

BAILEY AVE. SOI EXPANSION REQUEST BY THE CITY OF LOMPOC

The following is a list of verified facts, supporting LAFCO denial of all requests by the City of Lompoc, to expand on PRIME AGRICULTURAL LANDS, especially going west from the existing City, either piece-meal, as per current request, or as the previous request which included all properties west of the City from Central Ave. on the North, to the Bodger property on the South of Hwy.246.

- (1) Post-proposition 13, it has been determined that building residential housing, requiring expansion of all public services: Police, Fire, Utilities, streets, etc. DOES NOT generate positive tax income: it generates more RED INK, (Livingston and Blainey Study,**
- (2) Historically, the City cannot pay their Police and Firemen competitive wages, nor attract applicants to fill existing vacant positions,**
- (3) Reportedly, there has been a history of deferred maintenance of roads, streets, and other infrastructures,**
- (4) There is definitely adequate available properties, both vacant and already approved, within the City Limits and adjacent Mesa Oaks,**
- (5) It is obviously unfair for all undeveloped property owners within the existing City, to keep annexing new ground, when these owners have been paying taxes in the City, in many cases, for years,**
- (6) One of the City's excuses for annexing more ground, is the reported expansion of VAFB (VANDENBERG SPACE CENTER BASE, now) and resulting jobs. So, why aren't already approved subdivisions not being built, as we speak?**
- (7) Ever since WWII Camp Cooke was reopened as VAFB there have been repeated efforts to expand the City West: In the first effort the City planned to go 12 miles West, all the way to Surf Beach. Builders were in the process of moving lumber and building materials into the lower Lompoc Valley, when wiser heads prevailed: The growth was redirected to the Mesa to what is now Vandenberg Village, Mission Hills, and later, Mesa Oaks,**

- (8) The Wisdom of that earlier decision, to stay off the prime farm ground, located in the 100 year flood plain, was proven in the 1969 flood, when most of the Valley was under water, including the NASA offices, which had flood waters up to the top of desks,**
- (9) Historically, our local, highly productive Ag Lands, have been and are currently the highest income producing business in our area:**
- (a) Fresh, Local vegetables, berries, and even few remaining flower and seed crops, thrive on the fertile ground, in our cool, coastal climate, in the proposed SOI area,**
- (b) As Mr. Ed Wineman stated many years ago, when the City was proposing to annex all his land east of Bailey and surrounding him with houses...he stated that the farm ground was some of the best in the world and irreplaceable. The combination of prime soils, mild climate, and adequate irrigation water had produced massive amounts of food, fiber, seed, and other crops, for well over 100 years,**
- (c) In his letter to the City, many years ago, he stated that his research showed that if his family was forced to sell the Bailey Ave. property, there was NO COMPARABLE property available to purchase for a 1031 Exchange in Santa Barbara County,**
- (d) Since then, Mr. Wineman has passed away, but there is no comparable Prime Ag Lands available in the area in which his family continues to farm,**
- (e) As an aside, the City did NOT even notify the Wineman Family of this latest attempt to surround the family's property with houses, once again.**
- (f) When the City previously moved to their existing City limits, they surround the Wineman property on three sides, and vastly altered the crops that could be farmed next-door to homes. This is completely unacceptable...NO BUFFER ZONE whatsoever.**
- (g) Speaking of buffer zones to protect AG from urban and via-versa: Take a look at the City's "buffer" between homes and AG up by Central Ave. and Bailey. The "buffer" is a massive weed patch, full of rodents, and trash left by the current homeless residents. All of this represents a food safety risk to the edible crops grown to the west, AND A PUBLIC EYE SOAR. A wall might be more appropriate!**

- (h) Besides the benefits of having our own, local, food sources, crop land is now widely recognized as significant Carbon Sequestering benefit:**
 - (i) In the late-sixties, when the photosynthesis chemical reactions became better understood, the result of crops, and all other living plants taking CO2 out of the atmosphere, during the day, utilizing sunlight and the chlorophyll contained in the leaves, produces carbon containing compounds such as sugars, fiber, essential amino acids, and starch, AND releases Oxygen and moisture back into the atmosphere. The amount of Carbon Dioxide captured by this process is now being widely recognized as very significant.**
 - (j) Other well-known benefits of irrigated crop lands are: cooling effects, erosion control, capture of rainfall and irrigation, resulting in needed recharge of the underlying aquifer. Urban areas do not, for the most part, offer this benefit, and finally,**
 - (k) Most of us appreciate the beauty of our agricultural areas and surrounding hill lands surrounding our Valley.**
- (10) One more rather obvious item needs attention: The EIR needs to be revised and brought up to date. The major increase in traffic today, and the effect of the proposed development, on many intersections, is a real issue. In addition it has been reported that a new fire station will be needed in the area, because fire response times are not acceptable even now.**

Note: Ron Fink previously sent Joan Hartmann, LAFCO member, a report reference: fire department current response times are below acceptable standards. A new fire station will be needed if the proposed annexation, going further west, is approved.

Thank you, Art Hibbits, 1251 E. Hwy. 246 Lompoc, 93436 (805 689 7986) and ahibbits01@gmail.com