and results in inefficient distribution of

[15] The County has communicated its belief that the proposal conflicts with Section V of the Lompoc/Community Goals. Planning and Development, *LAFCO Request for Reportback - File No. 22-07 for the Bailey Avenue Sphere of Influence (SOI) Amendment - City of Lompoc* at 1 (October 10, 2022).
[16] *See also* Santa Barbara County, Agricultural Element, *Policy III.A*; Land Use Element.
[17] *Planning and Development Response to City of Lompoc Response Letter* at 2 (October 24, 2019).
[18] *Long Range Planning Division Preliminary* at 6 (September 28, 2018).
[19] *See*, Envision Lompoc, Housing Element Update – Community Workshop #2 https://envisionlompoc.com/images/LHEGP_CW2_2022.pdf at slide 16 (October 13, 2022). Attached hereto.

already limited public services. The Commission must deny the City's proposal until feasible infill development is pursued

3. Failure to Promote Orderly Growth.

The conversion of prime farmland to low-density residential housing will not facilitate orderly growth, as intended by the Legislature in enacting the CKH Act. Gov't Code § 56001. As acknowledged by the County, "…more than 11,000 residents of Lompoc commute out of the City for work."[20] The addition of low-density residential housing without new long-term employment opportunities only serves to increase long-distance commuting by Lompoc residents, creating more traffic and congestion and further exacerbating the existing jobs-housing imbalance between the Lompoc area and the rest of Santa Barbra County."[21] The significant impacts on agriculture, people, and our environment from this proposal must be avoided by restricting urban development to existing areas within the City.

4. The City's Proposed ACE Requirement Does not Bring the Proposal into Consistency with LAFCO and County Policies.

The Report relies heavily on the City's commitments to obtain ACEs and conduct an Inventory Analysis to justify potential recommendation of approval of the Proposal. (Report, Attachment E) This reliance is not justified. First, the plain language of the CKH Act and LAFCO policies require preservation of prime farmland where it exists, and does not allow or even mention off-site mitigation to justify converting agricultural land. Instead, development "*shall* be guided away from existing prime agricultural" and productive agricultural land "should be maintained in agriculture, and in general should not be included in an urban service sphere of influence." Cal. Gov't Code § 56377 (a) (emphasis added).[22]

Second, courts have recognized that agricultural easements are not effective mitigation and do not replace lost agricultural resources. *See Citizens for Government v. City of Lodi* (2012) 205 Cal.App.4th 296, 322 (upheld EIR finding that "agricultural easements are not mitigation in the true sense of the word. They do not lessen the impact to the loss of the farmland."); *King and Gardiner Farms v. County of Kern* (2020) Cal.App.5th at 871-72, 875 (holding that agricultural easements are not feasible mitigation because they do not change the effect of conversion). In this case, even if agricultural easements were permitted, such measures do not change the fact that the Proposal will result in converted high-value agricultural resources. Thus, in accordance with the plain language of applicable law and policies, off-site agricultural easements do not support approval of the City's Proposal.

Finally, the City's commitment to undertake an Inventory Analysis is not a cogent basis for approving the Application. Any information gained through future analysis is not a replacement for currently available information that makes clear that opportunities for urban

[20] *Long Range Planning Division Preliminary Comments* at 6 (September 28, 2018).
[21] *Id*.
[22] *See also*, Santa Barbara LAFCO, *Sphere of Influence Policies* at (https://www.sblafco.org/policies-and-standards)

infill development exist within the City's present jurisdiction. *See supra, Section-II-C-2*. Both City planners and the County's Long Range Planning Division have determined that available urban infill development can meet the City's housing needs without converting prime farmland. *Id*. At the very least, more information is required for LAFCO to make its CEQA findings and determine consistency with LAFCO policies. County Planning and Development correctly notes that "the details of the annexation and associated analysis are important for evaluating whether the proposed SOI amendment is consistent with County and LAFCO goals and policies . . . LAFCO should not take action on the SOI application until [the 6th Cycle RHNA] analysis is complete."[23]

The plain language of applicable law and policies does not permit off-site agricultural easements as a basis for converting prime farmland. Rather, the law mandates prime farmland be preserved where it exists. Likewise, the City's future Inventory Analysis does not alter presently accessible information regarding the availability of feasible urban infill. Accordingly, the City's commitments do not bring the Proposal into consistency with the CKH Act or LAFCO and County policies.

III. The City's CEQA Analysis is Inadequate.

As a responsible agency, LAFCO must take certain actions under CEQA.[24] The Report states that "as a 'responsible agency' under CEQA, LAFCO is required to treat the 'lead agency's' environmental document as legally adequate" and cites Pub. Res. Code section 21166. (Report at 6) This statement, however, is incorrect. Pub. Res. Code section 21166 refers to subsequent EIRs, not the duties of a responsible agency. The legal requirements for responsible agencies are set forth in CEQA Guidelines section 15096. This regulation requires that a responsible agency must reach *its own conclusion* regarding the adequacy of a lead agency's environmental document and whether to approve a project. CEQA Guidelines § 15096(a).

First, a responsible agency must make its own determination regarding the adequacy of an EIR or Negative Declaration. CEQA Guidelines § 15096(e). If the responsible agency determines that the EIR or Negative Declaration is not adequate, the responsible agency must either (1) file a legal challenge; (2) waive any objections to the adequacy of the EIR or Negative Declaration; (3) prepare a subsequent EIR; or (4) assume the lead agency role. Accordingly, LAFCO must independently determine the adequacy of the City's environmental review. As explained below, there are several deficiencies in the City's EIR and Addendum. LAFCO must ensure adequate environmental review by preparing a subsequent EIR or assuming the lead agency role.[25]

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[23] *See*, County of Santa Barbara, Planning and Development, *LAFCO Request for Reportback - File No. 22-07 for the Bailey Avenue Sphere of Influence (SOI) Amendment - City of Lompoc* (October 10, 2022).

[24] A "Responsible Agency" is defined as "a public agency which proposes to carry out or approve a project, for which a Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of CEQA, the term 'Responsible Agency' includes all public agencies other than the Lead Agency which have discretionary approval power over the project." CEQA Guidelines § 15381.

[25] Although litigation is an option, we think it would be more efficient and expeditious for LAFCO to simply conduct the necessary environmental review.

Second, a responsible agency must make its own findings as required under CEQA. CEQA Guidelines § 15096(h). In *Resource Defense Fund v. Local Agency Formation Commission* (1987) 191 Cal.App.3d 886, a city prepared an EIR in support of a proposed annexation. One of the alternatives in the Final EIR was a smaller, partial annexation involving only 19.3 acres rather than the proposed 74 acres. The city voted to annex the full 74 acres. LAFCO also voted to approve the full 74-acre annexation, but did not make an independent determination regarding the feasibility of the partial annexation alternative. The court held that LAFCO was required to make its own finding regarding the feasibility of this alternative, and that the agency's finding must be supported by facts. *Id.* at 895-97. LAFCO's failure to conduct its own analysis and make a finding regarding the alternative constituted a violation of CEQA.

Accordingly, LAFCO must conduct an independent analysis regarding the adequacy of the EIR/Addendum and the feasibility of alternatives that would avoid the Proposal's significant impacts. CEQA Guidelines §§ 15096(e) - (h). The following comments address the deficiencies in the City's EIR/Addendum, the inadequacy of the proposed mitigation measure, and the feasibility of an alternative that would avoid or substantially lessen the Proposal's impact on agricultural resources. Our comments also address the proposed findings, including the Statement of Overriding Considerations. LAFCO must reach its own determination regarding these issues.

A. The City's SOI Application and Addendum Fail to Accurately Describe the Proposal.

CEQA requires that an EIR include a description of the proposed project to guide the agency's environmental review. CEQA Guidelines § 15124. The agency must consider the "whole of an action" to ensure a complete and accurate analysis. CEQA Guidelines § 15003(h). Accordingly, an EIR must analyze not only the direct impacts of a proposed project, but also any "reasonably foreseeable indirect physical change in the environment." CEQA Guidelines § 15378(a). Related future actions, including future development, must be analyzed early in the CEQA process when they are reasonably foreseeable. *Laurel Heights Improvement Assn. v. Regents of University of California* (1988) 47 Cal.3d 376, 396-99. In *Laurel Heights*, the court found an EIR to be deficient for not considering future development despite the fact that the University "ha[d] not formally decided *precisely*" how a site would be developed because it was reasonably foreseeable that the entire facility would be used for a School of Pharmacy and biomedical research facility. *Id*. at 396-97 (emphasis in original).

Similarly, in this case it is clear that the City intends to allow development on the entirety of the Bailey Avenue Properties. The Addendum, however, states that "no specific development plan is proposed at this time" and thus an evaluation of potential environmental impacts is not warranted. (Addendum at 5, 7) On the contrary, it is clear that the City intends to allow residential development across the entire 148-acre site. The Report acknowledges that the City's EIR "estimated buildout potential for this area to be 2,184 single-family units, 534 multi-family units and 228,700 commercial square feet." (Report at 4) The Report also states that the SOI

proposal "would change the character of the Bailey Avenue corridor and likely add low density residential development throughout the 148-acre area." (Report at 12)

When the City submitted its SOI application to LAFCO, we noted that the application was incomplete because the application failed to include information regarding the future development on the Bailey Avenue Properties, despite the fact that the sole purpose of the SOI expansion is to allow such development. (See attached letter from EDC to Mike Prater, *Comments on LAFCO File No. 22-07 for the Bailey Avenue Sphere of Influence Amendment to the City of Lompoc*, dated September 29, 2022.) As discussed herein and in that letter, LAFCO cannot take action without first analyzing the reasonably foreseeable impacts that will result from conversion of 148 acres of prime agricultural land to urban development.

B. LAFCO must Consider an Alternative that Avoids the Significant Impacts to Prime Agricultural Land by Focusing on Infill Development.

The core objective of CEQA is to avoid significant environmental impacts whenever possible. In fact, a project cannot be approved if there are feasible alternatives or mitigation measures available to avoid or substantially lessen the significant effects of a proposed project. Pub. Res. Code § 21002. Agencies must therefore consider a range of alternatives "which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project." CEQA Guidelines § 15126.6(a). The range of alternatives should include consideration of alternative sites. CEQA Guidelines § 15126.6(f)(2); *see also Laurel Heights*, 47 Cal.3d at 403-407 (EIR rejected for failing to discuss whether project applicant could purchase or lease other facilities); *San Joaquin Raptor/Wildlife Rescue Ctr. v. County of Stanislaus* (1994) 27 Cal.App.4th 713, 735-39 (EIR deficient for failure to identify and discuss alternative sites); *San Bernardino Valley Audubon Soc'y v. County of San Bernardino* (1984) 155 Cal.App.3d 738, 750 (EIR was inadequate because it lacked discussion and analysis of potential alternative sites).

