

LAFCO

Santa Barbara Local Agency Formation Commission
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December 8, 2022 (Agenda)

Local Agency Formation Commission
105 East Anapamu Street
Santa Barbara CA 93101

City of Lompoc - Proposal to Expand the Sphere of Influence for the Bailey Avenue Properties

Dear Members of the Commission:

RECOMMENDATION:

It is recommended the Commission, following review of any testimony and materials that are submitted, consider the following options:

OPTIONS AVAILABLE TO THE COMMISSION

1. Deny, without Prejudice;
2. Deny the Proposal;
3. Request that the City withdraw the Application;
4. Approve the Proposal, in whole or in part, with terms and conditions;
5. Continue the hearing on the matter for any appropriate reason.

DISCUSSION:

A Sphere of Influence (SOI) is defined by the Cortese-Knox-Hertzberg (CKH) Act as "...a plan for the probable physical boundary and service area of a local agency or municipality...". A SOI is generally considered a 20-year growth boundary for a jurisdiction. Santa Barbara LAFCO has updated a Public Safety Municipal Service Review and is currently working on a Water, Wastewater, and Stormwater Municipal Service Review for the City of Lompoc. The SOI for the City of Lompoc was last

Commissioners: Roger Aceves ♦ Cynthia Allen ♦ Jay Freeman ♦ Craig Geyer ♦ Joan Hartmann, Vice-Chair ♦ Bob Nelson
♦ Jim Richardson ♦ Holly Sierra ♦ Shane Stark, Chair ♦ Etta Waterfield ♦ Das Williams **Executive Officer:** Mike Prater

updated in January 2016. The CKH Act allows for a local agency to file a request to amend a Sphere Influence that has been adopted by the Commission at any time. The City of Lompoc has requested that the Sphere of Influence be amended to include the Bailey Avenue property (APN 093-070-065 consisting of 40.6-acres) and the Bodger property (APNs 093-111-007, 008, 009, 010, 011, & 012 consisting of 107.7-acres). Together they total 148.3 acres. ("Bailey Avenue Site.") The property landowners have not submitted any new development proposal application to the City. As stated in the City's April 13, 2021 letter regarding their addendum to the prior application for a sphere and annexation request, on page 3 it states "...there is no existing proposal for a Specific Plan and therefore, there is no need for the City to complete a Specific Plan..." The City would consider such application in the future, if the Sphere is amended. This proposal would consider the Sphere of Influence Amendment only of the identified Bailey project area.

Background: On July 18, 2017, the City adopted Resolution No. 6103 (17) that directed City staff to initiate annexation proceedings and accepting Addendum No. 3 to the 2030 General Plan Update as the appropriate environmental document for the proposal. On July 26, 2018, the City of Lompoc filed LAFCO Application File No. 18-05 that requested a Sphere of Influence amendment and Annexation of the Bailey Avenue site. This application relied on and included City Resolution No. 5668, dated October 19, 2010, where City certified the 2030 General Plan Update Final Environmental Impact Report 09-01 (FEIR) and adopted a statement of overriding consideration to address the identified four significant CEQA Class I impacts, including the loss of prime agricultural land at the Bailey Avenue site.

Subsequently, County Planning and Development Department (P&D) and City traded correspondence regarding the application. This included P&D's September 28, 2018 letter providing detailed objections to the Project. City's Planning Manager responding in detail on August 26, 2019, which was followed by the Director of P&D letter on October 24, 2019 that summarized County concerns with issues on agriculture, housing, and "jobs-housing imbalance and VMT."

Pursuant to Government Code section 56425(d), Lompoc City Manager sent a letter to County Executive Officer on January 15, 2020 with a draft memorandum of agreement regarding the Bailey Avenue project. Section 56425 requires "prior to a city submitting an application to the commission to update its [SOI]," the city and

county must meet to discuss proposed new boundaries and to “explore methods to reach agreement on development standards and planning and zoning requirements within the sphere . . . that promotes the logical and orderly development of areas within the sphere.” If an agreement is reached, Section 56425 requires LAFCO to give “great weight” to that agreement. If no agreement is reached, then Section 56425(d) authorizes a city to submit its application to LAFCO. The County Executive Officer responded on February 6, 2020 stating that County’s “professional review” indicated that the SOI and annexation are not recommended but that the City could proceed with the application under Section 56424(d).

On April 21, 2021, the LAFCO EO found City’s application incomplete and requested information on 14 separate matters, including the need for additional environmental review. On July 15, 2021, the City stated it would seek to “separate the Bailey Avenue SOI Application from the . . . Annexation Application in order to proceed to a hearing before the LAFCO Board on the SOI Application immediately . . .” The City said it would pursue the annexation proposal pending the Commission decision on the standalone Sphere of Influence Amendment application, which was assigned LAFCO Application File No. 22-07.

On September 1, 2022, City formally submitted its standalone SOI application¹, including making commitments regarding submittal of information on City’s residential housing and City’s commitment to its inclusionary housing ordinance and regional housing needs assessment (RHNA). The letter stated, however, City could not guarantee a commitment to provide agricultural conservation easements at a 1:1 ratio as it “cannot legally bind or restrict the discretion of any future City Council . . . with respect to the pre-zoning and the future CEQA environmental analysis prepared for same.”

¹ Sept 1, 2022 application submittal included 29 documents including FEIR, Addendums #7 & #3, Mitigation Monitoring Program, Resolution 5668 (10) FEIR Comments and Responses and Statement of Overriding Considerations, LAFCO application questionnaire and supplemental cover letters with amendments to application, master development list & map, proposed SOI maps, mailing list, cost accounting agreement, County consultation, and LAFCO processing fees. It is noted the questionnaire stated the environmental document for the project was Addendum No. 7. The LAFCO Executive Officer concluded this statement was in error given the environmental documents attached to the application.

On October 26, 2022, the City said it would like to “clarify and amend” its September 1 letter and committed to provide “conservation easements to ensure the preservation of prime agricultural land on a 1:1 ratio (based on the loss of prime agricultural land resulting from any future development that occurs on the Bailey Avenue Properties).”

CEQA Background. Adopted in 2010, the City of Lompoc’s 2030 General Plan Update identified the Bailey Avenue area for annexation to the City and for mixed-use development. The Final Environmental Impact Report (FEIR) stated development impacts of the Bailey Avenue 148-acre proposal were not specifically addressed. Rather, a “Specific Plan for the Bailey Avenue expansion area [was] proposed, and [would be] analyzed in a separate Environmental Impact Report.” (FEIR at p. 1-3.). Although the FEIR stated additional CEQA analysis was necessary, the FEIR estimated buildout potential for this area to be 2,184 single-family units, 534 multi-family units and 228,700 commercial square feet. (FEIR at p. 2-31.) City Resolution 5668 approved the 2030 General Plan Update and adopted CEQA findings, including Findings of Fact and Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program. The Mitigation Monitoring and Reporting Program adopted on October 19, 2010 (“Mitigation Program”) for the 2030 General Plan Update required the purchase of agricultural conservation easements to mitigate to the maximum extent feasible the significant Class I impacts caused by the loss of prime agricultural land. In particular, to address the loss of prime agricultural land due to the Bailey Avenue Project, Land Use Measure LU-3 was adopted, which provided:

LU-3 Purchase of Agricultural Conservation Easements (PACE) Program.

The City shall include a new Implementation Measure in the 2030 Conservation/Open Space Element, as follows.

The City shall implement a program that facilitates the establishment and purchase of on- or off-site Agricultural Conservation Easements for prime farmland and/or important farmland converted within the expansion areas, at a ratio of 1:1 (acreage conserved: acreage impacted). A coordinator at the City shall oversee and monitor the program, which will involve property owners, developers, the City, and potentially a conservation organization such as The Land Trust for

Santa Barbara County. Implementation of a PACE program shall be coordinated with similar efforts of Santa Barbara County. (Mitigation Program at p. 10-11.)

In light of the conclusions of the FEIR, the City adopted specific CEQA findings and a Statement of Overriding Considerations because certain impacts associated with future development were considered significant and unavoidable. (City Resolution 5668, Oct. 19, 2010, Exhibit B "Findings of Fact and Statement of Overriding Considerations at pp. 56-58.

Addendum No. 3 to the FEIR (Dec. 2016) was prepared for the City's 2017 application for a sphere of influence amendment and annexation of the Bailey Avenue site to the City. Compared to the analysis of the FEIR, the Addendum concluded that the changes proposed for the Bailey Avenue Corridor Annexation (Project) are minor in the sense they would not create potentially significant environmental impacts in addition to those already identified in the Final EIR. (Addendum No. 3, at p. 2.) Additionally, Addendum No. 3 stated the "potential buildout under the existing designations would be substantially less intensive than evaluated in the General Plan EIR and Mitigation Measure LU-3, included therein, would serve to mitigate potential impacts to the maximum extent feasible through implementation of a City program for the purchase of Agricultural Conservation Easements. Therefore, the project would not result in any new or substantially more severe impacts to agriculture or forest resources [than identified in the FEIR]." (*Id.*, at pp. 9-10.)

Addendum No. 7 to the FEIR (Dec. 2021) was prepared for the City's 2022 application for a sphere of influence amendment of the Bailey Avenue site to the City. Compared to the analysis of the FEIR, the Addendum concluded that the changes proposed for the Bailey Avenue Corridor Annexation (Project) are minor in the sense they would not create potentially significant environmental impacts in addition to those already identified in the Final EIR and/or Addendum No. 3. (Addendum No. 7, at p. 3.) Additionally, Addendum No. 7 stated the SOI project does not involve any changes to the potential development or land uses within the Bailey Avenue Corridor in comparison to what was previously studied under Addendum #3. However, the Project analyzed herein only involves an SOI Amendment, and did not include the Annexation.

LAFCO as a Responsible Agency Under CEQA. If the Commission decides to approve City's application, as a "responsible agency" under CEQA, LAFCO is required to treat the "lead agency's" environmental document as legally adequate. (Pub. Resources Code §21166.). And CEQA provides that if no action or proceeding is filed alleging an environmental impact report does not comply with CEQA, the document shall conclusively be presumed to comply with CEQA for purposes of its use by responsible agencies. (Pub. Resources Code § 21167.2.) As a responsible agency, LAFCO must prepare and adopt its own set of findings and statement of overriding considerations for environmental issue areas within LAFCO's jurisdiction, based on the City's FEIR. If LAFCO cannot make these findings, then expansion of the sphere cannot be granted. Discussion of the Final EIR, Addendums and Statement of Overriding Consideration is discussed in greater detail below under the Environmental Impact Report heading.

LAFCO AUTHORITY

It is important to reiterate the definitions and legislative mandates from the CKH Act along with the factors required by LAFCO's decision-making process. The local adopted policies provide LAFCO with guidance and discretion with regards to a variety of topics. Government Code Section 56001 provides LAFCO with direction to perform this balancing act:

Gov. Code § 56001. The Legislature finds and declares that it is the policy of the state to encourage orderly growth and development which are essential to the social, fiscal, and economic well-being of the state. The Legislature recognizes that the logical formation and determination of local agency boundaries is an important factor in promoting orderly development and in balancing that development with sometimes competing state interests of discouraging urban sprawl, preserving open-space and prime agricultural lands, and efficiently extending government services. The Legislature also recognizes that providing housing for persons and families of all incomes is an important factor in promoting orderly development. Therefore, the Legislature further finds and declares that this policy should be effected by the logical formation and modification of the boundaries of local agencies, with a preference granted to accommodating additional growth within, or through the expansion of, the boundaries of those local agencies which can best accommodate and provide necessary governmental services and housing for persons and families of all incomes in the most efficient manner feasible.

As a creation of the State Legislature with a broad mandate, LAFCO has been given “quasi-legislative” authority to complete its mission. This gives Commissioners broad discretion in light of the record to make determinations regarding LAFCO proposals (*Gov. Code § 56301*).

This important responsibility is further spelled out in CKH Act as Commissioners using their “Independent Judgement” to make decisions:

GC 56325.1. While serving on the commission, all commission members shall exercise their independent judgment on behalf of the interests of residents, property owners, and the public as a whole in furthering the purposes of this division. Any member appointed on behalf of local governments shall represent the interests of the public as a whole and not solely the interests of the appointing authority. This section does not require the abstention of any member on any matter, nor does it create a right of action in any person.

The Commission should weigh the importance and significance of each particular factor when considering its decisions. When taken as a whole, does it lead to an approval or denial of a proposal? It is not black and white; careful discretion, local circumstances and independent judgement are considered in the decision-making process. This authority and mandate make clear LAFCO’s role and discretion in evaluating and weighing all proposals. It further expresses the need for the collective properties to be included into the City’s Sphere of Influence, if annexation were to occur.

PROJECT DESCRIPTION

The Bailey Avenue corridor consist of agricultural fields in the foreground and existing urban residential development in the middle ground. The City’s response to the LAFCO Sphere of Influence questionnaire and supplemental materials (**Attachment B**) states the purpose of the proposal as:

“to amend the City’s Sphere of Influence to include two properties referred to herein as the Bailey Avenue Property and the Bodger Property (together referred to herein as the Bailey Ave. Properties). This SOI Proposal will establish the probable physical boundaries and service area of the City of Lompoc. This SOI Proposal is intended to be a first step to enable the City to work with the County, to plan for the future of the area... which will provide guidance for the City in pursuing any future annexation of the Bailey

Ave. 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 current use of both the Bailey Ave. Properties is for agricultural purposes which conforms to the County General Plan."

The City has also submitted supplemental information and commitments with respect to amending the City's Sphere of Influence. These commitments include the following with respect to the SOI proposal and any future annexation application proposal submitted by the City:

"the City agrees to include a build-out estimate/inventory of the potential for housing development upon potentially developable parcels within the City's boundaries (which shall include an evaluation of infill development opportunities within the City, along with a list of housing projects approved by the City (but not yet built/occupied)) with any future annexation application proposal submitted for the Bailey Avenue Properties. Such build-out estimate shall also include an updated jobs/housing ratio for the City as well as the Lompoc Valley area as a whole.

the City commits to ensuring that the City's Inclusionary Housing Ordinance (set forth in Chapter 17.324 of the City's Municipal Code) and 2030 General Plan Housing Element policies related to affordable housing requirements shall be imposed upon the Bailey Avenue Properties in the event of any future residential development of such properties, which shall be included in the City's approval/conditions of approval for the pre-zoning for the Bailey Avenue and/or in the CEQA analysis for same. This requirement is intended in order to enable the City to realize the development of additional affordable housing within the City.

prior to submission of an annexation application for the Bailey Avenue Properties, the City shall negotiate with the County for a Regional Housing Needs Allocation ("RHNA") transfer.

the City is committed to ensure that any future annexation application for the Bailey Avenue Properties shall include an obligation of the owners of the Bailey Avenue

*Properties (and their successors/assigns) to obtain and record a conservation easement upon the Bailey Avenue Properties or other property within the Lompoc Valley which ensures a 1:1 ratio for the loss of prime agricultural land that results from any future development of the Bailey Avenue Properties (which may take account for any buffer lands or conservation easements established directly on the Bailey Avenue Properties). Subject to the following, **the City agrees that such requirement and conservation easement shall be required as a condition to the approval for the City's approval of the pre-zoning for the Bailey Avenue Properties (and/or the CEQA approvals for same), and that the conservation easement must be recorded prior to any future development of the Bailey Avenue Properties.** (Emphasis added). The City cannot guarantee this commitment as it cannot legally bind or restrict the discretion of any future City Council of Lompoc, and that the Council must retain its police powers/land use discretion with respect to the pre-zoning and the future CEOA environmental analysis prepared for same, which environmental analysis may indicate or require the City to ensure a greater amount of agricultural conservation easements (in comparison to the 1:1 ratio set forth above), or may permit a lesser amount if warranted based on the CEOA environmental analysis and approved in the discretion of the City Council at the time."*

The City has obtained a commitment from the owners of the Bailey Avenue Properties (i.e., LB/L-DS Ventures Lompoc II LLC and Jack Bodger & Sons Company, the "Owners")), that they will each be obligated to record a restrictive covenant running with the land against the Bailey Avenue Properties, which covenant shall require the Owners to purchase Prime Agricultural Conservation Easements ("PACE") within Santa Barbara County on a 1:1 basis (net of buffer lands established within the Bailey Avenue Properties), on account of any loss of prime agricultural land due to the development of the Bailey Avenue Property, which shall be a condition to any residential development on the Bailey Avenue Properties.

Sphere of Influence vs. Actual City boundary change

There is an important distinction between a Sphere of Influence and an actual boundary change such as an annexation to a city. The difference is crucial to understanding the situation in which the Commission finds itself.

"A Sphere of Influence is a plan adopted by LAFCO depicting the probable physical boundaries and service area of a local agency. LAFCO is prohibited from approving boundary changes that are not consistent with the adopted Sphere of Influence. A Sphere of Influence is a planning mechanism. Often, the first step by a City to plan for future development. Often times, though, a sphere change and an annexation are approved at the same LAFCO hearing." (Gov. Code § 56428 (g).

A city does not have extraterritorial authority within its Sphere of Influence. Zoning and land use regulations, for example, remain with the County even for land LAFCO places within a city's sphere.

(Note: Some counties give great deference to cities regarding land within their spheres; for example, not approving land uses that are inconsistent with city plans and referring land use applicants to the city. This has not been the case in Santa Barbara County.)

An actual boundary change, on the other hand, such as an annexation, modifies the local agency jurisdictional boundaries. Once within a city, land is subject to the city's land use and zoning authority and the city is responsible for law enforcement and maintaining public streets and rights-of-way. Also, only actual City residents registered to vote are able to participate in elections for the city council or other city measures.

KEY ISSUES FOR LAFCO

Agriculture: The project site is currently prime agricultural land developed with intensified agricultural uses as defined by *Gov. Code § 56064*. The site (148.3 acres) would be lost due to conversion to non-agricultural uses such as residential, commercial, and other uses.

The FEIR concludes approximately all 271 acres of the Bailey Avenue Specific Plan site meets the LAFCO definition of prime agricultural land (259-acres) and/or California Department of Conservation (DOC) as unique farmland (12-acres).

Santa Barbara County LAFCO sets forth specific policies when considering annexation proposals that involve annexation of agricultural resources. The Sphere of Influence amendment would be the first step toward an annexation proposal. Hence, the decision to consider expanding the Sphere of Influence that could allow conversion and loss of prime agricultural land is consistent with the CKH Act and local policies. In particular, Government Code Section 56377 would be applicable.

Government Code Section 56377 states:

56377. In reviewing and approving or disapproving proposals which could reasonably be expected to include, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses, the commission shall consider all of the following policies and priorities:

(a) Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands, unless that action would not promote the planned, orderly, efficient development of an area.

(b) Development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open-space uses which are outside of the existing sphere of influence or the local agency.

The City's approach to address the loss of prime agricultural lands would require the owners to purchase prime agricultural conservation easements within Santa Barbara County on a 1:1 basis for all converted prime agricultural land within the Bailey Avenue site. LAFCO does not have a specific ratio requirement. The City of Lompoc does not have an offset requirement either. Policy consistency would be determined at the time of an annexation proposal; however, the Commission should weight if adding the Sphere of Influence along with the City's list of commitments could allow for compliance with GC 56377. The Commission can find that Mitigation Monitoring Program requiring a 1:1 ratio is infeasible or a greater ratio is required.

Under the Commission's obligation under the CKH, the Commission must make a determination on Section 56377 which is supported by evidence. The Commission at the time of Sphere of Influence approval will need to set any terms outlining the benefits for the loss of conversion of prime agricultural land as acceptable mitigation to the Class 1 impact and overriding considerations outlined below. The City's policy state the encouragement of establishing and purchasing on-or-off-site agricultural conservation easements. Prior to any action by the Commission to amend the Sphere of Influence in anticipation of a future annexation decision, any agricultural conservations easements will need to be in place, i.e., prior to the Commission's approval of any annexation.

The following written determinations are required by LAFCOs when establishing a Sphere of Influence for a jurisdiction according to section 56425(e) (1-5) of the Cortese-Knox-Hertzberg Act:

- Present and planned land uses in the area, including agriculture, and open space lands;
- Present and probable need for public facilities and services in the area;
- Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide; and
- Existence of social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.
- The present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

Discouraging Urban Sprawl: The proposal would change the character of the Bailey Avenue corridor and likely add low density residential development throughout the 148-acre area. The 2030 General Plan would facilitate the development and redevelopment of lands within the Lompoc plan area. These areas include reuse of existing urbanized lands, infill development on vacant parcels, and new development on the urban fringe.

It should be noted that under GC § 56375(a)(6), LAFCO is not allowed to impose any condition that would directly regulate land use density or intensity; however, discouraging urban sprawl is key legislative mandate of LAFCO found in the Cortese-Knox-Hertzberg Act and land uses (e.g., rezoning and conservation easements) are

factors that LAFCO considers under GC §§ 56001, 56301 and 56668 in making its future annexation decision.

The evaluation of City build-out is based on LAFCO's policies regarding in-fill development and the build out of vacant properties. LAFCO policies also allow for the consideration of permitting sufficient land within each City in order to encourage economic development, reduce cost of housing and allow timing options for physical and orderly development GC § 56001 and Commissioner Handbook Section 7 (IV). This build out information would be necessary prior to an annexation being considered by the Commission. The City's commitment under Project Description would help address this factor and provide some assurance that any future annexation would be consistent with LAFCO Policies. Although the commitment would be applicable at the time of annexation, the Sphere of Influence amendment would set the stage for future development opportunities as well as the terms and conditions that should be considered to assist in discouraging urban sprawl.

Housing-Affordability/Jobs-Housing Balance: The City's Inclusionary Housing Ordinance (set forth in Chapter 17.324 of the City's Municipal Code) and Policies 1.11 and 1.12 attempt to moderate their housing affordability disparity by requiring 10% of all residential projects containing 10 or more units to provide affordable housing to target income groups. The Bailey Avenue site does not have a specific identified project, so the number of affordable units and target ranges are not fully known. However, with the City's commitment to ensure that affordable housing requirements shall be imposed upon the Bailey Avenue Properties in the event of any future residential development, during the pre-zoning stage, provides adequate assurances that affordable housing and a jobs-housing balance would be consistent with LAFCO Policies. The City has also committed to a build-out estimate and shall also include an updated jobs/housing ratio for the City as well as the Lompoc Valley area as a whole. Furthermore, prior to submission of an annexation application for the Bailey Avenue Properties, the City shall negotiate with the County for a Regional Housing Needs Allocation ("RHNA") transfer.

The primary issues for protection of prime agricultural lands, discouragement of urban sprawl and affordable housing concerns are largely addressed in the City Supplemental Letters dated September 1, 2022 and October 26, 2022 that outline the City's commitments to address LAFCO concerns stated above. Terms and Conditions could

be added to address any concerns to a satisfactory level. These are presented below under **Proposed Conditions of Approval**.

ENVIRONMENTAL IMPACT REPORT (FEIR) & ADDENDUM'S

The City prepared and certified the FEIR for the 2030 General Plan Update and adopted Addendums No. 3 and No. 7 for the Bailey Avenue Annexation and SOI. The FEIR includes mitigation measures relative to future development. There is a reference provided to the mitigation measures from Table ES-1 of the FEIR that presents a summary of the impacts, mitigation measures, and residual impacts from the implementation of the Project. In summary, the proposed Project (2030 General Plan Update) would result in significant and unavoidable long-term impacts to Clean Air Plan consistency, operational air quality emissions, cumulative air quality impacts, temporary and long-term increases in green-house-gas (GHG) emissions, GHG emissions reduction plan consistency, cumulative GHG emissions impacts, Cultural/Historical Resources, loss of Prime Agricultural lands, traffic impacts at Ocean Avenue and A Street intersection, and H Street/Central Avenue intersection.

These impacts required specific findings and adoption of a Statement of Overriding Consideration because certain impacts associated with future development are considered significant and unavoidable. As stated above, the FEIR made some assumptions about buildout potential of the Bailey Avenue Corridor which could include 2,184 single family residential units, 534 multiple-family residential units, and 228,700 square feet of commercial space. To this extent, some analysis was performed that lead the City to make necessary findings. The City adopted Statement of Overriding Considerations that considered the overall benefits of the General Plan Update out weighted the impacts.

As a Responsible Agency, LAFCO has approval authority over part of the project; in this case the Sphere of Influence amendment. A Responsible Agency relies on the lead agencies environmental documentation to approve the portion of the project under its jurisdiction. As Lead Agency the City is required to complete the necessary environmental documents to comply with the California Environmental Quality Act (CEQA). Under CEQA, LAFCO is required to prepare and adopt its own set of findings and Statement of Overriding Considerations consistent with CEQA Guideline Section

15091 based on the City's environmental documentation. If LAFCO cannot make these findings, then a sphere amendment cannot be granted.

ADDENDUM NO. 7

Under the City's adopted Addendum No. 7, the City once again clarified for the purpose of the City's application the properties applicable to their Sphere of Influence amendment request. These included the two non-contiguous properties outlined above to only include the Bailey Avenue property (APN 093-070-065 consisting of 40.6-acres) and the Bodger property (APNs 093-111-007, 008, 009, 010, 011, & 012 consisting of 107.7-acres) for a total of 148.3 acres. No specific development plan is proposed at this time; however, the FEIR did assume specific numbers of residential unit and mixed-use development and then deferred to a future specific plan and additional environmental review for an actual development proposal. Any future annexation proposal for the properties will require further CEQA review, pre-zoning, and/or development plan processed in accordance with the CKH Act.

The final CEQA analysis under Addendum No. 7 indicated no further impacts were identified beyond what was previously provided under the Final EIR and Addendum No. 3. The Final EIR analyzed full build-out scenario for the entire Bailey Avenue Corridor. Addendum No. 3 analyzed potential impacts of annexation of Bailey Avenue Properties. The Sphere of Influence Amendment represents a reduction in any potential impacts because the proposal does not include any actual development, annexation, or land use changes. No new or more severe environmental impacts beyond those disclosed in the Final EIR or Addendum No. 3 would occur as a result of the Sphere of Influence Amendment project.

ADDENDUM NO. 3

Under the City's adopted Addendum No. 3, the City clarified and updated information identifying a Leaking Underground Storage Tank (LUST) clean-up site at Bodger Seed development on the Bodger property. The previous build-out scenario concluded that impacts associated with the identified hazardous material site would be potentially significant. Therefore, this new information would not result in any new significant impacts or substantially more severe impacts compared to those anticipated in the Final EIR. Mitigation Measures HAZ-1 was adopted to ensure the public and environment

are protected from exposure to previously unidentified hazardous materials. The following policies was added to the 2030 General Plan Safety Element:

***Measure 35** Any work on a known remediation site or discovery of hazardous materials during excavation must be reported to the Santa Barbara County Fire Department Hazardous Materials Unit (HMU). In the event that hazardous waste and/or materials, including chemical odors or stained soils, are encountered during construction of future development sites, the following actions shall be taken by the applicant or authorized agent thereof: (1) all work in the vicinity of the suspected contaminant will be halted; (2) all persons shall be removed from the area; (3) the site shall be secured under the direction of the County Fire Department; and (4) the City of Lompoc Hazardous Waste/Materials Coordinator shall be notified. Work shall not recommence until such time as the find is evaluated and appropriate measures are implemented as necessary to the satisfaction of the California Department of Toxic Substances Control. [Final EIR Mitigation Measure HAZ-1] [Policy 7.6]*

Additionally, noise levels due to vehicle traffic were identified to exceed the City's standard, however, General Plan, Noise and Circulation policies were identified to reduce noise impacts to less than Element significant.

***Policy 1.7** Truck deliveries to commercial uses on mixed-use development sites shall be limited to between the hours of 8:00 AM and 6:00 PM on weekdays and Saturdays. No deliveries shall occur on Sundays. [Final EIR Mitigation Measure N-3(a)]*

Transportation and Circulation impacts related to changes in air traffic patterns, hazardous design features, inadequate emergency access, or conflict with adopted policies, plan, or programs regarding public transit, bikeways, or pedestrian facilities were identified as not having any new or substantially more severe impacts compared to those anticipated in the Final EIR.