In this case, the objective of the Proposal is to provide housing for the City of Lompoc. The proposed SOI expansion would result in egregious impacts to prime agricultural lands by converting the entire 148-acre site to urban development. Because the SOI expansion proposal will result in reasonably foreseeable effects, particularly on agriculture, LAFCO must evaluate the availability of alternative locations for the proposed housing development. Fortunately, as discussed above, alternative sites for residential development are available within the existing City boundaries.

C. The Proposed Mitigation Measure Requiring ACEs is Inadequate to Reduce Impacts to Agricultural Resources to a Level of Insignificance.

The sole measure proposed to address the significant impacts to agriculture is to require ACEs at a 1:1 ratio. This proposal is not only inconsistent with LAFCO policy, but it will not mitigate the loss of 148 acres of prime agricultural land. Rather, the proposed SOI expansion would lead to the irreversible loss of this valuable resource. It will never be regained. Simply maintaining other agricultural lands *that already exist* will not compensate for this loss.

The City's Proposal is similar to one that was rejected in *King and Gardiner Farms*, 45 Cal.App.5th 814. In that case, the court was faced with an amendment to a county zoning ordinance that would result in 289 acres of farmland conversion annually. Part of the proposal's mitigation plan included requiring ACEs at a 1:1 ratio. The court held that the proposed easements were not legally feasible mitigation measures under CEQA because preserving other agricultural lands did not change or lessen the proposal's anticipated conversion of agricultural lands. *Id.* at 875-76 ("the implementation of agricultural conservation easements for the 289 acres of agricultural land estimated to be converted each year would not change the net effect of the annual conversions"). Instead, the impacts to agricultural resources would remain significant. *Id*. at 876.

Similarly, in *Citizens for Open Government*, 205 Cal.App.4th 296, the court found that a proposal to convert prime agricultural land to urban uses would result in the permanent loss of agricultural resources, and the only measure to reduce the impact to less than significant would be "an outright prohibition on all development." *Id*. at 322. Not only was a 1:1 offsite conservation easement deemed to be inadequate mitigation, but even a 2:1 ratio was deemed to be inadequate. *Id*. at 322-23. The court agreed with the analysis in the EIR, which explained that:

> Development of buildings, paved surfaces, and landscaping necessarily removes the land from agricultural production, and the affected land cannot be recreated or reproduced elsewhere. The land, once converted, loses its character as agricultural land and is removed from the stock of agricultural land. Thus, while the permanent protection of prime farmland elsewhere in the vicinity may reduce the amount of agricultural land converted to urban uses in the County over the long-term, such off-site mitigation would not avoid the significant impact resulting from the permanent loss of prime agricultural lands at the project site.

Id. at 323.

As these cases explain, requiring offsite ACEs does not mitigate for the permanent loss of important prime agricultural land on the Bailey Avenue Properties

D. LAFCO Cannot Approve a Statement of Overriding Considerations if there are Feasible Alternatives or Mitigation Measures Available to Avoid or Substantially Lessen the Proposal's Significant Impacts.

Agencies may not approve a project that will cause a significant impact and adopt a statement of overriding consideration if there are feasible alternatives or mitigation measures available which would avoid or substantially lessen the significant impacts of the project. Pub. Res. Code § 21002; CEQA Guidelines §§ 15091 - 93. A Statement of Overriding Considerations can only be approved if impacts are unavoidable. CEQA Guidelines § 15093.

In this case, the EIR identifies several significant impacts, including the conversion of prime agricultural land. As noted above, the alternative of siting new residential development

within the existing City boundaries would completely avoid this impact. LAFCO may not approve a Statement of Overriding Considerations without first conducting an independent analysis of the feasibility of this alternative. CEQA Guidelines §§ 15091(a), 15092(b), 15093; *Resource Defense Fund,* 191 Cal.App.3d at 897-98 (court rejected LAFCO's adoption of the city's findings and Statement of Overriding Considerations, holding that LAFCO should have conducted its own analysis and prepared its own findings).

Therefore, LAFCO must conduct an independent, thorough analysis of alternatives, such as infill development, before preparing findings and taking action on the proposed SOI.

IV. Conclusion

For the foregoing reasons, we respectfully ask LAFCO to continue the deliberation of the City's Bailey Avenue SOI Proposal until February 2, 2023 in order to give the public an opportunity to meaningfully participate. If LAFCO proceeds with the hearing, we ask the Commission to deny the City's proposal as inconsistent with LAFCO policies and in violation of the CKH Act and CEQA.

Sincerely,

Linda Krop
Chief Counsel, EDC

Mathew Campa,
Legal Fellow, EDC

Ken Hough,
Executive Director, SBCAN

Claire Wineman,
President, Grower-Shipper Association of Santa Barbara and San Luis Obispo County

Sheldon Bosio
President, Santa Barbara County Farm Bureau

L Michele Wineman
Landowner/Farmer

Paul Van Leer
Las Varas Ranch, Manager

Joyce Howerton
Former Mayor for the City of Lompoc

Art Hibbits
Hibbits Ranch Company, LLC, Manager

Jim Poett
Rancho San Julian

Mark Oliver
Mark Oliver, Inc.

Carla Rosin
Food Systems Consultant

Sharyne Merritt
Landowner and Agricultural Advisory Committee Appointee

Attachments:

A. EDC letter to Mike Prater, *Comments on LAFCO File No. 22-07 for the Bailey Avenue Sphere of Influence Amendment to the City of Lompoc*, dated September 29, 2022

B. Envision Lompoc, Housing Element Update – Community Workshop #2 https://envisionlompoc.com/images/LHEGP_CW2_2022.pdf (October 13, 2022)

Attachment A

September 29, 2022

Mr. Mike Prater
Executive Officer
Santa Barbara County Local Agency Formation Commission
Submitted via email to lafco@sblafco.org

RE: Comments on LAFCO File No. 22-07 for the Bailey Avenue Sphere of Influence Amendment to the City of Lompoc

Dear Mr. Prater and Members of the Commission:

This comment letter is submitted by the Environmental Defense Center ("EDC") on behalf of Santa Barbara County Action Network ("SBCAN") regarding the City of Lompoc's ("the City") Application to expand its Sphere of Influence ("SOI") to include 137 acres of prime farmland adjacent to Bailey Avenue, LAFCO File No. 22-07 (the "Application"). We urge the Local Agency Formation Commission ("LAFCO") to find the Application incomplete, as it fails to disclose the proposed land uses, underlying project, and need for public facilities and services, and omits other pertinent reports and information. Moreover, when LAFCO ultimately considers the merits of the SOI Application, we urge the Commission to deny it in order to protect and preserve vital agricultural lands in Santa Barbara County ("County"). The City's proposal is flatly inconsistent with LAFCO policies encouraging the conservation of prime agricultural lands, and is not in the interest of the local community.

SBCAN is a countywide grassroots organization that works to promote social and economic justice, to preserve our environmental and agricultural resources, and to create sustainable communities. EDC is a nonprofit public interest law firm that protects and enhances the local environment through education, advocacy, and legal action. In the past, EDC and SBCAN, with agricultural partners, successfully opposed development along Bailey Avenue that would have transformed a 270-acre piece of prime agricultural land into an urbanized development consisting of nearly 2,700 homes.[1] Today, however, prime farmland along Bailey

[1] Settlement Agreement between City of Lompoc and Santa Barbara County Action Network (2011). LAFCO previously denied the City's request to include the Bailey Avenue corridor in the City's Sphere of Influence on March 11, 1999. County of Santa Barbara, Planning and Development, Long Range Planning, *City of Lompoc*

Avenue is again under threat as a result of the City's Application for expanded urban sphere of influence.

I. The City's SOI Application is Incomplete Because it Fails to Properly Disclose the Likely Impacts of Development and Does Not Include Other Relevant Reports.

Before deciding whether to grant SOI applications, LAFCO must make certain written determinations regarding the proposal. Cal. Gov't Code § 56425(e).[2] To meet these statutory requirements and generally gather information, Santa Barbara County LAFCO requires applicants for SOI amendments to provide LAFCO with several documents and responses to specific questions.[3] After reviewing the City's application, two categories of required documents – the 1) SOI Questionnaire and 2) any other relevant studies or reports – need additional information to properly inform LAFCO decision-makers.

A. The City's SOI Questionnaire Ignores the Likely Impacts from Residential Development and is Therefore Incomplete.

LAFCO's SOI Questionnaire[4] provides LAFCO with the information necessary to ensure SOI determinations comply with applicable policies. This makes LAFCO's SOI Questionnaire highly important to the overall integrity of LAFCO's decision-making process. The City's current answers operate off the premise that future impacts do not need to be fully disclosed at this stage because "this SOI Proposal does not entail any actual development project or change in land uses for the Bailey Ave. Properties," and future development "will be assessed and satisfied in connection with subsequent CEQA environmental review."[5]

The City apparently assumes that if a proposal for development or annexation is not currently pending, then impacts from likely future development and extension of public services do not need to be fully disclosed at the SOI amendment stage. However, Government Code section 56425(e) makes no legal distinction between proposals solely for an SOI amendment, and proposals for an SOI amendment with attached development or annexation requests. Rather, LAFCO's application intake process is holistic and forward-looking in nature. Indeed, LAFCO's SOI policy focuses environmental review on "secondary, indirect impacts associated with the

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Bailey Avenue Sphere of Influence and Annexation Proposal, Long Range Planning Division Informal Review – Preliminary Comments at 2 (September 28, 2018)

[2] In determining the sphere of influence of each local agency, the Commission shall consider and prepare a written statement of its determinations with respect to each of the following:
(1) The present and planned land uses in the area, including agricultural and open-space lands.
(2) The present and probable need for public facilities and services in the area.
(3) The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
(4) The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

[3] Santa Barbara LAFCO, *Filing Requirements for Submitting Applications to Modify Spheres of Influence* at (https://www.sblafco.org/applications)

[4] Santa Barbara LAFCO, *Questionnaire for Amending a Sphere of Influence* at (https:www.sblafco.org/applications)

[5] *See*, *Revised and Restated Questionnaire for Amending the City of Lompoc's Sphere of Influence*, question # 10 at pg. 10 (2022).

future extension of services within a sphere boundary."[6] Accordingly, future land uses and development must be addressed at this stage—especially in light of the extensive history of attempts to convert Bailey Avenue properties for residential uses. The fact that additional environmental review will be required before future development can occur has no bearing on the independent statutory and policy requirements applicable to LAFCO's present SOI determination. Later environmental review will also be more limited in nature and will not serve the comprehensive, area-wide policies that a full-bodied review at the SOI amendment stage would. Therefore, the City's Questionnaire is incomplete because it fails to address the impacts of residential development.