FINAL EIR IMPACTS

Under the City's adopted Final EIR, a Summary and Mitigation Measure Table ES-1 and Mitigation Monitoring and Reporting Program list out all impacts and mitigations adopted as part of the Final EIR certification. Most notably is:

LU-3 *“Future development in accordance with the 2030 General Plan would occur in areas that contain prime agriculture soils and/or important farmland. Buildout within the City Limits and the Wye Residential expansion area would result in Class III, less than significant, impacts to agricultural conversion. However, the Bailey Avenue Specific Plan expansion area is currently used for agriculture, and both the River and Miguelito Canyon expansion areas contain prime soils which could be feasibly farmed. Buildout of these three Expansion Areas would therefore result in Class I, significant and unavoidable impacts related to agricultural conversion.”*

The FEIR Mitigation Measure LU-3 is unequivocal as it states the City “shall implement a program that facilitates the establishment and purchase of on- or off-site Agricultural Conservation Easements for prime farmland and/or important farmland converted within the expansion areas, at a ratio of 1:1 (acreage conserved: acreage impacted).

The condition in the EIR is stronger than City’s Conservation Open Space Element that “encourages” but does not require agricultural easements. The policy states:

***Measure 30 Conservation** - The City shall encourage the establishment and purchase of on- or off-site Agricultural Conservation Easements for prime farmland and/or important farmland converted within the expansion areas, at a ratio of 1:1 (acreage conserved: acreage impacted). (Lompoc General Plan Conservation Open Space Element (2030) at page C/OS-16.)*

Pursuant to CEQA, Public Resources Code section 21002, it is the policy of the State that “public agencies shall not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects.” This requirement is also set forth in Public Resources Code section 21001.1(b.) When alternatives and/or mitigation measures are rejected as infeasible, the agency’s findings must reveal the agency’s reasons for reaching that conclusion and must be supported by substantial evidence. Conclusionary statements are inadequate. As explained by one court:

“ ‘Mitigating conditions are not mere expressions of hope.’ Once incorporated, mitigation measures cannot be defeated by ignoring them or by ‘attempting to render them meaningless by moving ahead with the project in spite of them.’ This is true even where subsequent approvals are ministerial. If a mitigation measure later becomes ‘impractical or unworkable,’ the ‘governing body must state a legitimate reason for deleting an earlier adopted mitigation measure, and must

support that statement of reason with substantial evidence.' " (*Sierra Club v. City of San Diego* (2014) 231 Cal.App. 1152, 1168-1169, citations omitted.)

Pursuant to CEQA Guidelines Section 15096(a) as a responsible agency, the Commission complies with CEQA by considering the EIR or negative declaration prepared by the lead agency and by reaching its own conclusions on whether and how to approve the project involved. Further, Guidelines section 15096(g)(2) provides that a "Responsible Agency shall not approve the project as proposed if the agency finds any feasible alternative or feasible mitigation measures within its powers that would substantially lessen or avoid any significant effect the project would have on the environment."

Further, Guidelines Section 15096(h) provides a responsible agency shall make the findings required by Section 15091 (changes have been incorporated into the project which avoid or substantially lessen significant impacts) for each significant effect of the project and shall make the findings (statements of overriding consideration) in Section 15093 if necessary.

Therefore, the Commission must require the mitigation of the PACE Program set forth in the Mitigation Monitoring and Reporting Program adopted as part of the City's certification of the FEIR. Alternatively, if this mitigation is not a City commitment, then the Commission must determine if LAFCO may adopt a statement of overriding consideration in the absence of this mitigation.

Impact LU-2 "The 2030 General Plan proposes annexation of four unincorporated areas adjacent to the City. The proposed expansion areas could conflict with some provisions of the Santa Barbara County LAFCo's Standards for Annexation to Cities. However, LAFCo must make the final determination of consistency."

No mitigation measures were identified as appropriate, as a final determination of consistency with LAFCO policies must be made by the Santa Barbara County LAFCO.

Other identified impacts listed as less than significant relate to aesthetics, air quality, biological resources, cultural resources, geology, hazards and hazardous materials, hydrology and water quality, noise, population and housing, public services, recreation, transportation and circulation, and utilities and service systems.

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

In accordance with the State EIR Guidelines the City has adopted mitigation measures to reduce or avoid significant effects of the project (2030 General Plan Update) and adopted a Statement of Overriding Considerations finding that the benefits of the project will outweigh the unavoidable environmental impacts. Under the City's certified Environmental Impact Report CEQA Guidelines, Section 15093 states the City must adopt Statement of Overriding Considerations to balance the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against unavoidable environmental risks whether to approve the project. **Attachment D** includes the City's adopted Statements of Overriding Considerations. In summary, the Final EIR (State Clearinghouse No. 2008081032) for the City of Lompoc 2030 General Plan Update identified four (4) environmental impacts that cannot be fully mitigated and are therefore considered significant and unavoidable impacts after all feasible mitigation measures of the project are incorporated. The significant and unavoidable impacts are associated with the project's effects on air quality, cultural resources, land use and agriculture, and transportation and circulation.

***“Significant Impact AQ-1.** Population growth that could occur under the proposed 2030 General Plan would exceed the 2007 Clean Air Plan (CAP) population forecasts. Although Transportation Control Measures (TCMs) incorporated into the General Plan Update would likely offset emissions associated with this population increase, based on Air Pollution Control District thresholds, impacts related to CAP consistency would be Class I, significant and unavoidable. (CC Reso 5668 (10) Exhibit B Sept 7, 2010 pp 43).*

***Significant Direct Impact CR-2.** Development facilitated by the proposed 2030 General Plan could adversely affect historical buildings, structures, and districts. Although adherence to General Plan policies would ensure that impacts are addressed on a case-by-case basis, these policies may not avoid them altogether. Impacts would therefore be Class I, significant and unavoidable. (CC Reso 5668 (10) Exhibit B Sept 7, 2010 pp 44).*

***Significant Impact LU-3.** Future development in accordance with the 2030 General Plan would occur in areas that contain prime agriculture soils and/or important farmland. Buildout within the City Limits and the Wye Residential Expansion Area would result in Class III, less than significant, impacts to agricultural conversion. However, the Bailey Avenue Specific Plan Expansion Area is currently used for agriculture, and both the River and Miguelito Canyon Expansion Areas contain prime soils which could be feasibly farmed. Buildout of these three Expansion Areas would therefore result in Class I, significant and unavoidable impacts related to agricultural conversion. (CC Reso 5668 (10) Exhibit B Sept 7, 2010 pp 45).*

Significant Impact TC-1. *Development facilitated by the 2030 General Plan would result in deficiencies to the local circulation system based on recommended level of service standards. Mitigation options are available to address all projected deficiencies for intersections within the City. However, the traffic increase at the Ocean Avenue/A Street intersection would exceed City thresholds, and feasible mitigation is not available. Therefore, the impact at that location would be Class I, significant and unavoidable. (CC Reso 5668 (10) Exhibit B Sept 7, 2010 pp 47).*

In balancing the competing goals, the City adopted the following statements:

The City hereby finds and determines that the Project and the supporting environmental documentation provide for a positive balance of the competing goals and that the social, environmental, land-use and other benefits to be obtained by the Project outweigh any remaining environmental impacts.

The City, pursuant to State CEQA Guidelines Section 15093, has balanced the benefits of the Project against the following unavoidable impacts for which no additional feasible mitigation measures exist to reduce the impact to below a level of significance:

- 1) Air quality impacts (inconsistency with the Clean Air Plan);*
- 2) Impacts to cultural resources (changes to the character of the Historic District);*
- 3) Impacts on agricultural lands (removal of prime soils, conversion of active agricultural land to non-agricultural uses);*
- 4) Traffic impacts (deficient level of service at the Ocean Avenue/A Street intersection).*

The City has adopted all feasible mitigation measures with respect to these impacts. The City also has examined a range of alternatives, none of which both met most of the project objectives and was environmentally preferable to the Project. (CC Reso 5668 (10) Exhibit B Sept 7, 2010 pp 59-60).

Social and Economic Benefits. The 2030 General Plan would result in the following social and economic benefits:

- a. Development under the 2030 General Plan will result in both short-term and long-term economic benefits to the City of Lompoc and its residents. The Project will increase contribution to City property taxes, sales tax, transient occupancy tax, and other sources of City revenue. The Project will indirectly provide for a number of jobs relating to construction and operation, and maintenance of new residential and commercial uses and related improvements.*

- b. *Development in accordance with the 2030 General Plan will provide high quality new housing and non-residential development that will complement the existing housing stock and built environment.*
- c. *The 2030 General Plan encourages the improvement of the general aesthetic character of the community as a whole, and revitalization of the H Street Corridor through well-designed mixed-use development.*
- d. *The 2030 General Plan will provide additional parkland within the City limits for Lompoc residents through annexation of the River and Bailey Avenue Expansion Areas.*
- e. *The 2030 General Plan will enhance and encourage bicycle, pedestrian, and transit-related travel throughout the City as a result of proposed bike-lanes and circulation improvements.*
- f. *The 2030 General Plan will annex unincorporated areas into the City to create logical and orderly urban boundaries for planned development that are contiguous to existing urban development and all necessary public services and utilities.*

Environmental Benefits. The Project would result in the following environmental benefits:

- a. *The 2030 General Plan will provide a comprehensive update to the City's General Plan that reflects current conditions, future goals, and incorporates up-to-date regulatory programs and requirements into policies that will guide future growth and development within the City.*
- b. *The 2030 General Plan will provide a transition between existing residential land uses within the City Limits and existing agricultural uses on adjacent Santa Barbara County lands. The Project will minimize existing and future land use conflicts by providing a 200-foot agricultural buffer between active agricultural lands and residential uses in the Bailey Avenue Expansion Area.*
- c. *The 2030 General Plan will result in greater transportation options and mobility, and relieve congestion through proposed roadway improvements.*
- d. *The 2030 General Plan will enhance protection of the City's aesthetic, agricultural, biological, historical and archaeological resources and reduce impacts on air quality and global climate change through incorporation of new resource protection policies." (CC Reso 5668 (10) Exhibit B Sept 7, 2010 pp 60-61).*

LAFCO POLICIES AND FACTORS

In 2016, LAFCO updated the Sphere of Influence to the City of Lompoc. The need for an updated Municipal Services Review was not requested by the City. Overall, the City's SOI was reaffirmed which includes three areas outside of its incorporated boundary. The City is required to document adequate services to serve new annexation territory including water supply, wastewater, police and fire, and be financial capable. An update to the Sphere of Influence would document the determination under GC sec. 56425(e) outlined above with analysis prepared below. The SOI amendment should identify any agricultural and open space lands being converted or protected and potential for any recorded conservation easement within or adjacent to the SOI areas when considering future annexations. A number of LAFCO Policies call for directing growth towards urban existing areas that have the capability of providing services. Other important LAFCO Policies include preservation of prime agricultural farmland, the importance of affordable housing, and economically sound service capabilities. Consistency with Government Code 56377, and adequate services among others will assist in making these decisions. **Attachment E** includes a number of LAFCO policies that address this Sphere of Influence amendment including impacts to prime agricultural land and any fiscal impacts of development.

KEY FACTORS & DETERMINATIONS: CORTESE-KNOX-HERTZBERG ACT

Efficient Service Provision. The site is located in an area that allows the City to best provide services in the future. There are no other providers in the area. The loss of prime agricultural lands should be weighed as to whether future services are warranted. If warranted, then the City would provide water service to the project via new water lines that will be located under the internal roads for the future proposed development. The project would likely include water service connections near the existing water main near Z Street, West Olive Street and West North Avenue. The projects potable water demand would likely be small. The City's water supply from the local basin should be adequate to serve the sphere boundary.

The City will provide wastewater service to the project as well. These connections would tie into an existing sewer main near Z Street and West Olive Street. The City owns and operates the Lompoc Regional Wastewater Reclamation Plant (LRWRP). The

LRWRP had a design capacity to treat an average flow of up to 5.0 million gallons per day (MGD) of wastewater. The plant was upgraded in 2009 to treat 5.5 MGD. Although the upgrades to the LRWRP increased its treatment capacity, the City is prevented from discharging treated wastewater in an amount that would exceed its currently permitted flow of 5.0 mgd. To discharge an amount that exceeds the 5.0 mgd the City would need to apply for a new waste discharge permit from the Regional Water Quality Control Board.

The LRWRP currently processes approximately a total of 2.98 MGD from wastewater sources in the City, including 0.65 MGD from sources within Vandenberg Space Force Base, and 0.50 MGD from sources within Vandenberg Village. The City's average per capita wastewater flow is estimated to be 78 gallons per day. The City's wastewater collection and treatment should be adequate to serve the sphere boundary.

Police & Fire – The City of Lompoc coordinates fire and policing services with the Vandenberg Space Force Base. The operations on their Fire and Police Departments are constantly challenged by increased demands, funding limitations and evolving technology. The City Fire Department maintains an ISO Public Protection Classification of 3 within 5 road miles of a fire station where there is a credible source of water, the more rural areas within the City have a rating of 3X. Lompoc Fire is an all-risk department with 29 permanent employees staffing Station 51 & 52. Lompoc Police has a total of 39 permanent employees that patrol the Lompoc area. The Departments respond to over 4,500 primary response calls per year within the boundaries of the City. Response times throughout the City are 3.5 minutes. The City's public safety services should be capable to serve the sphere boundary but may pose some limitations based on the future development sought.

LAFCO Process. The approval of an SOI Amendment does not allow the City to provide services to that area. A Sphere of influence is a planning tool that recognizes the probable future boundaries that should receive services from a particular jurisdiction and the jurisdiction should plan to serve an area. The Sphere does not grant a jurisdiction the authority to serve a particular area. For the City to serve the area either an out-of-agency service agreement or an annexation would need to be approved by LAFCO. If the SOI Amendment is approved, the City may then apply for either an out-of-agency service agreement or Annexation to serve the Project Site with water, wastewater and other services. These approvals are subject to the Cortese-Knox-

Hertzberg Act and local policies and procedures adopted by Santa Barbara LAFCO. LAFCO has discretion in making its decision regarding these future actions. The proposed Sphere of Influence Amendment would extend the City of Lompoc's Sphere of Influence to include Bailey Avenue properties (APN 093-070-065 consisting of 40.6-acres) and the Bodger property (APNs 093-111-007, 008, 009, 010, 011, & 012 consisting of 107.7-acres). Together they total 148.3 acres.

Municipal Service Review. The Cortese-Knox-Hertzberg Act advises that a current Municipal Service Review (MSR) be used to analyze a Sphere of Influence Amendment. The CKH Act requires LAFCO to update the Spheres of Influence for all applicable jurisdictions in the County every five years or as necessary. The MSR is a study of the City's service capabilities and addresses seven factors described in Section 56430 of the CKH Act. LAFCO adopted the Public Safety Municipal Service Review in 2021 and is currently working on a Water, Wastewater, and Stormwater Municipal Service Review for the City of Lompoc to be completed in 2023. A Sphere of Influence does not confer a vested right. Any MSR can result in the amendment or even repeal of a SOI.