Below are examples of specific questions and answers from the City's SOI Questionnaire that highlight the inadequacy of the City's current approach, including suggestions for the City to complete its Application. Language from the Application appears in italics, with our suggestions in red.

Q. # 6 - Are there proposed land uses for the proposal area? Be specific.

"*There are no changes to the existing land uses for the Bailey Ave. Properties that are proposed at this time. . . While some development proposals have been contemplated by the Bailey Ave. Property owners over the course of the last 6 years, no specific development proposal is currently contemplated for such properties and no development application is on file with the City. However, the City ultimately seeks to have these two properties developed with residential uses following a future annexation application"*

The City acknowledges that certain development proposals are on the table and therefore must divulge that information in a specific manner, as required by the Questionnaire. A vague reference to the property owner's intention to make residential use of the property is far from specific and is not helpful for decision-making.

Q. #7 - Describe current County general plan and zoning designations for the proposal area.

"*Bailey Avenue Property: Area A = AC Agricultural, Commercial AG-II-100. Bodger Property: Area B = AC Agricultural Commercial, AG-II-100"*

The City names the zoning designations but fails to "describe" the designations in any way, by, for example, providing a practical description of what exact uses can and cannot occur on the properties.

Q. #8 - What is the underlying project? What type of environmental document has been prepared for the proposed project?

"*The underlying project is a request for an amendment to the City's Sphere of Influence to include the Bailey Ave. Properties within the City's SOI. . . The environmental document consists of an Addendum (Addendum #7)"*

The underlying project is the residential development of the Properties. If proposals for SOI amendments were always their own "underlying project" there would be little utility in this question.

[6] Santa Barbara LAFCO, *Sphere of Influence Policies* at (https://www.sblafco.org/policies-and-standards).

Q. #10(a) - Present and planned uses in the area, including agricultural and open-space Lands?

"*No change in uses is requested as part of this SOI Proposal. The current use of both the Bailey Ave. Properties is for agricultural purposes which conforms to the County General Plan."*

The entire purpose of this question is to look beyond the immediate action and to forecast future planned uses. The City needs to provide LAFCO with the information related to planned residential uses in the area in order to accurately answer this question. The City's answers in the questionnaire are also internally inconsistent as they acknowledge in some places that future development is the goal, while claiming in others the SOI amendment is the beginning and end of the project.

Q. # 10(b) - Present and probable needs for public facilities and services in the area?

There are no infrastructure requirements or public facilities needed for the area insofar as this SOI Proposal does not entail any actual development project or change in land uses for the Bailey Ave. Properties. . . If any development is proposed upon the Bailey Ave. Properties in the future, infrastructure and public facilities needs will be assessed and satisfied in connection with subsequent CEQA environmental review, compliance with the CKH Act, and public hearings on any annexation proposal for the Bailey Ave. Properties.

Much like question 10(a), this question is forward-looking and gets at the "probable" need for public services. The City must describe the public services that would be needed to support future residential development.

B. The City's Application is Incomplete Because it Failed to Include Other Relevant Documents.

One of LAFCO's application requirements is a catchall for "[a]ny pertinent reports, studies and other information that will assist the LAFCO staff in understanding the application."[7] The City provided LAFCO with the City's Council Staff Report and other information related to agricultural loss mitigation, but failed to include other information that is particularly relevant to LAFCO's consideration of the SOI Application. For example, the City failed to include the County of Santa Barbara Planning and Development Department's September 28, 2018, and October 24, 2019, letters to the City that described conflicts with the County's Comprehensive Plan policies.[8] These letters provide valuable information regarding the SOI's inconsistency with policies protecting agricultural land and preventing sprawl.

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[7] Santa Barbara LAFCO, *Filing Requirements for Submitting Applications to Modify Spheres of Influence* at (https://www.sblafco.org/applications)

[8] County of Santa Barbara, Planning and Development, Long Range Planning, *City of Lompoc Bailey Avenue Sphere of Influence and Annexation Proposal, Long Range Planning Division Informal Review – Preliminary Comments* (September 28, 2018); County of Santa Barbara, Planning and Development, Long Range Planning, *City of Lompoc Bailey Avenue Sphere of Influence and Annexation Proposal, Long Range Planning Division Informal City of Lompoc Bailey Avenue Sphere of Influence and Annexation Proposal, Planning and Development Response to City of Lompoc Response Letter* (October 24, 2019).

II. The City's Proposal Must be Denied Because It Would Facilitate Conversion of Prime Farmland and Is Inconsistent with LAFCO and County Policies.

If and when the City's application is deemed complete, LAFCO must deny the proposal on the merits as inconsistent with the purpose and intent of the Cortese-Knox-Hertzberg ("CKH") Act, as well as applicable LAFCO and County policies. The City's proposal fails to (1) conserve high-value farmland; (2) promote feasible infill development; (3) facilitate orderly growth; and (4) prioritize development on nonprime farmland over prime farmland.

A. The Bailey Avenue Properties are Important and Valuable Agricultural Resources.

The California Department of Conservation designates the Bailey Avenue properties as prime farmland—the highest possible classification of agricultural lands. Prime farmland has "the best combination of physical and chemical features able to sustain long term agricultural production."[9] The soil quality and moisture content are suited for "sustained high yields."[10] The Bailey Avenue Properties not only contribute to Lompoc's agricultural economy and local character, but also play an important role as the City's rural-urban interface. Converting the Bailey Avenue Properties to residential uses would result in the loss of limited, highly valuable agricultural resources for the City and County. It would also drive urban sprawl, which LAFCOs were designed to help avoid.

B. The CKH Act, LAFCO Policies, and County Policies All Strongly Discourage Conversion of Prime Farmland to Residential Use.

The CKH Act encourages the preservation of high-value agricultural land, instead directing development toward vacant urban space. Cal. Gov't Code § 56001. LAFCO plays a statutory role in preserving agricultural lands by adopting policies that implement the goals of the CKH Act. Cal. Gov't Code § 56425(a). Amendments to SOIs must, in turn, be consistent with LAFCO's adopted policies. Cal. Gov't Code § 56425(b). Santa Barbara County LAFCO's SOI policy states that agricultural resources "should be given special consideration in sphere of influence designations."[11] High value agriculture lands "should be maintained in agriculture, and in general *should not be included in an urban service sphere of influence*" (emphasis added).[12] For agencies providing urban services, such as the City, SOI amendments that would encompass agricultural lands are "guided towards areas containing nonprime agricultural land."[13] To evaluate the need for additional public services, LAFCO conducts Municipal Service Reviews ("MSR") prior to making determinations.[14]

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[9] California Department of Conservation*, Important Farmland Categories* at (https://www.conservation.ca.gov/dlrp/fmmp/Pages/Important-Farmland-Categories.aspx)
[10] *Id*.
[11] *See,* Santa Barbara LAFCO, *Sphere of Influence Policies* at (https://www.sblafco.org/policies-and-standards).
[12] *Id.*
[13] *Id.*
[14] In this case, the City admits that an MSR is required and claims to have provided LAFCO with the information necessary to conduct one. *See*, City of Lompoc*, Revised and Restated Questionnaire for Amending the City of Lompoc's Sphere of Influence* at pg. 9.

LAFCO policy also discourages proposals that "conflict with [County or local government] goals of maintaining the physical and economic integrity of open space lands, agricultural lands, or agricultural preserve areas in uses."[15] Through extension, then, LAFCO's present SOI determination must also be consistent with certain portions of the County's Agricultural and Land Use Elements, which discourage both the "extension by LAFCOs of urban spheres of influence into productive agricultural lands designated as (A-II) [or] (AC)" and the "conversion of highly productive agricultural lands."[16] Instead, proposals are repeatedly directed toward "infill development."[17]

The proposed SOI would conflict with all of these local and state policies that are intended to preserve important farmland.

C. The City's Proposal Is Inconsistent with LAFCO and County Policy.

The SOI Application must be denied due to numerous policy inconsistencies. *See* § Gov't Code § 56425(b). First, the proposal conflicts with LAFCO's policies encouraging the conservation of prime agricultural lands. The City's proposal would enable a significant area of prime farmland to be converted to residential use. It would extend an urban sphere of influence into productive, rural agricultural lands—permanently changing the area's character, while increasing use conflicts and requiring the extension of already stretched public services. This is inconsistent with LAFCO's *Sphere of Influence Policies* and *Policies Encouraging Conservation of Prime Agricultural Lands and Open Space Areas.*[18] It's also directly inconsistent with the County's *Agricultural Element, Policy II.C and II.D.*

Second, the proposal fails to promote infill development as required by the CKH Act and numerous LAFCO and County policies.[19] In the Long Range Planning Division's Preliminary Analysis of the Bailey Avenue SOI and Annexation Proposal dated September 28, 2018, the County concluded that "…more housing is [] possible if the City rezoned lands within the existing city SOI to a higher density." Instead of two large, low-density residential developments, "the City could permit smaller, but more numerous, housing projects within [existing] boundaries to obtain the same number of new residences as proposed under this project."[20] The conversion of prime farmland to low-density residential housing, when infill development is feasible, is precisely the kind of unnecessary urban expansion that drives sprawl, fosters patterns of unrestrained development, and results in inefficient distribution of already

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[15] Santa Barbara LAFCO, *Policies Encouraging Conservation of Prime Agricultural Lands and Open Space Areas* at (https://www.sblafco.org/policies-and-standards).
[16] Santa Barbara County Comprehensive Plan, *Agriculture Element Policy II.C and II.D*.
[17] Santa Barbara County Comprehensive Plan, *Agriculture Element Policy III.A*; *Land Use Element*.
[18] *See also*, Santa Barbara Local Agency Formation Commission, Commissioner Handbook; Policy Guidelines and Standards, (rev. January 2020).
[19] *See* Cal. Gov't Code § 56001; LAFCO, *Sphere of Influence Policies*; Santa Barbara County, *Agricultural Element, Policy III.A*; County *Land Use Element.*
[20] County of Santa Barbara, Planning and Development, Long Range Planning, *City of Lompoc Bailey Avenue Sphere of Influence and Annexation Proposal, Long Range Planning Division Informal Review – Preliminary Comments* at 5 (September 28, 2018).

limited public services. The Commission must deny the City's proposal until feasible infill development is pursued.