Sphere of Influence Factors. The CKH Act requires that the following factors be addressed according to Government Code Section 56425(e) (1-5):

- Present and planned land uses in the area, including agriculture, and open space lands:

The present and planned uses for this Sphere of Influence Amendment are inconsistent with the County's General Plan which designates the area as agriculture and partially consistent with the City's plan to provide services for this area in the future. The present and planned land uses for the City of Lompoc are well defined in the City's General Plan that was updated in 2013. The Bailey Ave. Properties are designated for Very Low-Density Residential development and Low-Density Residential development. These designations could change through the development review process. Overall, the City's General Plan clearly identifies community goals, objectives, policies and standards. This policy document provides for the logical and orderly growth of the City over the next 20 years; however, the loss of prime agricultural land would result from new future development. As proposed, the landowners of the Bailey Avenue properties each would be obligated to record a restrictive covenant running with the land which shall require the owners to purchase prime agricultural conservation easements within Santa

Barbara County on a 1:1 basis for all converted prime agricultural land. Conditioning the SOI expansion could bring the proposal into compliance with LAFCO policies. The City's General Plan Land Use Element provides as follows with respect to the Bailey Ave. Properties:

"The City shall require future development in the Bailey Avenue Corridor...to coordinate installation of infrastructure, continuance of the existing unbroken 200-foot buffer along the Bailey Avenue Corridor from North Avenue to Olive Avenue..." Policy 7.6 of the Land Use Element provides: *"The City shall require provision of permanent buffer areas as part of new residential development adjacent to areas designated for agriculture. Such buffer areas are intended to provide a separation of uses and limit interference with agricultural activities while still providing for public safety."* (City SOI Questionnaire page 10 & Land Use Element Policy 7.6-page LU-9). Any development of the Bailey Ave. Properties in the future will be required to ensure a 200-foot agricultural buffer in order to avoid any incompatible uses

Although the City's General Plan does set out for a 200-foot buffer, no specific protection for loss of agricultural conversion is required. The City's supplemental application material discusses the commitment for a 1:1 ratio, requiring the owners to purchase prime agricultural conservation easements within Santa Barbara County on a 1:1 basis for all converted prime agricultural land.

The City of Lompoc's projected growth rate is about 0.45% per year. According to the 2021 Public Safety MSR, close to two-fifths or 40% of the parcel acreage is under private ownership with 87% already developed. The undeveloped area consists of 187 vacant parcels that collectively total 464 acres. The current General Plan calls for the City to "maintain a compact urban form and growth pattern". Associated policies include encouraging the development of underdeveloped and vacant land within the City, limiting development of agricultural land surrounding the City, protecting of prime agricultural land outside of the Urban Limit Line, and encouraging mixed-use development in certain areas. The City has agreed to preparing a build-out inventory of infill sites including an evaluation of infill development opportunities within the City, along with a list of housing projects approved by the City (but not yet built/occupied)) with any future annexation application proposal submitted for the Bailey Avenue Properties.

- Present and probable need for public facilities and services in the area:

The need for public facilities is generally provided in this report. The SOI amendment will function as it is intended, as a planning tool for the future growth of the City. The City's General Plan does call for build out of the area that would need services in the future. 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. Previous MSR's indicate the City has or will have adequate capacity to provide needed facilities and services, including by way of conditioning any new development to provide necessary infrastructure improvements and services. LAFCO is currently processing an update to the MSR for the City related to water, wastewater, and stormwater services. The draft analysis is water and wastewater services are adequate to serve City needs. The Bailey Avenue project site will not be evaluated under the draft service review but is being considered under a separate action along with this application to amend the sphere. The timing of needed services has not been fully established at this time.

- Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide:

The City's current water supply consists almost entirely of groundwater pumped from 11 City-owned wells serving 9,917 service connections. The City operate and maintain two (2) water treatment plants and one (1) regional wastewater reclamation facility. The City serves existing residences in the Miguelito Canyon area with water from Frick Springs (located on San Miguelito Road, approximately 4.5 miles south of Willow Avenue) and the city water system.

City of Lompoc has a permitted water treatment plant capacity of 10.0 MGD. The Vandenberg Village Community Services District owns a 0.89 mgd capacity right in the LRWRP. The LRWRP permitted capacity is 5.5 MGD. Although the upgrades to the LRWRP will increase its treatment capacity, the City is prevented from discharging

treated wastewater in an amount that would exceed its currently permitted flow of 5.0 mgd.

The Lompoc Regional Wastewater Reclamation Plant (LRWRP) would provide water and wastewater collection and treatment for the Bailey Ave. Properties. The LRWRP is located near the intersection of Bailey Ave. and West Central, within a half-mile of the properties. The capacity of the existing plant, based on current average daily flows, is sufficient to provide adequate hydraulic capacity for any potential future development on the Bailey Ave. Properties (note that capital improvement upgrades were made to increase the LRWRP's dry weather design capacity to 5.5 million gallons per day (MGD) and peak wet weather design capacity to 15 MGD and current utilization of the LRWRP is 3 MGD which is 55% of total flow utilization).

City of Lompoc service area's average annual water demand is 4,235 afy, or 1.38 mgd. Annual wastewater collection demand generated approximately ~2.98 MGD. It also translates to an estimated 65.5 gpcd of water or estimated 117 gallons per day for each resident.

City of Lompoc service area's average annual water demand generated for subsequent treatment and distribution has been approximately 4,235 afy. Of this amount, it is estimated by LAFCO this represents 37% of permitted supplies. Average annual wastewater collection demand generated for subsequent treatment and disposal at the Treatment Plant Facility has been approximately 2.98 million gallons a day. Of this amount, it is estimated by LAFCO this represents 78% of permitted capacity. The City generally has adequate capacity for anticipated future needs.

Although, the future projected build-out of the SOI areas are unknown at this time, the City anticipates a low-density residential development project that could be served by the existing water and wastewater capacities. The City certified FEIR did consider buildout potential that also concluded adequate water and wastewater capacities including the Bailey Avenue area (FEIR page 4.14-15 & 14.14-22.)

The City's Solid Waste and Sanitation Division would provide trash, recycling, and organics (green waste and food waste) collection services to service any future development on the Bailey Ave. Properties. The City's Police Department provides law enforcement services to the City and operates a police station at 107 Civic Center Plaza,

which would provide police protection to the Bailey Ave. Properties. According to the 2021 Public Safety MSR the City of Lompoc has experienced the highest crime rate per 1,000 persons at 35.7. The clearance rates are also the lowest of all agencies reported with 12%. The Police Department has identified several needs and critical issues to enhance public safety and responsiveness to community needs. The needs include; recruitment and retention of personnel, replacement of dated equipment and radios, the replacement of the Computer Aided Dispatch System to include Records Management, the purchase of Body Worn Cameras, and the support personnel needed to fulfill and manage public records act requests. The City's General Plan Land Use Policy 4.2 calls for adequate police and fire services to be available at the time of development. The City has conditioning authority to require adequate services are maintained or achieved through the development review process. The FEIR identified Impact PS-3 which would further exacerbate existing service ratio deficiencies and therefore require new or expanded police facilities. However, payment of impact mitigation fees would reduce impacts to Class III (FEIR page 4.11-17.)

The City's Fire Department provides medical response, rescue services, and fire control to Lompoc residents and businesses. The nearest fire station (Station 1) to the properties is located at the intersection of Ocean Avenue and South "G" St., which would provide services to the Bailey Ave. Properties. The City Fire Department maintains an ISO Public Protection Classification of 3 within 5 road miles of a fire station where there is a credible source of water. The Departments respond to over 4,500 primary response calls per year within the boundaries of the City.

According to the 2021 Public Safety MSR, the safety net for the City's fund balance was on the low end of the range at 2%. The City of Lompoc coordinates fire and policing services with the Vandenberg Space Force Base for services. The operations on their Fire and Police Departments are constantly challenged by increased demands, funding limitations and evolving technology. The backlog of maintenance projects continues to grow as funding sources are not able to keep up with the demand. There are also new capital needs by the community to keep up adequate service levels within the City. Impact Fees will need to be studied and adjusted according to those needs.

Both the Police and Fire Departments have identified the on-going need for modernized and suitably sized facilities. Estimated at approximately \$50 million, these new facilities

are identified as future needs and are currently unfunded. Any future annexation proposal would need to outline and demonstrate if these services can be met through the review process. The FEIR concluded adequate services could be achieved under buildout of the Bailey Avenue area. (FEIR pages 4.11-17 & 4.11-11.)

- Existence of social or economic communities of interest in the area if the Commission determines that they are relevant to the agency:

The Sphere of Influence areas for the City of Lompoc are linked to the City's social and economic communities of interest. Residential development would likely be proposed in the Sphere amendment and the City provides places for shopping and services for the people living in the City. The immediate surrounding area does not have as many opportunities for services. Areas to recreate, schools, places of worship and cultural events would also be available within the broader City limits. Closer to the Sphere of Influence area that might include residential development these services are not known at this time. The City will gain property tax advantages when and if this area is annexed. Although the fiscal impact on residential development generally does not cover the full cost of municipal services from property and local sales taxes that are generated.

- Present and probable need for public facilities and services of Disadvantage Unincorporated Communities:

The City of Lompoc has a variety of economic diversity within the community and surrounding area including within or adjacent to the Sphere of Influence. A Disadvantaged Unincorporated Community is defined as a community with an annual median household income (MHI) that is less than 80 percent of the statewide annual median household income. In 2022, the statewide MHI was \$80,440, 80 percent of that is \$64,352. This amendment of the City of Lompoc's Sphere of Influence does not qualify as a disadvantage unincorporated community for the present and probable need for public facilities and services. However, the Median Household Income for Lompoc was \$57,071 in 2022, which qualifies the City as a disadvantaged community, but the City is an incorporated City, and therefore, by definition, it does not qualify as a disadvantaged unincorporated community.

PROPOSED CONDITIONS OF APPROVAL

The following Conditions of Approval should be placed on the City's Sphere of Influence if approved by the Commission. These proposed conditions of approval are in response to various issues identified in preparing this Sphere of Influence Amendment. Proposed conditions of approval have been included based on the City's Supplemental Materials, Sphere of Influence Update, Municipal Service Review, and public input to be consistent with LAFCO Policies and the current circumstances. The proposed conditions of approval below would be applied to the Baliey SOI Amendment and would be included in a Draft Resolution if the Commission adopts Option 4 or 5:

INFILL AND BUILD-OUT

- a. In order to encourage orderly growth in the area, and discourage urban sprawl, any proposals within the Sphere of Influence shall evaluate infill development opportunities such that properties already within the existing City Limits are developed at appropriate densities, a mix of land uses, and infrastructure needs are addressed.
- b. As a condition of an annexation application, the development on vacant or underutilized parcels already within the boundaries of the City shall be evaluated. The City shall provide LAFCO with a build-out estimate or inventory and document how it was prepared.

Rationale. The evaluation of City build-out is based on LAFCO's policies regarding infill development and the build-out of vacant properties. The City should demonstrate that urban development is imminent for the proposal area. The City as of October 2022 has a variety of housing project approved with pending building permit issuance and/or service commitments for an additional 1,000+ housing units. This information update is needed prior to an annexation being considered by the Commission to determine the appropriateness of infill and vacant or underutilized sites have been evaluated before expansion into the sphere is considered. The City has committed to providing this type of information in the Supplemental Material's. The City has submitted a master development list that outline the various project pending that document the infill potential still available to the City. An updated list should be provided if the SOI is approved at the time an annexation application is proposed. The City has also prepared an issue paper on infill and annexation that outlines the

opportunities and potential for mixed-use sites within the existing City limits before annexation should occur that would convert farmland. Implementation of these basic concepts should be pursued before any annexation application is considered.

AGRICULTURE & OPEN SPACE

- a. The City shall provide binding agricultural conservation easements sufficient to mitigate the conversion of prime agricultural land at a minimum ratio of 1:1, of the same or better quality, preferable on-site or in close proximity, alternatively within the Lompoc Valley. The City shall identify all agricultural and open space lands to be protected when preparing a Specific Plan or Development Plan and present a map and tentative agreements to LAFCO at the time of annexation submittal.
- b. As part of any annexation application for the Bailey Avenue Project, City shall submit binding contracts that will provide conservation easement(s) at a ratio of 1:1 for each acre of prime agricultural land lost due to the Project. Such easements shall be recorded prior to the filing of any Certificate of Completion of the annexation.

Rationale. The City has partially proposed the implementation of a specific ratio to address the loss of agricultural land as set forth in the Mitigation Measures contained within the FEIR and which is also supported under the City's 2030 General Plan (which will apply to any development of the Bailey Avenue and Bodger Properties). This condition would require that any developer of such properties must purchase agricultural conservation easements for prime farmland at a minimum of 1:1 ratio for the amount of acreage of Prime Agricultural Lands that is lost by any development that occurs on the two properties. The preservation of those areas in perpetuity is a key element in any future annexation. Conservation easements are a mechanism that if executed properly can permanently protect land proposed for preservation. Once the City has tentatively identified an area to be preserved that area should have a Conservation Easement in place (e.g., a binding option in an enforceable agreement) before the annexation is complete. This is consistent with the City's Purchase of Agricultural Conservation Easements (PACE) program which has been set up to ensure mitigation for significant impacts to agricultural resources. This mitigation measure along with other benefits of the project as identified by the City would also establish

adequate benefits to partially mitigate the Class 1 impacts identified in the Final EIR. In order to establish a statement of overriding considerations that document region-wide benefits outweigh the loss of prime agricultural land a minimum of 1:1 ratio must be established to mitigate the impacts.

JOBS/HOUSING RATIO & RHNA

- a. The City proposes to implement the City's Inclusionary Housing Ordinance Chapter 17.324 within the Bailey Avenue and Bodger properties. The City shall identify the method for providing affordable unit requirements when preparing a Specific Plan or Development Plan and present the method to LAFCO at the time of annexation submittal.
- b. The City and County shall negotiate a Regional Housing needs Allocation (RHNA) transfer under a future annexation application regarding the Bailey Avenue and Bodger properties. Any agreement shall be included in a future property tax negotiation approved for future annexation.
- c. As a condition of an annexation application, the City shall evaluate the Jobs/Housing ratio. The Specific Plan or Development Plan should consider land uses that provide opportunities for employment and in particular, explore creating opportunities for head-of-household jobs. The City shall provide LAFCO with an analysis and findings identifying the land uses approved within the Bailey Avenue and Bodger properties as part of an annexation application submitted to LAFCO.