Third, the conversion of prime farmland to low-density residential housing will not facilitate orderly growth, as intended by the Legislature in enacting the CKH Act. Gov't Code § 56001. As recognized by the County, "…more than 11,000 residents of Lompoc commute out of the City for work."[21] The addition of low-density residential housing without new long-term employment opportunities only serves to increase long-distance commuting by Lompoc residents, creating more traffic and congestion and further exacerbating the existing jobs-housing imbalance between the Lompoc area and the rest of Santa Barbra County."[22] The significant impacts on agriculture, people, and our environment from this proposal must be avoided by restricting urban development to existing areas within the City.

Finally, if an urban SOI must expand into agricultural lands, LAFCO's SOI policy creates a preference for nonprime agricultural areas.[23] The City has not demonstrated the absence of less valuable agricultural lands where this development could occur. Because the City's proposal is in direct conflict with multiple LAFCO and County policies, as well as the spirit of the CKH, this Commission should deny the City's proposal.

Conclusion

For the foregoing reasons, we respectfully ask the Commission to find the City's SOI Application incomplete. If and when the Commission ultimately considers the Application, we urge the Commission to deny the proposal as inconsistent with LAFCO and County policies.

Sincerely,

Maggie Hall

Maggie Hall
Senior Attorney

[21] *Id.* at 6.
[22] *Id.* at 6.
[23] *See,* Santa Barbara LAFCO, *Sphere of Influence Policies,* at (https://www.sblafco.org/policies-and-standards).

Attachment B

ENVISION LOMPOC
Housing Element & Technical General Plan Update

Housing Element Update

Community Workshop #2 | October 13, 2022

Introductions

ENVISION LOMPOC
Housing Element & Technical General Plan Update

Jim Harnish, JD
Project Manager

mintierharnish
Planning Tomorrow Today®

Ryan Lester
Housing Lead

Ryan Russell
Senior Planner

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City's Project Manager

Brian Halvorson, Planning Manager

City of Lompoc

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Presentation Outline

- Housing Element Basics
- Site Inventory and Regional Housing Needs Allocation (RHNA)
- Affirmatively Furthering Fair Housing (AFFH)
- Next Steps

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Housing Element & Technical General Plan Update

Housing Element Basics

Housing Element Basics

- One of 10 Elements in the City's General Plan
- Housing Element updates required by State law in eight-year "cycles"
- Currently preparing the 6th cycle Housing Element update
- Updates are done on a schedule prescribed by the State

Housing Element Basics

Housing Element:

- Provides an assessment of both current and future housing needs
- Identifies opportunities and constraints on housing production
- Establishes goals, policies, and programs to meet housing needs
- Updates City practices and regulations to reflect new State laws

Housing Element Basics

Key Sections of the Housing Element

- Needs and Housing Constraints Assessment
- Housing Sites Inventory
- Affirmatively Furthering Fair Housing
- Policy Document

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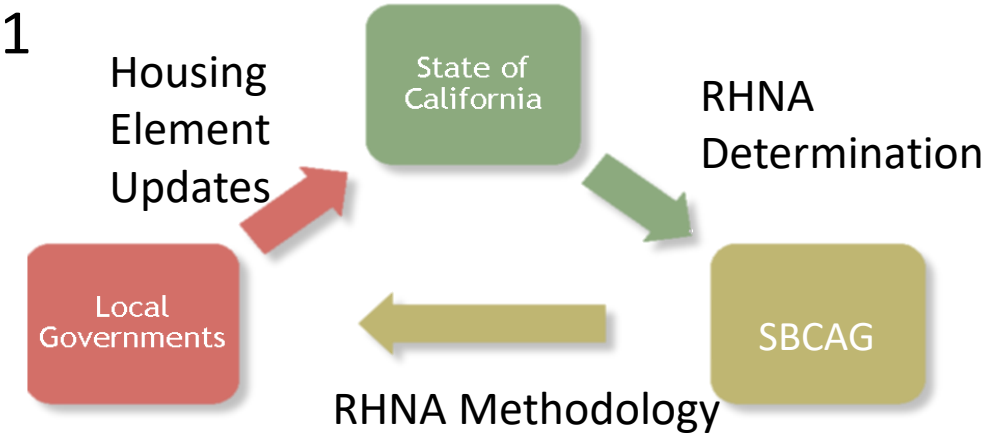
Housing Element & Technical General Plan Update

Site Inventory Process and Requirements

Site Inventory and RHNA

- The site inventory is a required component of the Housing Element used to identify specific sites to meet the Regional Housing Needs Allocation (RHNA) allocation
- RHNA is the representation of the future housing needs for all income levels in the city for the next eight years
- Prepared by Santa Barbara County Association of Governments (SBCAG)
- 6th cycle: February 15, 2023 – February 15, 2031



RHNA Allocation

Cycle	Lower		Moderate	Above Moderate	Total RHNA
	Very Low	Low			
6th	166	262	311	1,509	2,248
With 20% Buffer	199	314	373	1,509	2,396

Site Inventory Process

How can the site inventory meeting the RHNA allocation?

- Housing projects under review or approved through Planning and expected to be built during the planning period
- ADU trends
- City-owned sites with housing in line with City goals
- Identified residentially zoned vacant sites or non-vacant sites with redevelopment potential
- Identified sites that would be rezoned to permit residential uses or higher density

Site Identification Requirements

When identifying sites we need to consider:

- Environmental constraints (flooding, slope instability, hazards, or erosion)
- Redevelopment trends of similar sites
- Availability of incentives for residential redevelopment
- If sites are aligned with goals of furthering fair housing

Lower Income Site Selection Characteristics

- Sites used to meet the lower income RHNA can only be met on sites with:
  - Default density = 20 du/ac
  - Sites > 0.5 acre but < 10.0 acres

Sites Identification Process

Site Selection Characteristics:

- Vacant sites zoned for residential uses
- Underutilized sites
  - Sites with large parking areas
  - Sites with additional buildout potential
- Sites with redevelopment potential
- Sites with limited or no housing units

Draft Sites Inventory Summary

	Lower	Moderate	Above Moderate	Total
ADU Trends	0	0	66	66
Approved and Pending Projects	52	23	563	638
Underutilized Sites	461	350	498	1,309
Total	**513**	**373**	**1,127**	**2,013**
RHNA plus buffer	513	373	1,509	2,396

Draft Sites Inventory Summary

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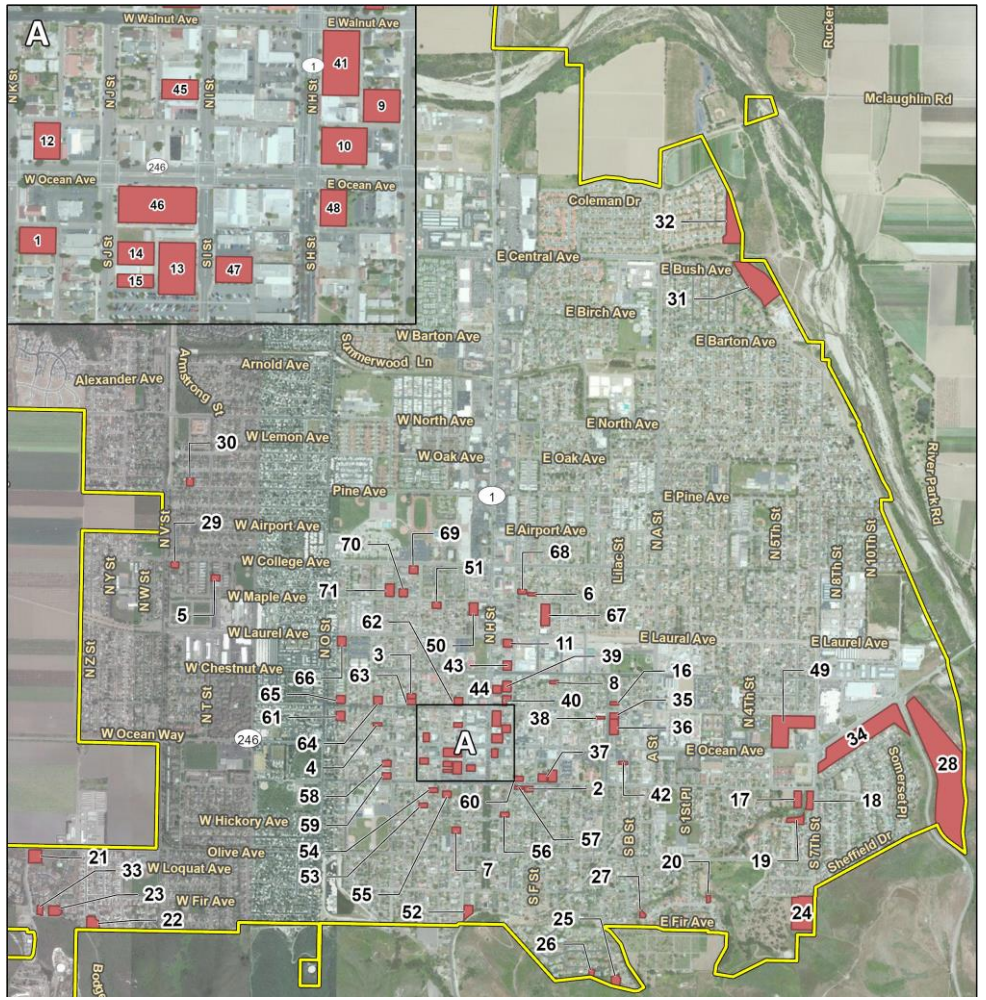
Housing Element & Technical General Plan Update

Site Considerations

- Including sites does not require their development or redevelopment of housing
- They demonstrate the City has adequate land and zoning to accommodate its housing need



City of Lompoc Boundary
Vacant and Underutilized Sites
0 0.15 0.3 Miles
N

Imagery provided by Microsoft Bing and its licensors © Additional data provided by City of Lompoc, 2022.