Rationale. Under the Sphere of Influence amendment, the LAFCO Commission holds the discretion to suggest the City begin a discussion on a broad approach to address affordable housing and the jobs-to-housing balance as well as decide whether any future annexation sufficiently addresses these topics.

The **jobs-to-housing ratio** in a jurisdiction is an overall indicator of both availability of jobs within an area, providing residents with an opportunity to work locally, and availability of housing, providing employees with adequate housing opportunities. The jobs-to-housing balance is a planning tool to review whether a community has a healthy balance between jobs and the housing supply available to potentially house workers for those jobs. In general, the City of Lompoc and the North County provides

more housing than jobs in the region. For residents living in the north county, the opportunity to work closer to their housing would be a benefit.

The 2021 Regional Housing Needs Allocation for the City of Lompoc identified the need for 739 Very Low-, Low- and Moderate-income units over the next 8 years. The City has an affordable housing inclusionary and in-lieu fee program that should assist in meeting these target units. The City has adopted Chapter 17.324 (Inclusionary Housing Ordinance) requiring a percentage of the units in certain housing developments be affordable to very-low, low, or moderate-income households. Specifically, for residential developments of 10 units or more, that are located in specified areas. The method of providing the affordable units is to build the units on the project site and then record covenants on the project site or alternatively contribute to the in-lieu fee amount established by City Resolution. The Inclusionary Housing Ordinance requires that all in-lieu fees collected by the City must be deposited into an affordable housing fund called the Lompoc Affordable Housing Trust Fund ("Trust Fund"). The ordinance requires findings that the proposed alternative is consistent with the City's General Plan.

CITY & COUNTY POLICIES

Included in Attachments F & G are applicable City and County Policies. The Commissions role is to evaluate adopted General Plan policies for consistency and make a determination. In cases where these plans are inconsistent, the Commission will need to adopt findings relative to its decision. An analysis found in Attachment E provides for discussion regarding consistency with LAFCO policies, which also speak to consistency with City and County General Plans.

Public Noticing. A 21-day public notice was sent to the required affected agencies and interested parties. A Notice of Hearing and public review period was published in a newspaper of general distribution (The Santa Maria Times) as required by the CKH Act. The notice was also mailed directly to interested agencies and parties. LAFCO staff has also met with City representatives regarding the Sphere Amendment process. The documents are also available at the Santa Barbara LAFCO website, www.sblafco.org. The noticing requirements of the CKH Act and CEQA has been met.

CLOSING COMMENTS

The information provided in this report has been summarized from the documentation submitted by the City and County for this project. The City proposal intends to allow the City to develop and prepare a development plan for this area and return with more specifics during a future annexation proposal. The Commission would need to determine consistency with GC 56377 and other LAFCO policies based on evidence in the record regarding the potential loss of prime agricultural land, given the intent of the City stated proposal. LAFCO retains discretion in determining the SOI. To modify a Sphere of Influence, LAFCO must also consider and prepare a written determination with respect to the factors in Government Code section 56425(e). The property must be within the SOI before annexation could occur.

Ancillary Commission Actions

Regardless of the option selected, it is recommended that the Commission consider directing the staff to return with a formal resolution for the Commission's final decision.

Attachments

- Attachment A – Requested Sphere of Influence Maps
- Attachment B – SOI Application and Supplemental Materials
- Attachment C – FEIR, Addendum No. 7, and Addendum No. 3 (under separate cover)
- Attachment D – City adopted Statement of Overriding Considerations
- Attachment E – LAFCO Policies & Fiscal Impact of Development Analysis
- Attachment F – CITY Policies
- Attachment G – COUNTY Policies
- Attachment H – Public Comments

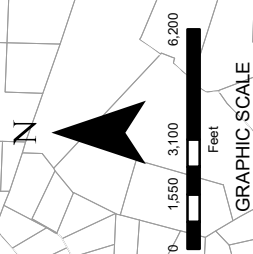
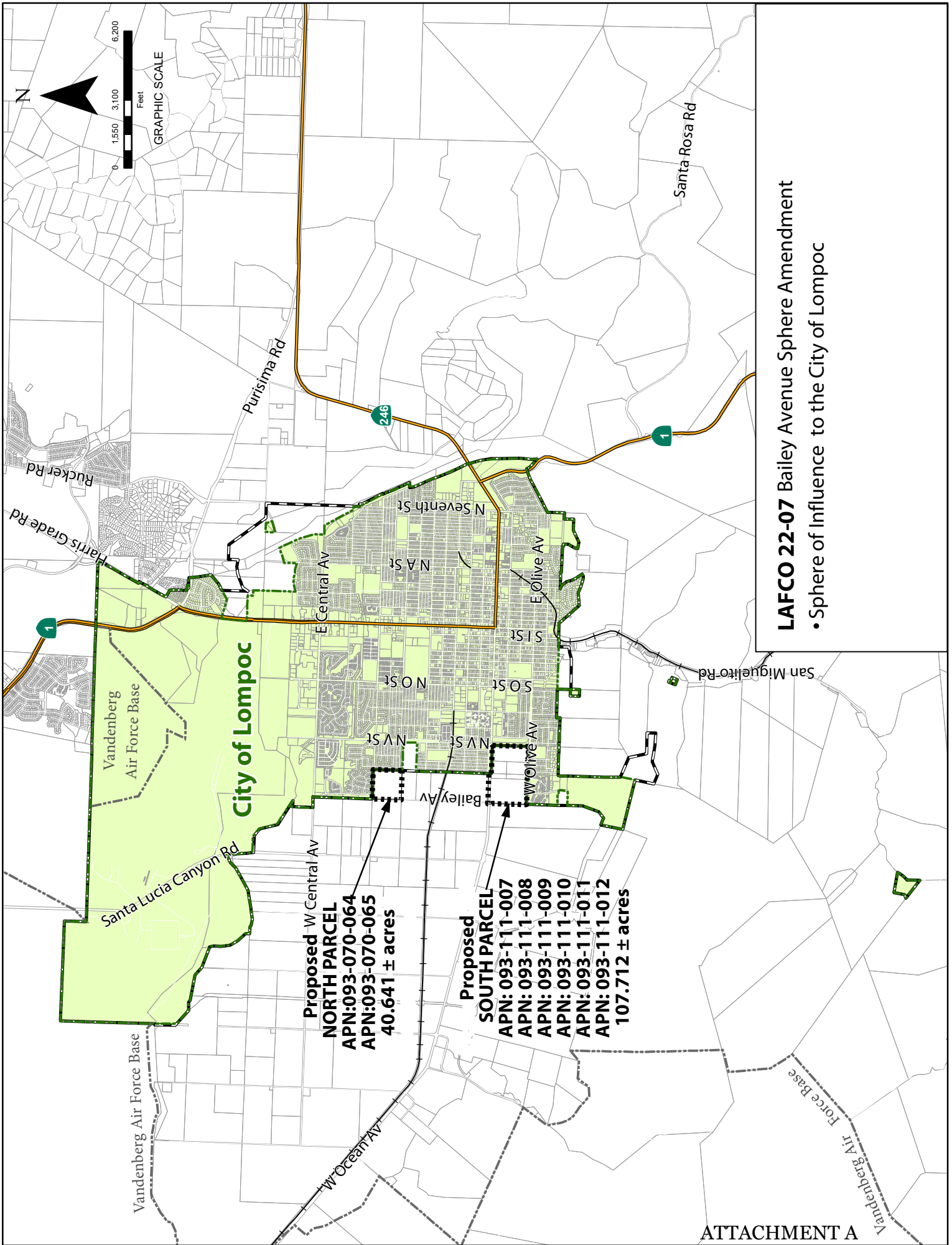
Attachment I – March 4, 2021 Study Session Report by reference (previously distributed)

Please contact the LAFCO office if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "M Prater". The letters are cursive and somewhat stylized, with a horizontal line extending from the end of the signature.

Mike Prater
Executive Officer



LAFCO 22-07 Bailey Avenue Sphere Amendment

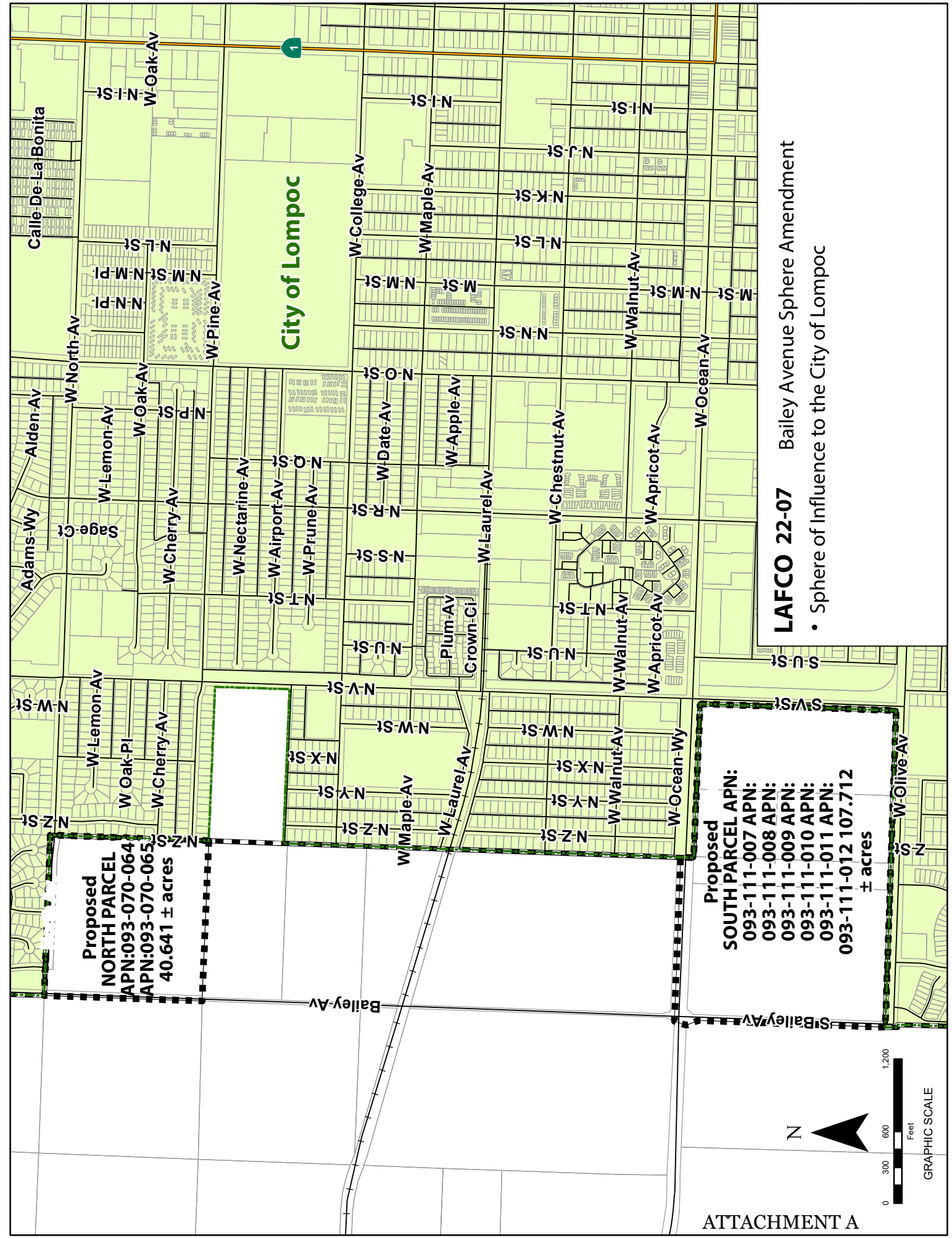
- Sphere of Influence to the City of Lompoc

City of Lompoc

Proposed NORTH PARCEL
 W Central Av
 APN:093-070-064
 APN:093-070-065
 40.641 ± acres

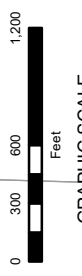
Proposed SOUTH PARCEL
 Bailey Av
 W Olive Av
 APN: 093-111-007
 APN: 093-111-008
 APN: 093-111-009
 APN: 093-111-010
 APN: 093-111-011
 APN: 093-111-012
 107.712 ± acres

City of Lompoc



**Proposed
NORTH PARCEL**
APN:093-070-064
APN:093-070-065
40.641 ± acres

**Proposed
SOUTH PARCEL APN:**
093-111-007 APN:
093-111-008 APN:
093-111-009 APN:
093-111-010 APN:
093-111-011 APN:
093-111-012 107.712
± acres



GRAPHIC SCALE

LAFCO 22-07 Bailey Avenue Sphere Amendment

- Sphere of Influence to the City of Lompoc



October 26, 2022

VIA EMAIL AND U.S. MAIL

Mike Prater, Executive Officer
Santa Barbara County Local Agency Formation Commission
105 East Anapamu Street, Room 407
Santa Barbara, CA 93101
Email: lafco@sblafco.org

**SUBJECT: ADDITIONAL SUPPLEMENT TO CITY OF LOMPOC'S AMENDED SPHERE OF
INFLUENCE APPLICATION FOR THE BAILEY AVENUE PROPERTIES**

Dear Mr. Prater:

Following our discussion last month, we would like to clarify and amend our prior letter to your office, dated September 1, 2022, with respect to the City of Lompoc's ("City") commitment to ensuring the preservation of prime agricultural land. This letter shall constitute a supplement to the City's Amended Sphere of Influence ("SOI") Application submitted to LAFCO in September 2022 (the "Amended SOI Application").

The City is committed to ensuring that the owners of the Bailey Avenue Properties (i.e., Assessor Parcel No.s (APN) 093-070-065, and APNs 093-111-007, -008, -009, -010, -011, and -012) (and their successors/assigns) obtain and record a conservation easement upon the Bailey Avenue Properties and other property within Santa Barbara County to ensure the preservation of prime agricultural land on a 1:1 ratio (based on the loss of prime agricultural land resulting from any future development that occurs on the Bailey Avenue Properties).