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Housing Element & Technical General Plan Update

Meeting Remaining RHNA

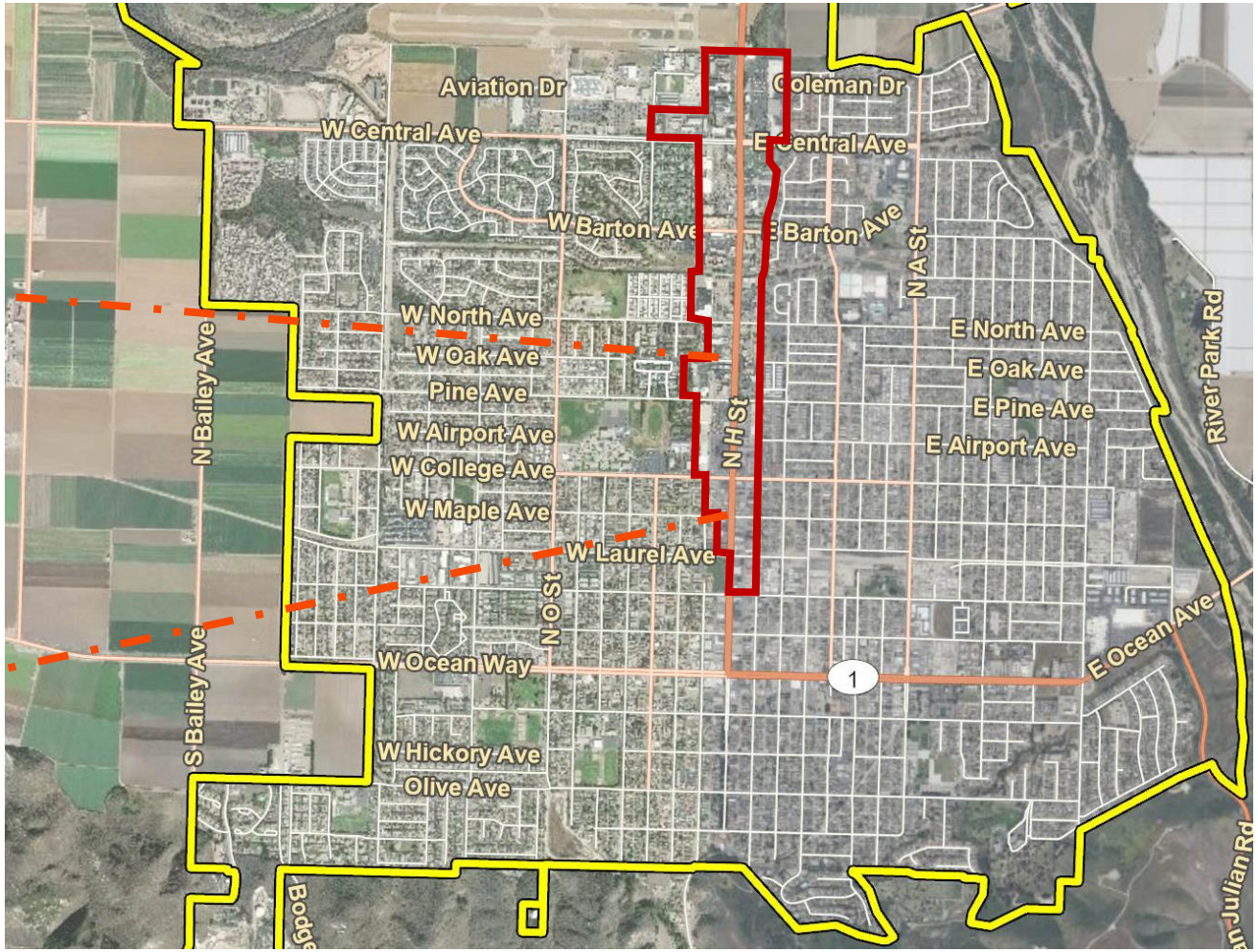
Remaining Need

After identifying vacant and underutilized sites in the City there is still a remaining need of approximately 380 units.

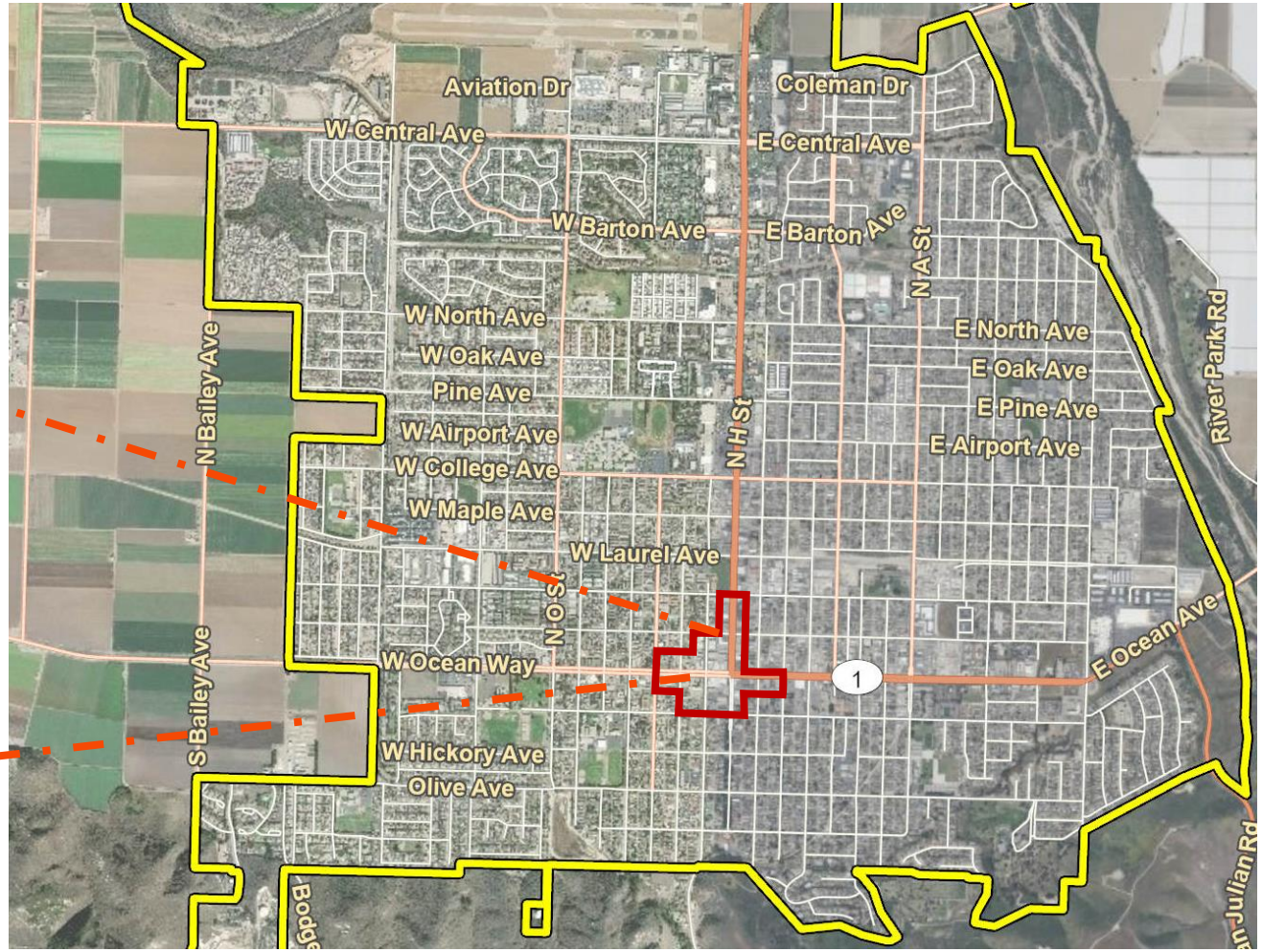
Options to meet remaining need:

- Identify sites within the H-Street Overlay Zone
- Identify sites within the Old Town Commercial area
- Establish Ocean Avenue Overlay
- Implement a Missing Middle Overlay
- Rezone or increase allowable density in areas