The City has obtained a commitment from the owners of the Bailey Avenue Properties (i.e., LB/L-DS Ventures Lompoc II LLC and Jack Bodger & Sons Company, the "Owners"), that they will each be obligated to record a restrictive covenant running with the land against the Bailey Avenue Properties, which covenant shall require the Owners to purchase Prime Agricultural Conservation Easements ("PACE") within Santa Barbara County on a 1:1 basis (net of buffer lands established within the Bailey Avenue Properties), on account of any loss of prime agricultural land due to the development of the Bailey Avenue Property, which shall be a condition to any residential development on the Bailey Avenue Properties (each such covenant, collectively referred to as the "Restrictive Covenant").

Additionally, the City agrees to the imposition of the Restrictive Covenant as a Condition of Approval by the LAFCO Commission in its approval of the Amended SOI Application. The City intends to impose the same commitments with respect to the Restrictive Covenant in its conditions of approval for any proposed residential development of the properties and/or any future submission of an annexation application by the City to LAFCO for the Bailey Avenue Properties.

In the event your office or the LAFCO Commission requires additional confirmation or seeks more information with respect to the timeframe or specifics regarding the commitments regarding the preservation of prime agricultural land contained herein, we are committed to work with your office and the Commission to ensure all requirements are met with respect to the commitment of the City to ensure that prime agricultural land is preserved on a 1:1 ratio with respect to any future development that occurs on Bailey Avenue Properties.

Again, we appreciate your efforts in working with the City on the Amended SOI Application and your willingness to provide helpful feedback to the City in order for the application to receive possible favorable approval by the LAFCO Board. We look forward to working with you and your office to prepare for the upcoming hearing before the LAFCO Board on the Amended SOI Application on December 8, 2022.

Sincerely,



Dean Albro
City Manager, City of Lompoc

cc: Jeff Malawy, City Attorney, City of Lompoc
Brian Halvorson, Planning Manager, City of Lompoc
Christie Alarcon, Community Development Director, City of Lompoc



September 1, 2022

Mr. Mike Prater
Executive Officer, Santa Barbara LAFCO
105 East Anapamu Street
Santa Barbara CA 93101

Subject: Proposed Amendment to the City's Sphere of Influence Adjustment Application (ANX 76) for the Bailey Avenue Properties

Dear Mr. Prater,

The City of Lompoc ("City") hereby requests the Local Agency Formation Commission approve the City's proposed amendment to its Sphere of Influence as described in the attached materials. This proposal constitutes an amendment to the City's prior application submitted in July 2018 to LAFCO (referred to as ANX No. 76; the "2018 Application"), which included both a proposed adjustment to the City's Sphere of Influence and an Annexation proposal for the following properties: (i) the Bailey Avenue Property (constituting approximately 40.6 acres) located on Assessor Parcel No. (APN) 093-070-065, and (ii) the Bodger Property (constituting approximately 107.7 acres), located on APNs 093-111-007, -008, -009, -010, -011, and -012. The City has determined to amend its prior 2018 Application in order to separate out the City's Sphere of Influence adjustment proposal from the Annexation proposal for the Bailey Avenue Property and Bodger Property, and instead, proceed solely with the Sphere of Influence adjustment proposal for the Bailey Avenue Property and Bodger Property, with some changes to the prior 2018 Application as set forth below.

This request is submitted pursuant to the Cortese/ Knox/Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.).

Enclosed in support of this proposal are the following:

1. Resolution No. 6523(22), adopted by the City Council of the City of Lompoc on June 21, 2022, entitled "A Resolution of the Council of the City of Lompoc, County of Santa Barbara, State of California, Approving an Amendment to the City of Lompoc's Previous 2018 Sphere of Influence (SOI) Amendment Application, and Addendum No. 7 to the City of Lompoc's 2030 General Plan Update Final Environmental Impact Report and to Initiate Proceedings with the Local Agency Formation Commission for the Amended SOI Application"

2. Revised and Restated Questionnaire for Amending the City of Lompoc's Sphere of Influence (the "Revised Questionnaire"), and an Appendix to the Questionnaire, which includes supplemental information regarding the City's amendment to its prior Sphere of Influence application submitted to LAFCO in 2018.
3. Lompoc General Plan Update Environmental Impact Report Addendum No. 7 (State Clearinghouse No. 2008081032), approved by the City Council on June 21, 2022.
4. The required LAFCO processing fees payable to "LAFCO" in the amount of \$4,500.00.
5. Mailing labels for both sites in an excel spreadsheet format (including landowners in the surrounding 300-foot area of the properties and, registered voters)
6. Additional documentation submitted in connection with the City's 2018 Application, which includes the following: (i) documentation of consultation with the County of Santa Barbara staff; (ii) Boundary Modification Maps (i.e., showing the APNs of the Bailey Ave. Property and Bodger Property); (iii) Legal Descriptions of the Bailey Ave. Property and Bodger Property; (iv) Maps of the City's existing Sphere of Influence and proposed Sphere of Influence to include the Bailey Ave. Property and Bodger Property; (v) evidence of prior fee payment to LAFCO to process the application; (vi) the executed Cost Accounting and Indemnification Agreement; and (vii) list of current landowners and their contact information.

The undersigned hereby affirms that written consent has been given by the affected property owners to the proposed amendment to the City's prior Sphere of Influence application.

If you have any questions regarding this proposal or need additional information, please contact Brian Halvorson, Planning Manager at (805) 875-8228. Please let us know when we can schedule a hearing before the LAFCO Board on this amended Sphere of Influence application.

Sincerely,



Dean Albro
City Manager



September 1, 2022

Mike Prater, Executive Officer
Santa Barbara County Local Agency Formation Commission
105 East Anapamu Street, Room 407
Santa Barbara, CA 93101
Email: lafco@sblafco.org

**SUBJECT: SUPPLEMENT TO CITY OF LOMPOC'S AMENDED SPHERE OF INFLUENCE
APPLICATION (ANX 76) FOR THE BAILEY AVENUE PROPERTIES**

Dear Mr. Prater:

We understand your office has reviewed portions of the City of Lompoc's ("City") Amended Sphere of Influence ("SOI") Application, and seeks certain supplemental information and commitments from the City with respect to the SOI proposal and any future annexation application proposal submitted by the City for the Bailey Avenue Properties (referred to in the SOI Application as the Bailey Avenue Property and Bodger Property). Therefore, the City would like to supplement its Amended SOI Application with the documentation, information and commitments contained in this letter.

However, please note that the City has not yet determined whether to proceed with any future annexation proposal for the Bailey Avenue Properties, and such proposal will require discretionary approvals from the City Council for a pre-zoning of the properties, additional environmental analysis pursuant to CEQA, a property tax exchange agreement approved by the City and the County of Santa Barbara ("County") along with compliance with all of the requirements under the Government Code, the Cortese-Knox-Hertzberg Act ("CKH Act") and the Revenue and Taxation Code ("R&T Code") for any such annexation proposal to receive a hearing before the LAFCO Board.

Documents, Information and Commitments from the City to Supplement the Amended SOI Application:

First, please see the attached enclosures to this letter for: (1) City Council Resolution No. 5668 (10), which includes the findings and statements of overriding considerations with respect to the City's approval of the Final EIR for the City's 2030 General Plan Update, including findings and statements with respect to the potential for loss of prime agricultural land, (2) the City's existing jobs/housing ratio (and comparisons with past years prior and surrounding areas), and (3) the City's StoryMaps (located on the City's website at the following link: (<https://storymaps.arcgis.com/stories/81f290b8cf884adc837f6cdbe208f973>)), which contain a list, description and depiction of residential properties within the City proposed for development (updated as of August 2022).

Second, the City agrees to comply with your office's request to include a build-out estimate/inventory of the potential for housing development upon potentially developable parcels within the City's boundaries (which shall include an evaluation of infill development opportunities within the City, along with a list of housing projects approved by the City (but not yet built/occupied)) with any future annexation application proposal submitted for the Bailey Avenue Properties. Such build-out estimate shall also include an updated jobs/housing ratio for the City as well as the Lompoc Valley area as a whole.

Third, the City commits to ensuring that the City's Inclusionary Housing Ordinance (set forth in Chapter 17.324 of the City's Municipal Code) and 2030 General Plan Housing Element policies related to affordable housing requirements shall be imposed upon the Bailey Avenue Properties in the event of any future residential development of such properties, which shall be included in the City's approval/conditions of approval for the pre-zoning for the Bailey Avenue and/or in the CEQA analysis for same. This requirement is intended in order to enable the City to realize the development of additional affordable housing within the City.

Fourth, prior to submission of an annexation application for the Bailey Avenue Properties, the City shall negotiate with the County for a Regional Housing Needs Allocation ("RHNA") transfer.

Finally, the City is committed to ensure that any future annexation application for the Bailey Avenue Properties shall include an obligation of the owners of the Bailey Avenue Properties (and their successors/assigns) to obtain and record a conservation easement upon the Bailey Avenue Properties or other property within the Lompoc Valley which ensures a 1:1 ratio for the loss of prime agricultural land that results from any future development of the Bailey Avenue Properties (which may take account for any buffer lands or conservation easements established directly on the Bailey Avenue Properties). Subject to the following sentence, the City agrees that such requirement and conservation easement shall be required as a condition to the approval for the City's approval of the pre-zoning for the Bailey Avenue Properties (and/or the CEQA approvals for same), and that the conservation easement must be recorded prior to any future development of the Bailey Avenue Properties.

Please note however, that the City cannot guarantee this commitment as it cannot legally bind or restrict the discretion of any future City Council of Lompoc, and that the Council must retain its police powers/land use discretion with respect to the pre-zoning and the future CEQA environmental analysis prepared for same, which environmental analysis may indicate or require the City to ensure a greater amount of agricultural conservation easements (in comparison to the 1:1 ratio set forth above), or may permit a lesser amount if warranted based on the CEQA environmental analysis and approved in the discretion of the City Council at the time.

Please note that in return for these commitments from the City regarding a future annexation application proposal, the City will seek compliance from LAFCO with the CKH Act, R&T Code, and Government Code with respect to such annexation application, including a determination of completeness on such application from LAFCO pursuant to Government Code Section 56658(c), mailed notice by LAFCO to affected local agencies pursuant to Government Code Section 56658(b), and notice to the County Assessor and Auditor pursuant to R&T Code Section 99(b). As you are well aware, the City's prior annexation application for the Bailey Avenue Properties was submitted to LAFCO in July 2018, and the City attempted to process such application (along with its prior SOI proposal) with LAFCO for many years, which delay was due primarily to the initial informal process the City and LAFCO staff established for processing of the City's 2018 application, which is the reason for our request to establish a more formal process (though we recognize the delay was not due to any fault of your own making; on the contrary, you have greatly helped in consolidating and defining the outstanding issues for the City in to address in the 2018 application, which is the reason why the City determined to separate the SOI proposal from the annexation proposal in the City's Amended SOI Application).

We greatly appreciate all of your efforts in working with the City on the Amended SOI Application and your willingness to provide helpful feedback to the City in order for the application to receive possible favorable approval by the LAFCO Board. We look forward to working with you and your office to prepare for a hearing before the LAFCO Board on the Amended SOI Application and on any future annexation proposal for the Bailey Avenue Properties.

Sincerely,



Dean Albro
City Manager, City of Lompoc

cc: Jeff Malawy, City Attorney, City of Lompoc
Brian Halvorson, Planning Manager, City of Lompoc
Christie Alarcon, Community Development Director, City of Lompoc

(enclosures)

RESOLUTION NO. 6523(22)

**A Resolution of the Council of the City of Lompoc,
County of Santa Barbara, State of California,
Approving an Amendment to the City of Lompoc's Previous 2018
Sphere of Influence (SOI) Amendment Application, and
Addendum No. 7 to the City of Lompoc's 2030 General Plan
Final Environmental Impact Report and to Initiate Proceedings with the
Local Agency Formation Commission for the Amended SOI Application**

WHEREAS, the City of Lompoc (City) previously initiated proceedings, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act 2000, Division 3, commencing with Section 56000 of the California Government Code (CKH Act) for an amendment to the City's sphere of influence (SOI) in July 2018 pursuant to Resolution No. 6103(17),(as described further below); and

WHEREAS, Government Code section 56654 provides that "[a] proposal for a change of organization or a reorganization may be made by the adoption of a resolution of application by the legislative body of an affected local agency . . . [;]"; and

WHEREAS, in July 2018, the City submitted an application (2018 Application) to the Santa Barbara Local Agency Formation Commission (LAFCO) which included both a proposed amendment to the City's SOI and an annexation proposal for the following properties (i) the Bailey Avenue Property (constituting approximately 40.6 acres) located on Assessor Parcel No. (APN) 093-070-065, and (ii) the Bodger Property (constituting approximately 107.7 acres), located on APNs 093-111-007, -008, -009, -010, -011, and -012 (collectively referred to herein as the "Bailey Ave. Properties"); however, the 2018 Application never received a hearing with the LAFCO Commission; and

WHEREAS, the City has determined to amend its 2018 Application in order to separate the City's SOI amendment proposal from the annexation proposal for the Bailey Ave. Properties in order to enable the City to plan for the logically and orderly development of the Bailey Ave. Properties; and

WHEREAS, the City now desires to proceed solely with the SOI amendment proposal for the Bailey Ave. Properties pursuant to a revised/amended Sphere of Influence Application (Amended SOI Application or Project) as set forth on Exhibit A attached hereto and incorporated herein, which has been analyzed under the California Environmental Quality Act, Section 21000 et seq. of the California Public Resources Code (CEQA) pursuant to Addendum No. 7 (Addendum) to the City's 2030 General Plan Update Final Environmental Impact Report, which Addendum was prepared by Rincon Consultants, Inc. (Rincon).

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMPOC, CALIFORNIA,
DOES HEREBY RESOLVE AND ORDER AS FOLLOWS:**

SECTION 1: The Recitals set forth above are true and correct and are incorporated herein.

SECTION 2: The City Council of the City hereby requests and authorizes the City staff to submit and process an amendment to the City's existing 2018 Application pursuant to the Amended SOI Application as shown on Exhibit A attached hereto and incorporated by reference herein.

SECTION 3: A depiction of the Bailey Ave. Properties is set forth in the Site Map shown on Exhibit B, attached hereto and by reference incorporated herein.

SECTION 4: The City, as Lead Agency for the purposes of CEQA, hereby determines that the Addendum (i.e., Addendum No. 7) is the appropriate environmental document for the analysis of the Project, and further determines that there is no substantial evidence, in light of the whole record that the Project may have any significant effect on the environment and based upon the City's independent judgment and analysis hereby adopts the Amended SOI Application and the Addendum. The Addendum relies, in part, upon the Final EIR prepared by the City for its 2030 General Plan and the mitigation measures adopted as part of the 2030 General Plan.