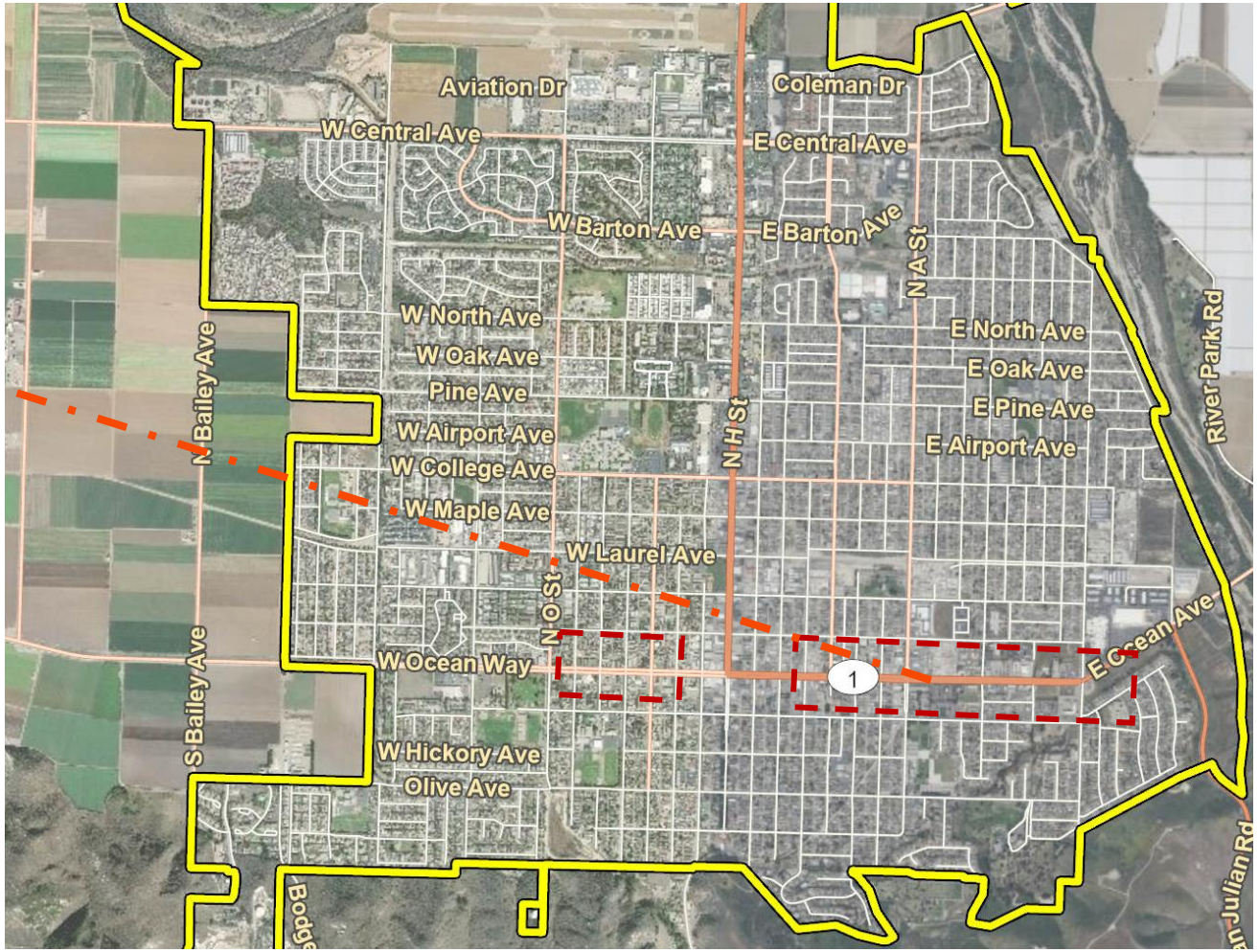
Option 1: H Street Overlay Zone



Option 2: Old Town Commercial



Option 3: Ocean Avenue Overlay



Option 4: Missing Middle Overlay

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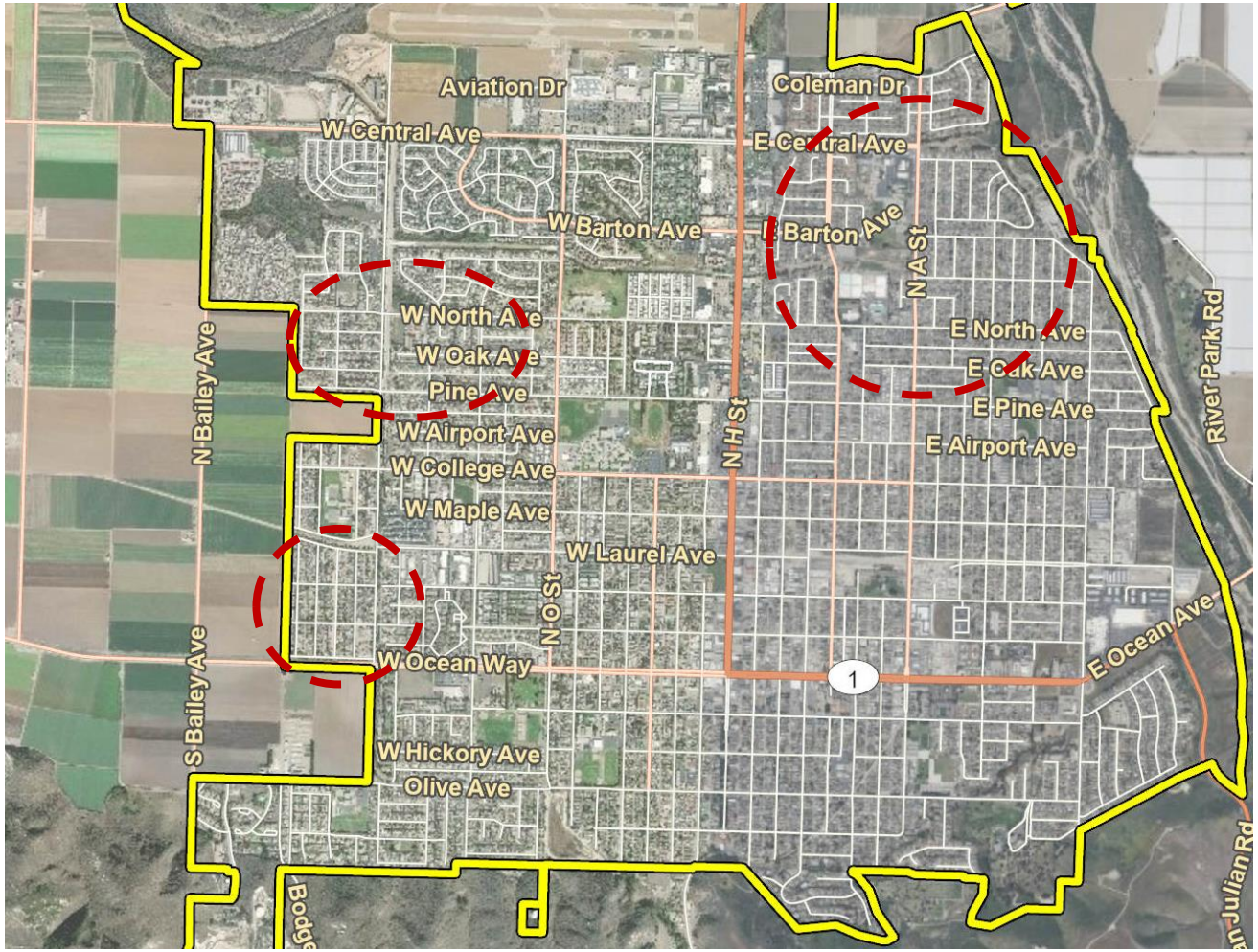
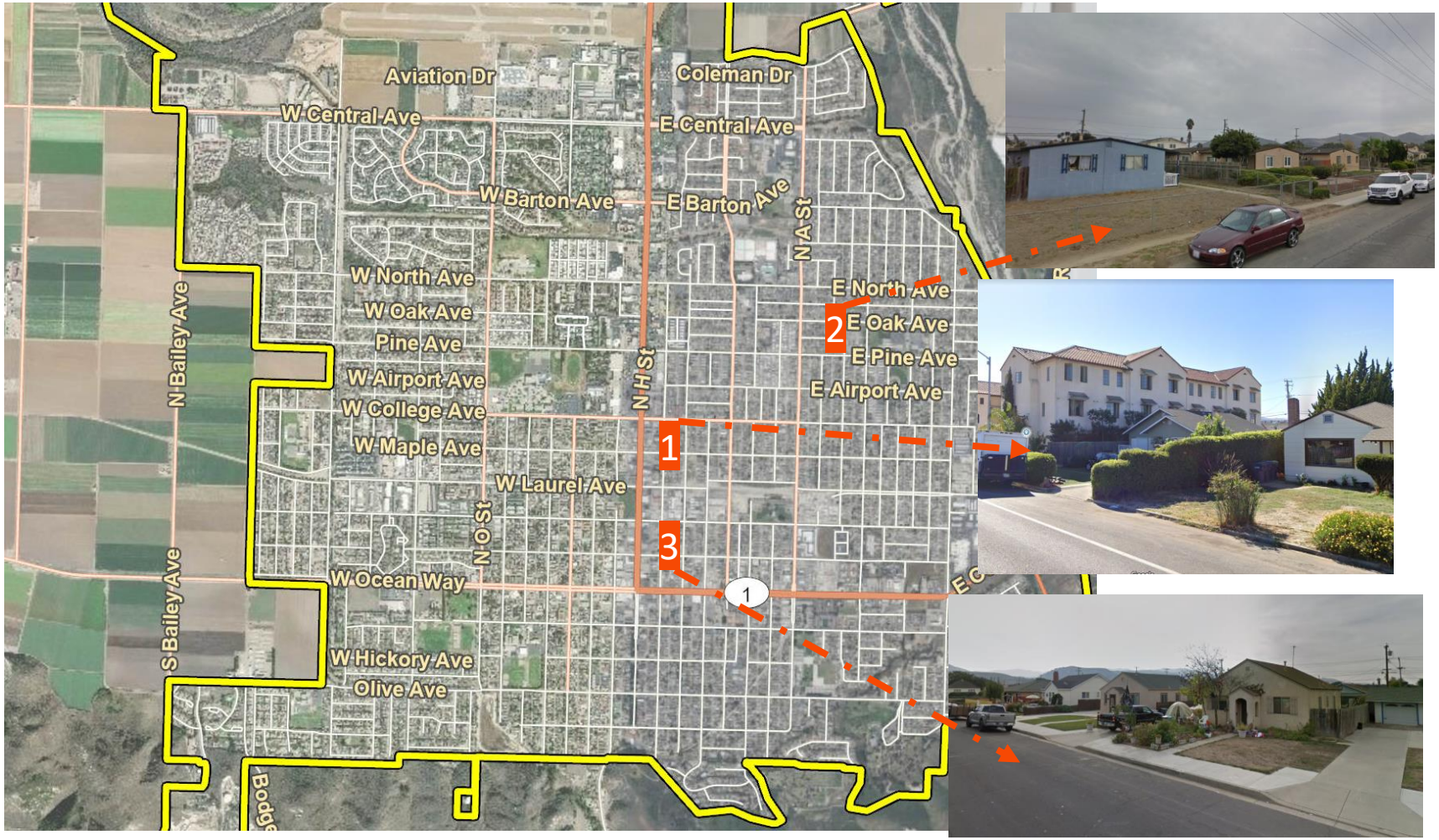
Missing Middle Characteristics:

- Small footprint buildings
- Smaller units
- Single-family home characteristics
- Fewer off-street parking spaces
- Lower perceived density



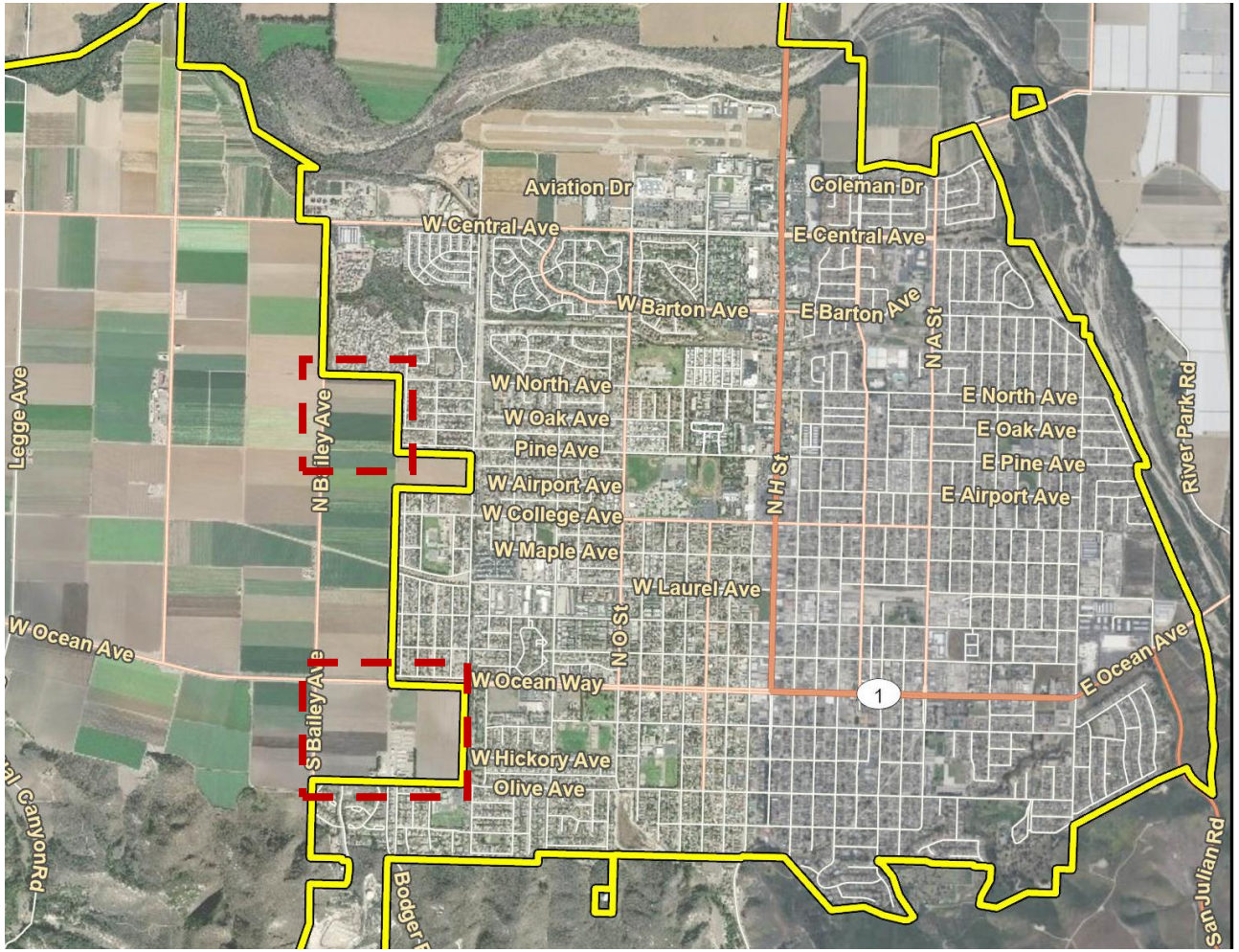
Option 5: Rezoning/Increase Density

1. Increase density along major corridors
2. Rezone single-family areas to medium density
3. Rezone medium density areas to high density



Bailey Avenue Sphere of Influence Amendment

- Identified during Workshop 1
- City is working to extend sphere of influence
- Constraints from State and how housing units are allocated



Meeting Remaining RHNA

Discussion: Which options do you prefer? Other Ideas?

- Identify sites within the H-Street Overlay Zone
- Identify sites within the Old Town Commercial area
- Establish an Ocean Avenue Overlay
- Implement a Missing Middle Overlay
- Rezone or increase allowable density in areas

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Housing Element & Technical General Plan Update

Affirmatively Furthering Fair Housing (AFFH)

Affirmatively Furthering Fair Housing (AFFH)

Affirmatively Furthering Fair Housing means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

AFFH Seeks to:

- Combat housing discrimination
- Eliminate racial bias
- Undo historic patterns of segregation
- Lift barriers that restrict access
- Ultimately, foster inclusive communities and achieve racial equity, fair housing choice, and opportunity

Summary of New AB 686 Housing Element Requirements

- **Outreach**
- **Assessment of Fair Housing**
- **Sites Analysis**
- **Priorities, Goals, and Actions**

Assessment of Fair Housing

Five categories of analysis of fair housing issues:

1. Fair Housing Enforcement and Outreach
2. Integration and Segregation Patterns and Trends
3. Racially and Ethnically Concentrated Areas of Poverty
4. Disparities in Access to Opportunities
5. Disproportionate Housing Needs (including displacement)

Fair Housing Enforcement and Outreach

Fair housing enforcement and outreach capacity includes:

- Ability to disseminate information related to fair housing and provide outreach and education
- Ability to address compliance with fair housing laws, including a discussion of any findings, lawsuits, enforcement actions, or settlements

The City works with Legal Aid Foundation of Santa Barbara County

- There have been 20 fair housing complaints between 2015-2019

Discussion:

- Do you feel informed and aware of your rights related to housing?
- Are they ways the City can enforce or prevent fair housing issues?
- What are some ways the City can make sure residents are informed of their housing rights?

Integration and Segregation Patterns and Trends

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space

Integration means there is not a high concentration of a particular demographic group (race, color, religion, sex, familial status, national origin, or disability) within a geographic location

The assessment of segregation and integration patterns and trends includes:

- Race/Ethnicity
- Familial Status
- Income
- Persons with Disabilities

Discussion:

- Do you feel that Lompoc is segregated in any way, based on these categories?
- Do you have any ideas for how to better integrate populations in the Lompoc?

Disparities in Access to Opportunities

Disparities in access to opportunities means differences in access to education, transportation, economic, environment, and other opportunities based on socio-economic characteristics (e.g. race, income, familial status, disability, poverty)

The assessment of disparities in access to opportunities includes:

- Education
- Economic Development & Employment
- Transportation
- Healthy Environment

Discussion:

- What population groups or neighborhoods do you think have disparities in accessing education, jobs, or transit?
- Are there any areas in the city that have environmental issues that could impact those living there?

Disproportionate Housing Needs

Disproportionate Housing Needs refers to significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of other groups

The assessment of Disproportionate Housing needs includes:

- Overpayment/Cost burden & Severe Cost Burden
- Overcrowding
- Substandard housing conditions
- Homelessness
- Displacement

Discussion:

- Are there areas of the City that might have overcrowding or substandard housing issues?
- Do you have any additional policy recommendations to maintain a stable rental housing supply?

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Next Steps

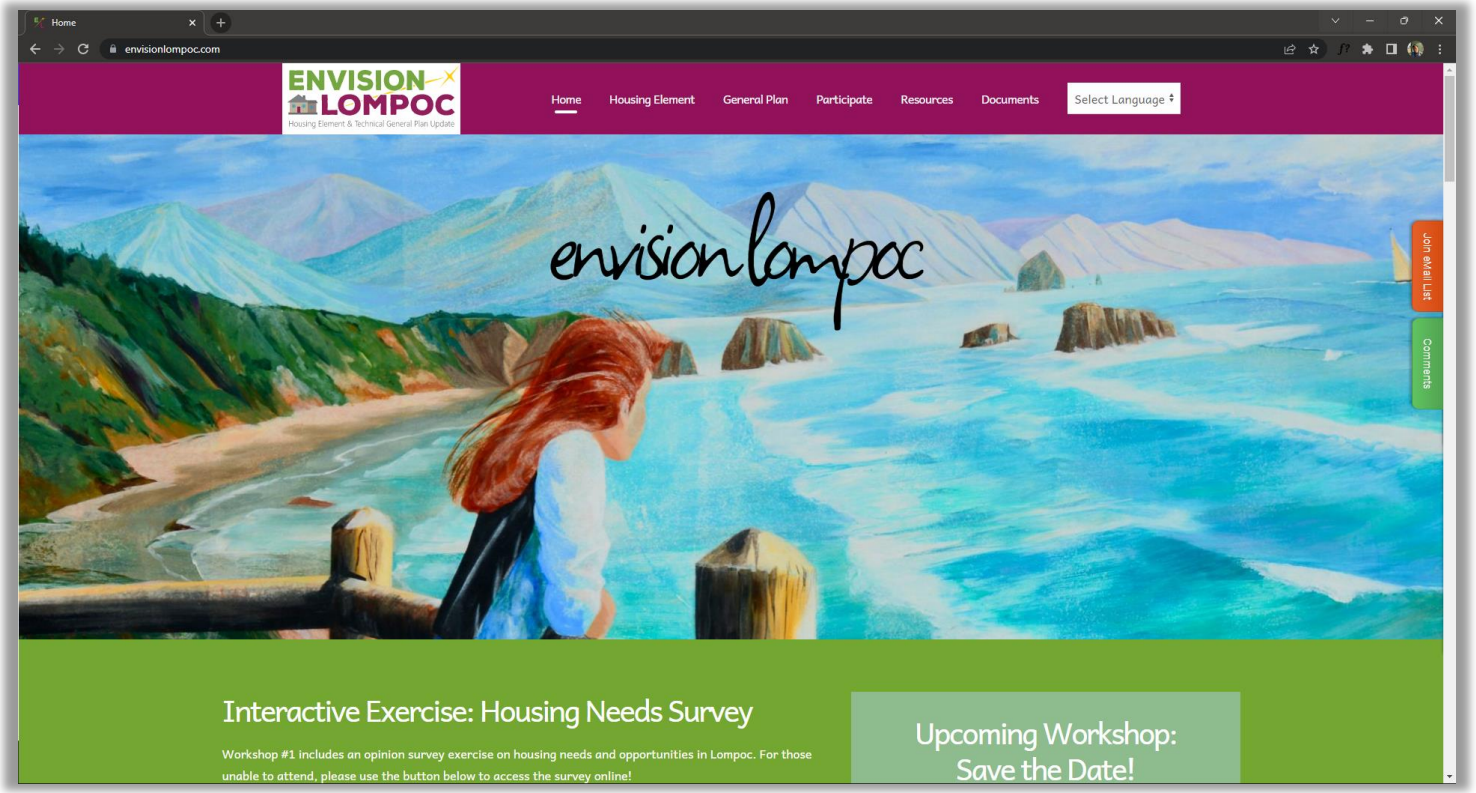
Next Steps and Timeline

- Complete draft Housing Element (November 2022)
- Public review and public hearings on draft Housing Element (December 2022)
- Submit draft Housing Element to HCD for 90-day State review (January 2023)
- Revisions based on State comments (March 2023)
- Adoption hearings (March/April 2023)
- Submit to HCD for 60-day certification review (April 2023)

Contact Us!

envisionlompoc.com

- Upcoming events
- Information
- Documents
- Email list sign-up
- Send us your comments!



Contact Us!

- Brent Gibbons, Project Manager
  brent@mintierharnish.com
  916-446-0522
- Brian Halvorson, Planning Manager
  B_Halvorson@ci.Lompoc.ca.us
  805-875-8228

natasha@sblafco.org

From: Jada Davis <jbittle86@gmail.com>
Sent: Wednesday, December 07, 2022 1:36 PM
To: natasha@sblafco.org
Subject: RE: LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment

Dear Mr. Prater and Members of the Commission;

I am writing in support of LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment (APNs 093-070-084, 065 (the Bailey Property) and APNs 093- 111-007, -008, -009, -010, -011, & -012 (the Bodger Property)).

I am a local resident and business owner in the City Of Lompoc and I am in support of the Amendment that will bring the above parcels in to the Sphere of Influence of the City Of Lompoc. The City Of Lompoc, with the overwhelming support of the community, has been in this process since the inception of the City's 2030 General Plan update. The SOI Amendments and eventual annexations have been in the works for a very long time.

Please assist the City and our Community and move the Amendment process forward per The City Of Lompoc's request.

Sincerely,
Jada

--

Jada Davis, REALTOR®
EXP Realty of California, Inc.
805-705-8673
jbittle86@gmail.com
DRE#02104491

natasha@sblafco.org

From: TERRY HAMMONS <sheilaoncarrizo@verizon.net>
Sent: Tuesday, December 06, 2022 7:01 PM
To: natasha@sblafco.org
Subject: Bailey Avenue Expansion

I request that this item be put to rest - denied.