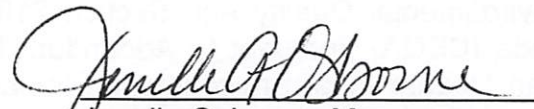
SECTION 5: The City Manager, or his designee, is hereby authorized to execute, submit and process with LAFCO, the Amended SOI Application and the Addendum, together with all associated application materials and fees relevant to amend the City's SOI to include the Bailey Ave. Properties as may be required by LAFCO. Additionally, the City Manager is authorized to take all other necessary steps required by LAFCO that are reasonably necessary in order for the Amended SOI Application to receive a hearing before the LAFCO Commission.

SECTION 6: The City Manager and City Attorney shall be, and they hereby are, authorized and directed to perform any and all acts required to affect the reorganization proposed by this Resolution.

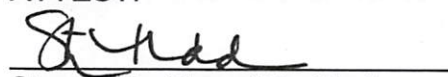
SECTION 7: This Resolution shall be deemed effective upon its adoption.

The foregoing Resolution was proposed by Council Member Starbuck, seconded by Council Member Cordova, and was duly passed and adopted by the Council of the City of Lompoc at its regular meeting on June 21, 2022, by the following vote:


AYES: Council Member(s): Dirk Starbuck, Gilda Cordova, Victor Vega, and Mayor Jenelle Osborne.
NOES: Council Member(s): Jeremy Ball
ABSENT: Council Member(s): None


Jenelle Osborne, Mayor
City of Lompoc

ATTEST:


Stacey Haddon, City Clerk
City of Lompoc

Attachment: Exhibit A: Amended SOI Application
Exhibit B: Site Map

I HEREBY CERTIFY THAT THE
foregoing instrument is a true and
correct copy of the original on file in
the Lompoc City Clerk's Department.
ATTEST:  **ATTACHMENT B**

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

Revised and Restated Questionnaire for Amending the City of Lompoc's Sphere of Influence

Sphere of Influence of the City of Lompoc

Purpose of the Proposal

1. **Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.**

This Sphere of Influence (SOI) Proposal is a request to Santa Barbara County Local Agency Formation Commission (LAFCO) to amend the City's Sphere of Influence to include two properties referred to herein as the **Bailey Avenue Property** and the **Bodger Property** (together referred to herein as the **Bailey Ave. Properties**). This SOI Proposal will establish the probable physical boundaries and service area of the City of Lompoc (City) to include the Bailey Avenue Property and the Bodger Property. The SOI Proposal herein only outlines what the ultimate boundaries of the City could be over time following future annexations approved by LAFCO if the City decides to proceed with any future annexation proposal for the Bailey Ave. Properties (which would only proceed following the City's processing and approval for the pre-zoning for such annexation together with the corresponding the California Environmental Quality Act (CEQA) review, consent from the property owners of such properties for the City's pre-zoning and annexation proposal, and negotiations with the County of Santa Barbara (County) regarding a property tax exchange agreement). This SOI Proposal is intended to be a first step to enable the City to work with the County, to plan for the future of the area based on the decision of LAFCO regarding this SOI application (and the recommendations and comments of the LAFCO Commission Board Members during the public hearing on this SOI application), which will provide guidance for the City in pursuing any future annexation of the Bailey Ave. Properties and its discussions with the County regarding the future of these properties.

The City seeks to initiate long term planning of the Bailey Ave. Properties to ensure proper and orderly growth of the City, while supporting the preservation of agricultural and open space activities and uses within the region.

Background:

The Bailey Ave. Properties have actually been planned for growth since 1960 when the owners of the properties on the eastside of Bailey Avenue paid for the installation of a sewer line running beneath Bailey Avenue in order to service

future development on such properties (the assessment was not levied against any other property owners in the City as the sewer line was intended to serve future development along Bailey Avenue). This has been a point of contention between the City and various owners of the properties along the eastside of Bailey Avenue for decades, as the present value of their contribution to the costs of such sewer work is now in the millions of dollars, given the fact that the owners have not received any benefit from the installation of the sewer line (the Bailey Ave. Properties owners' current present value of costs for the sewer line alone are over \$5,000,000).

In 1997, the City amended its urban limit line (ULL) to include all properties located to the eastside of Bailey Avenue (Bailey Ave. Corridor) pursuant to its adoption of an amended General Plan. Such ULL was adopted by the City to mark the outer limit beyond which urban development will not be allowed within the City and assumed that the Bailey Ave. Corridor properties would ultimately be annexed into the City (and was intended to ensure that there would be no growth/development outside of the ULL in order to ensure the preservation of farmland and open space beyond the ULL). Following the adoption of the ULL under the City's General Plan, the City submitted a request for a SOI proposal for the Bailey Ave. Corridor properties in 1998, but such request was ultimately denied by LAFCO in 1999.

Thereafter, in connection with the City's adoption of its 2030 General Plan, the City prepared a draft Specific Plan for all properties along the Bailey Ave. Corridor in 2008, together with associated environmental review under CEQA, which culminated in a Final EIR for the 2030 General Plan, and included a buildout scenario and analysis that included development of the entire Bailey Ave. Corridor (which assumed the future annexation of such properties into the City). The Final EIR assumed that development of the Bailey Ave. Corridor would include a maximum of 2,718 dwelling units, approximately 228,700 sf of commercial uses, and 37 acres of park area and open space. However, the proposed Specific Plan was subsequently withdrawn at the request of certain owners of properties along the Bailey Ave. Corridor.

Subsequently, the owners of the Bailey Avenue Property and Bodger Property requested that the City proceed with a SOI change and annexation for their properties into the City for various reasons (as discussed in detail below). Thus, in July 2018, the City submitted an application (referred herein as the 2018 Application; also referred to as ANX No. 76) to LAFCO which included both a proposed adjustment to the City's Sphere of Influence and an annexation proposal for the following properties (as shown in the Vicinity Map below): (A) the Bailey Avenue Property (constituting approximately 40.6 acres) located on Assessor Parcel No. (APN) 093-070-065, and (B) the Bodger Property (constituting approximately 107.7 acres), located on APNs 093-111-007, -008, -

009, -010, -011, and -012. The 2018 Application ultimately never received a hearing with the LAFCO Commission.

The City has determined to amend its prior 2018 Application in order to separate out the City's SOI adjustment proposal from the annexation proposal for the Bailey Avenue Property and Bodger Property, and instead, proceed solely with the SOI adjustment proposal for the Bailey Ave. Properties. Thus, this revised SOI application constitutes a revision to the prior 2018 Application to solely address the City's request for a sphere of influence adjustment to include the Bailey Ave. Properties within the City's SOI.

The City seeks to adhere to the traditional process for sphere of influence and annexation proposals with a two-step process, in order to receive an initial determination from LAFCO as to whether the City's SOI Proposal for the Bailey Ave. Properties is acceptable before going forward with any annexation proposal for the properties (given all of the costs and expenses involved in an annexation proposal, including CEQA, pre-zoning, and negotiations with the County regarding the required property tax exchange process, which would require many hundreds of hours of time for City staff and its attorneys to finalize, and which could cost the City over a million dollars to complete. The City does not want to expend significant costs, time and effort in going through all of the requirements for an annexation proposal for the Bailey Ave. Properties, if LAFCO is unwilling to approve this basic SOI Proposal.

In the event this SOI Proposal for the Bailey Ave. Properties is approved by LAFCO, any further annexation application for the Bailey Ave. Properties shall require additional environmental review in accordance with CEQA and the State CEQA Guidelines, and, among other things, the pre-zoning for same in accordance with the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (CKH Act).

Finally, please note that there was a survey / questionnaire that was facilitated by the City in 2019 (following information requests from LAFCO), and was sent to the community in and around Lompoc (approximately 25% of the total 282 respondents to the survey were located outside of Lompoc's city limits). The vast majority of respondents indicated that they wanted to see Lompoc grow outside of its current boundaries. The results of such survey are included within this SOI Proposal as supplemental information in the Appendix attached hereto. Separately, please see the Appendix attached to this SOI Proposal for a letter of support from Mr. Cunningham, the Assembly member for the 35th District representing portions of Santa Barbara County, including the City of Lompoc.

LAFCO approval action requested in this SOI Proposal:

- Amending the City's Sphere of Influence boundary to include the Bailey Avenue Property and Bodger Property (as shown in the Vicinity Map below).

Consultation with the County (City sphere changes only)

2. Provide documentation regarding consultation that has occurred between the City and the County with regard to agreement on boundaries, development standards and zoning requirements for land in the proposed sphere as required by Government Code §56425.

- Consultation between the City and County is documented as shown in Section 5 of the 2018 Application. A total of four consultation meetings were held between the City and the County on January 16, 2018, June 25, 2018, October 1, 2018, and October 24, 2019.
- Additionally, the City and County had various letter correspondence regarding the City's SOI proposal for the Bailey Ave Properties and the potential annexation of the properties, but ultimately no conclusion was reached between the City and the County and there are no further issues requiring further discussion at this time. However, consultation between the City and County will need to re-commence if this SOI application receives approval from LAFCO and the City decides to proceed with an annexation proposal for the Bailey Ave. Properties (with the approval of the Bailey Ave. Property owners).
- Thus, while no formal agreement has been reached as yet with respect to the City's SOI Proposal with the County, the City met its obligations in conferring with the County pursuant to Government Code Section 56425(b).

Description of area to be included in the sphere

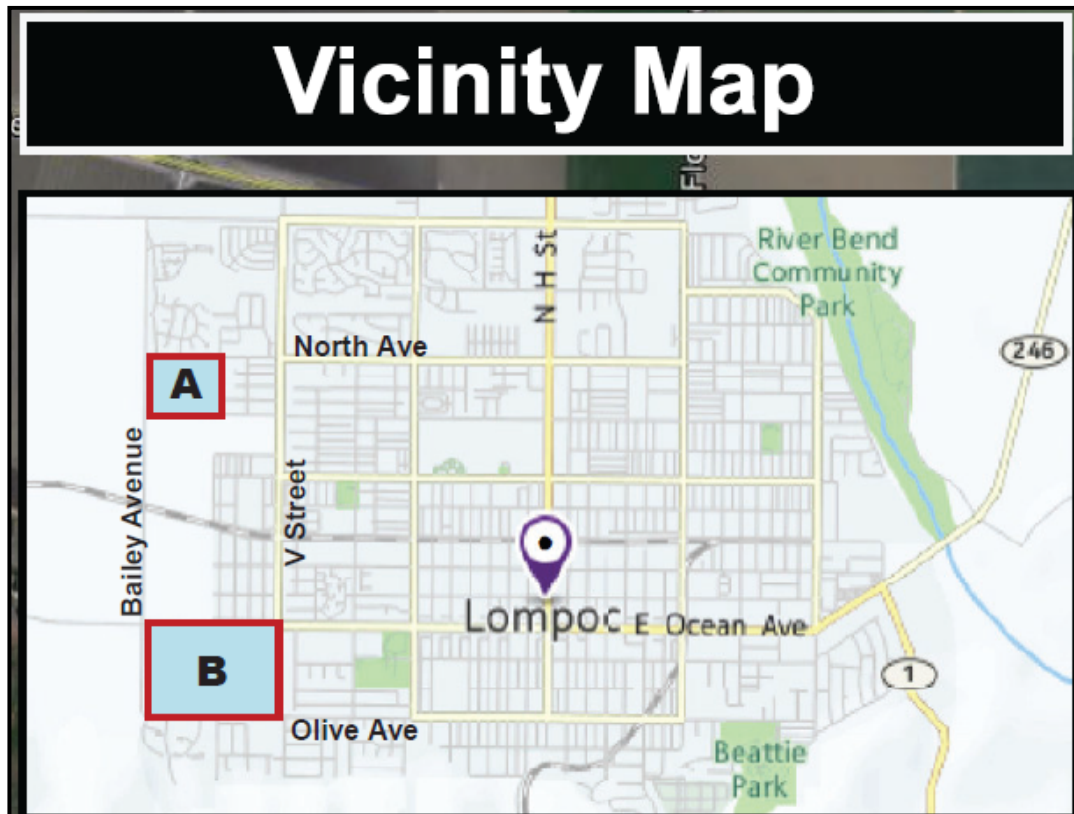
3. What area is proposed to be included in the sphere? Attach a map identifying the current sphere and the proposed addition. What is the acreage?

This SOI Proposal consists of two non-contiguous properties located along the westerly edge of the City along Bailey Avenue, both of which are adjacent to the Lompoc city limits (note – both properties have also been included within the City's Urban Limit Line (ULL) established in 1997, pursuant to the City's then-adopted General Plan, which ULL remains in effect under the City's current 2030 General Plan).