The City of Lompoc is not in a position to take on more land and city responsibilities.

The city lives off of grant money to make up for its lack of revenue. If it had not been for the federal money given to the city, the city would have had to cut more services and staffing. The city says it has turned the corner, but that is not accurate. The city lacks funds to repair the streets and sidewalks throughout the city. This report gives you the status of Lompoc's streets and the need to improve the streets and sidewalks as practically half are in poor or very poor condition.

https://www.cityoflompoc.com/home/showpublisheddocument?id=31548

Another item is the city's lack of management of the homeless population. A large portion of this population live in the Santa Ynez River area. If not living there, they live in store fronts or on sidewalks. Although this is a complex issue, the city has not taken effective action to deal with this continuous problem - other than meetings. Yes, there was a river cleanup costing more than $500 thousand dollars, but the city did not continue to protect the river area and there is now a sizable population living there and continue to dump trash in open sight.

https://www.cityoflompoc.com/home/showpublisheddocument/31781/637553910156700000

https://www.cityoflompoc.com/home/showpublisheddocument/31777/637553910134970000

This provides an insight into volunteer efforts to manage cleanup of areas of Lompoc dealing with the homeless population.

http://planting-a-seed.org/index.php/2021/09/27/riverbed-clean-up-9-25-21/

http://planting-a-seed.org/index.php/2021/07/18/july-18th-riverbed-cleanup/2

If the city was to expand to the Bailey Avenue area, they would need a new fire station in proximity to any development. The city does not have the funds for that. There has been acknowledgement by the city council of a need to build a new fire station as well as a new police station, but because the city lacks those funds, nothing has been done to begin on those projects.

These are just some of the deficiencies that the City of Lompoc is needing to address. Adding more land is not a responsible effort, and it continues to ignore the lack of services to all that live in the city. The city has to concentrate on specific areas for policing, knowing full well that other areas lack even a routine patrolling to assure safety and security.

I am sure these and other items will come to the attention to the LAFCO Board and a decision will be to deny the city's request for expansion.

Thank you for your consideration,

Terry Hammons

natasha@sblafco.org

From: Vijaya <vjinsb@gmail.com>
Sent: Wednesday, December 07, 2022 3:23 PM
To: natasha@sblafco.org
Subject: LAFCO Dec.8, 2022 Agenda: File No. 22-06 for Bailey Avenue Sphere of Influence Amendment

To: Chair Stark and members of the Santa Barbara Local Agency Formation Commission (LAFCO)

I respectfully request LAFCO to continue the Bailey Avenue Properties Sphere of Influence (SOI) Amendment project and defer any decision until your next meeting on February 2, 2023 meeting in order to provide more time for interested parties and the public to participate in the process.

If LAFCO does proceed with the hearing on December 8, I urge the Commission to deny the City of Lompoc's SOI Amendment proposal and prevent the conversion of much-needed prime agricultural lands.

Vijaya Jammalamadaka (she/her/hers)
Resident of Santa Barbara County since 1976.

NATIONAL ASSOCIATION FOR THE ADVANCEMENT OF COLORED PEOPLE

SANTA MARIA-LOMPOC BRANCH

P.O. BOX 1092

SANTA MARIA, CA 93456

December 7, 2022

Santa Barbara County LAFCO

105 E. Anapamu St.

Santa Barbara, CA 93101

Dear LAFCO Commissioners,

As the nation's oldest and largest civil rights organization whose mission is to ensure the social, political, economic, and educational equality of rights of ALL people by removing barriers such as racial hatred and discrimination and to ensure the health and well-being of all persons by envisioning a **JUST** society in which ALL individuals have EQUAL rights without regards to race, religion, gender, and/or any kind of discrimination.

We understand from a Notice released on November 29th that your Commission has a planned Commission meeting on December 8th to review and make a decision on the City of Lompoc's application to expand 137 acres of prime farmland adjacent to Bailey Avenue. Along with this notice, your agency released over 2000 pages of relevant information, that we, the public, need to review and understand, in order to give comments.

Obviously, we cannot review this large number of information by your Commission meeting. On behalf of our members, Officers and Executive Committee, we are URGING you to postpone a decision until your February 2, 2023 commission meeting in order to provide us with a meaningful opportunity to participate in the process.

Should your Commission opt to proceed with the hearing, we **STRONGLY URGE** you to **DENY the City's proposal** and prevent the conversion of important agricultural land.

Sincerely Yours

Lawanda Lyons-Pruitt

The mission of the National Association for the Advancement of Colored People is to ensure the political, educational, social and economic equality of rights of all persons and to eliminate racial hatred and racial discrimination.

Protect prime farmland in Lompoc.

From Denise <djelamin@gmail.com>
To <natasha@sblafco.org>
Date 2022-12-07 17:31

To whom it may concern:

Please advise LAFCO to postpone this decision until its February 2, 2023meeting in order to provide the public with a meaningful opportunity to participate in the process. Additionally, if LAFCO does proceed with the hearing, demand that it denies the City's proposal and prevents the conversion of important agricultural lands

Thanks,
Denise El Amin
Sent from my iPhone

LAFCO Hearing Dec. 8

From Harold Hill <hillhal70@gmail.com>
To <natasha@sblafco.org>
Date 2022-12-07 16:53

Dear Natasha,

The City of Lompoc is attempting to expand its Sphere of Influence (SOI) to include 137 acres of prime farmland adjacent to Bailey Avenue, a first step in paving the way for future development. This proposal could transform a 270-acre piece of prime agricultural land into an urbanized development consisting of nearly 2,700 homes. I oppose the use of prime farmland for this purpose.

I request that **LAFCO postpone this decision until its February 2, 2023 meeting in order to provide the public with a meaningful opportunity to participate in the process. Additionally, if LAFCO does proceed with the hearing, I demand that it denie the City's proposal and prevent the conversion of important agricultural lands.**

Sincerely,
Harold Hill
Member
Santa Barbara Community Action Network

Proposal to Expand City of Lompoc's Sphere of Influence

From Janice Keller <jkeller2002@msn.com>
To natasha@sblafco.org <natasha@sblafco.org>
Date 2022-12-07 16:50

To the Members of LAFCO:

Please postpone the hearing on the above-referenced matter scheduled for tomorrow, 12/8/22, until 2/2/23 so that the public has time to review the extensive documents that accompany the proposal to expand Lompoc's Sphere of Influence. If you are unwilling to postpose the hearing, I urge you to deny the proposal. Prime agricultural lands should not be converted to non-agricultural uses.

Sincerely, Janice Keller, 1604 W. Lemon Pl., Lompoc, (805) 291-9777

2007 “Olsen Report” concerning an evaluation of LFD service needs (see slides starting at #17): https://www.cityoflompoc.com/Home/ShowDocument?id=14552

January 7, 2014 staff report “Review, Discussion and Consideration of Fire Department Master Plan Priorities” (see background concerning approval of the FD Master Plan): https://www.cityoflompoc.com/Home/ShowDocument?id=10362

February 2015 fire department presentation (see slide #5): https://www.cityoflompoc.com/Home/ShowDocument?id=9220

From the 2030 General Plan (Note, the LFD cannot meet these performance metrics currently in northwest section of the city in the fire station #52 response area):

Public Service Policy #	Metric
3.1	The first fire department response units capable of initiating effective incident intervention shall arrive at a priority emergency within six minutes 20 seconds from receipt of the call at the dispatch center, 90 percent of the time. The first fire department response units capable of initiating effective incident intervention shall arrive at a priority emergency within six minutes 20 seconds from receipt of the call at the dispatch center, 90 percent of the time.
3.2	For moderate risk incidents, the Lompoc Fire Departmentshall assemble an Effective Response Force (ERF) consisting of personnel sufficient to effectively mitigate the incident based on risk within 14 minutes from receipt of the call at the dispatch center, 90 percent of the time.

LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment

From Nicholas Gonzales Jr. <ngonzales@hightechlending.com>
To natasha@sblafco.org <natasha@sblafco.org>
Cc Nicholas Gonzales Jr <a_g_bag@msn.com>
Date 2022-12-07 17:06

Mr. Mike Prater, Executive Officer
Santa Barbara County Local Agency Formation Commission

RE: LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment

Dear Mr. Prater and Members of the Commission;

I am writing in support of LAFCO File No. 22-07 for the City of Lompoc's Bailey Avenue Sphere of Influence Amendment (APNs 093-070-084, 065 (the Bailey Property) and APNs 093- 111-007, -008, -009, -010, -011, & -012 (the Bodger Property)).

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Please assist the City and our Community and move the Amendment process forward per The City Of Lompoc's request.

Nicholas Gonzales Jr.
NMLS# 285472
HighTech Lending Inc.
NMLS#7147 CA#4130937
320 W Ocean Avenue
Lompoc CA 93436

805-737-4000 Office
805-291-5626 Cell

SANTA BARBARA
LOCAL AGENCY FORMATION COMMISSION

REQUEST TO SPEAK

To address the Commission please complete and deliver a speaker card to the Clerk **prior** to the commencement of the item. The Chair will call you to the microphone at the appropriate time.

Meeting Date: 12-8-2021 Agenda Item No. 22-06

Subject: SOI AMENDMENT

☒ In Favor

☐ Opposed

(Please print clearly - The Chair needs to read your name)

Name: Nicholas GONZALES JR.

Address: 708 E OCEAN AVE
LOMPOC CA 93436

Representing: RESIDENT Lompoc

ALL INDIVIDUAL SPEAKERS AND ORGANIZED PRESENTATIONS ARE SUBJECT TO TIME LIMITS IMPOSED AT THE DISCRETION OF THE CHAIR. WHEN SPEAKING, PLEASE BE BRIEF, STAY ON THE SUBJECT AND PRESENT ONLY NEW INFORMATION.

SANTA BARBARA
LOCAL AGENCY FORMATION COMMISSION

REQUEST TO SPEAK

To address the Commission please complete and deliver a speaker card to the Clerk **prior** to the commencement of the item. The Chair will call you to the microphone at the appropriate time.

Meeting Date: Dec. 8, 2022 Agenda Item No. #1 (Bailey)

Subject: Bailey SOI

☒ In Favor

☐ Opposed

(Please print clearly - The Chair needs to read your name)

Name: Jeff Malawy

Address: 100 Civic Center Plaza
Lompoc, CA 93436

Representing: City of Lompoc

ALL INDIVIDUAL SPEAKERS AND ORGANIZED PRESENTATIONS ARE SUBJECT TO TIME LIMITS IMPOSED AT THE DISCRETION OF THE CHAIR. WHEN SPEAKING, PLEASE BE BRIEF, STAY ON THE SUBJECT AND PRESENT ONLY NEW INFORMATION.