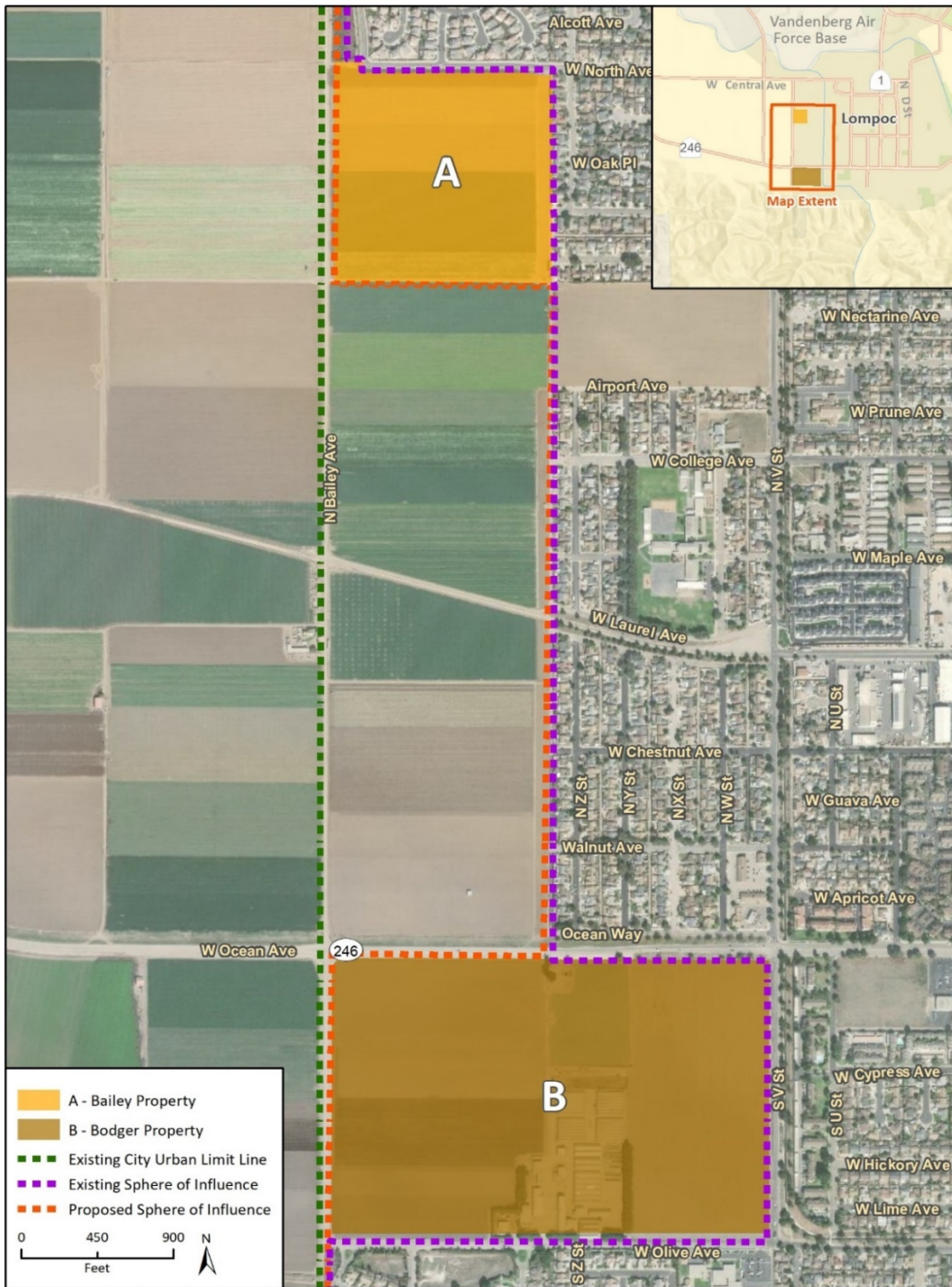
These two properties (Areas A and B) are shown in the Maps below and are held under separate ownership as follows:

- The Bailey Avenue Property – Area A – an approximately 40.6-acre property owned by LB / L-DS Ventures Lompoc II LLC, Assessor Parcel No. 093-070-065.
- The Bodger Property – Area B – an approximately 107.7-acre property, owned by John Bodger & Sons Co., Assessor Parcel Nos. 093-111-007, -008, -009, -010, 011, -012.

Map 1: Project Location



Map 2: Existing and Proposed Sphere of Influence Boundaries



Imagery provided by Esri, Microsoft Bing and their licensors © 2021.

Fig 1. SOI Boundary

4. Why was it decided to use these particular boundaries?

Since 1997, the City's ULL established in its General Plan has included the entire Bailey Avenue Corridor (i.e., all properties located east of Bailey Avenue between West Olive Ave., and West North Ave.), which totals approximately 268 acres along the western edge of the City. Thus, the City has intended to incorporate the entire Bailey Avenue Corridor within its Sphere of Influence for some 25 years. However, the Bailey Avenue Corridor is under five separate ownerships. The only owners of the Bailey Avenue Corridor properties that are interested in proceeding with this SOI Proposal at present are the Bailey Avenue Property and Bodger Property owners.

5. What are the existing land uses for the proposal area? Be specific.

The Bailey Avenue Property (Area A) is currently used for agricultural purposes, including the production of cruciferous and leaf vegetables.

The Bodger Property (Area B) is currently used for agricultural purposes with existing structures such as agricultural support buildings, etc. on the site.

However, the owners of the Bailey Ave. Properties (Areas A and B), do not seek to continue any farming or agricultural operations on their properties since the current agricultural use, is no longer the best use of the properties given that development has occurred over many years within the City to now border the properties (and, in the case of the Bodger Property, almost surround it), making agricultural uses fairly limited to those that do not require pesticides, fertilizers, fungicides, or sprays (in order to protect surrounding communities and schools given that the prevailing wind blows directly from the properties towards the City).

Lompoc residents have experienced a much higher incidence of respiratory disease and other health issues as compared to other similar cities within the state (that are not proximate to farming activity), which has been linked to the prevalence of drift of agricultural pesticides.¹ As such, the owners can only use the properties for low input crops, such as flowers, berries, vegetables, and seed production, which has decreased the value of the properties – the Bodger Property maintains a below market rate rent to the Campbell Ranches which currently leases and operates the property and is currently set to expire in November 2023. But more generally, while the owners of the properties have implemented voluntary measures to reduce the potential for impacts from the agricultural uses onsite to the surrounding community (such as implementing setbacks for the agricultural uses onsite and reductions to the

¹ See <https://www.wsj.com/articles/SB878669083179710500> ["Lompoc Valley residents...do in fact suffer from higher levels of bronchitis, asthma, lung cancer and infant respiratory disease than do people in similar regions of the state, according to a draft study by California Environmental Protection Agency scientists."]

amount of odor, noise, and dust generated from any agricultural uses on the properties), such uses directly conflict with adjacent sensitive uses / receptors, and are no longer properly suited for the area.

Neither property is subject to a Williamson Act Contract any longer as both owners sought a non-renewal of their properties for agricultural preservation many years ago as they are not intended to be used for any agricultural use in the future.

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 (and no changes could actually be made unless and until an annexation is approved by LAFCO following the required pre-zoning of the properties following required environmental analysis pursuant to CEQA and compliance with the CKH Act). 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, but that will require approval from the City Council, the owners of the Bailey Ave. Properties, and the LAFCO Commission, following CEQA review and processing along with negotiations with the County regarding a property tax exchange agreement (all of which are uncertain to be approved at this time).

Relationship to Existing Plans

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

	County General Plan Designation	County Zoning Designation
Bailey Avenue Property: Area A	AC Agricultural Commercial	AG-II-100
Bodger Property: Area B	AC Agricultural Commercial	AG-II-100

8. Describe any City General Plan and rezoning designations for the proposal area.

The Bailey Ave. Properties have been included within the City's ULL under its General Plan since 1997. As such, in the City's current 2030 General Plan, the Bailey Ave. Properties are designated for Very Low Density Residential development and Low Density Residential development. However, the Bailey Ave. Properties are not pre-zoned under the City's current Zoning Code and will require approvals from the City Council following applicable CEQA review and analysis for such pre-zoning.

Environmental Assessment

9. What is the underlying project? Who is the lead agency? 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 City of Lompoc is the lead agency.
- The environmental document consists of an Addendum (Addendum #7) (which is included within this SOI application) to the 2010 Final EIR approved in connection with the City's 2030 General Plan (State Clearinghouse #2008081032) (note: Addendum #3 to the Final EIR and the Final EIR were provided in Sections 9 and 10 of the 2018 Application, which analyzed a proposal for the actual annexation of the Bailey Ave. Properties and the possibility of a Specific Plan to be adopted for the Bailey Avenue Corridor, which is not applicable for this SOI Proposal).

Justification

10. To assist LAFCO in making determinations pursuant to Government Code §56425, please provide information relevant to each of the following:

- A. Present and planned uses in the area, including agricultural and open-space lands.

	Location	Existing Use	Proposed Use	Planned Use
Bailey Property: Area A	Project Site	Agriculture	No Change	No Change²
	East	Residential	No Change	No Change
	West	Agriculture	No Change	No Change
	North	Residential	No Change	No Change
	South	Agriculture	No Change	No Change
Bodger Property: Area B	Project Site	Agriculture	No Change	No Change³
	East	Residential	No Change	No Change
	West	Agriculture	No Change	No Change
	North	Ag. & Res.	No Change	No Change
	South	Residential	No Change	No Change

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 City’s General Plan Land Use Element provides as follows with respect to the Bailey Ave. Properties: *“The City shall require future development in the Bailey Avenue Corridor...to coordinate installation of infrastructure, continuance of the existing unbroken 200-foot buffer along the Bailey Avenue Corridor from North Avenue to Olive Avenue...”* Policy 7.6 of the Land Use Element provides: *“The City shall require provision of permanent buffer areas as part of new residential development adjacent to areas designated for agriculture. Such buffer areas are intended to provide a separation of uses and limit interference with agricultural activities while still providing for public safety.”* Any development of the Bailey Ave. Properties in the future will be required to ensure a 200 foot agricultural buffer in order to avoid any incompatible uses.

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. For Sphere

² Note that the City ultimately seeks to have this property developed with residential uses following a future annexation application, but that will require approval from the City Council, the owners of such property, and the LAFCO Commission, following CEQA review and processing along with negotiations with the County regarding a property tax exchange agreement.

³ Same comment as above.

of Influence applications, such as this, the CKH Act only requires that a Municipal Service Review (MSR) be adopted for the area. LAFCO is currently processing its five-year update to the MSR for the City and other Santa Barbara County cities. The City provided LAFCO with its responses to the LAFCO Questionnaire / Survey regarding the MSR on May 27, 2022 (which included the City's planned need for services for the Bailey Ave. Properties). Please see the City's response to the LAFCO Questionnaire / Survey for further information.

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.

That said, the City has sufficient water treatment, sewer treatment and electric capacity ready and available for any potential development of the Bailey Ave. Properties as discussed further below.

C. Present capacity of public facilities and adequacy of public services the affected agency provides or is authorized to provide.

The City has sufficient capacity to extend its public facilities and services to the Bailey Avenue Properties.

Please see the Final EIR issued for the City's 2030 General Plan (State Clearinghouse #2008081032) and Addendum 3 (section 17 of the 2018 Application) which address Utility and Public Services. The quantity and availability of water, air, and soil resources for these properties were analyzed in the City's Final EIR for the Lompoc General Plan update certified in 2010 (and an addendum was completed in December 2016 to address minor changes proposed to the Bailey Ave. Corridor Annexation).

In addition, there was a sewer line constructed in 1960 along Bailey Avenue to service the Bailey Ave. Properties and other properties along the Bailey Ave. Corridor, which was paid for in part by the owners of the Bailey/Bodger properties. Such sewer line has the capacity to service the future development of all properties along the Bailey Ave. Corridor.

The Lompoc Regional Wastewater Reclamation Plant (LRWRP) would provide water and wastewater collection and treatment for the Bailey Ave. Properties. The LRWRP is located near the intersection of Bailey Ave. and West Central, within a half-mile of the properties. The capacity of the existing plant, based on current average daily flows, is sufficient to provide adequate hydraulic capacity for any potential future development on the

Bailey Ave. Properties (note that capital improvement upgrades were made to increase the LRWRP's dry weather design capacity to 5.5 million gallons per day (MGD) and peak wet weather design capacity to 15 MGD and current utilization of the LRWRP is 3 MGD which is 55% of total flow utilization).

The City currently provides electricity for the Bailey Ave. Properties, which, based on existing capacity would be sufficient to serve any future development proposed thereon (though future development of the properties may require circuit-expansion and on-site improvements, including additional distribution lines and related facilities). However, the distribution system has implicit redundancy and is capable of serving any new load that comes online. Gas service to the properties would be provided by Southern California Gas Co.

The City's Solid Waste and Sanitation Division would provide trash, recycling, and organics (greenwaste and foodwaste) collection services to service any future development on the Bailey Ave. Properties.

Finally, the City's Police and Fire Departments currently serve Lompoc City residents and would be available to serve the Bailey Ave. Properties. The City's Police Department provides law enforcement services to the City and operates a police station at 107 Civic Center Plaza, which would provide police protection to the Bailey Ave. Properties. The City's Fire Department provides medical response, rescue services, and fire control to Lompoc residents and businesses. The nearest fire station (Station 1) to the properties is located at the intersection of Ocean Avenue and South "G" St., which would provide services to the Bailey Ave. Properties.

D. Existence of any social or economic communities of interest in the area.

The Median Household Income for Lompoc was \$56,483 in 2020, which qualifies the City as a disadvantaged community, but the City is an incorporated city, and therefore, by definition, it does not qualify as a disadvantaged unincorporated community. The unincorporated properties surrounding the Bailey Ave. Properties do not include residential areas, and as such there are no social or economic communities of interest implicated by this SOI Proposal.

Additional Comments

11. Provide any other comments or justifications regarding the proposal.

See the attached Appendix to this Questionnaire for additional information and comments regarding this SOI Proposal.

12. Enclose any pertinent staff reports and supporting documentation related to this proposal.

City Council staff reports, Resolutions, and associated supporting documentation have been included in this revised SOI application in the Appendix attached hereto.

13. Notices and Staff Reports

List up to three persons to receive copies of the LAFCO notice of hearing and staff report.

<u>Name</u>	<u>Address</u>
Brian Halvorson (Planning Manager)	100 Civic Center Plaza - Lompoc, CA 93436
Jeff Malawy (City Attorney)	18881 Von Karman Avenue, Suite 1700 Irvine, CA 92612
Christie Alarcon (Community Dev. Dir.)	100 Civic Center Plaza - Lompoc, CA 93436

Who should be contacted if there are questions about this application?

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Brian Halvorson	100 Civic Center Plaza - Lompoc, CA 93436	(805) 875-8228
Christie Alarcon	100 Civic Center Plaza - Lompoc, CA 93436	(805) 736-1271

Signature _____ Date _____, 2022
Dean Albro, City Manager

APPENDIX TO LAFCO QUESTIONNAIRE

SUPPLEMENTAL INFORMATION FOR CITY OF LOMPOC'S SPHERE OF INFLUENCE APPLICATION

Status of Bodger Cleanup Site.

The Bodger Property (1851 West Olive Street, APN: 093-111-009) is the location of an agricultural business which formerly operated a petroleum fueling facility (including an Underground Storage Tank (UST)). There were three reported Underground Storage Tanks located at the site: one waste oil UST of 1,000 gallons removed on 2/10/1986, and two gasoline UST's, one a 500 gallon and one a 4,000 gallon, both were removed on 7/26/1998. Soil samples identified the presence of gasoline hydrocarbon contamination. In 2007, assessment of both soil and groundwater started and impacts to both were identified and delineated. Extensive investigation and cleanup efforts were subsequently undertaken and these have now reduced the remaining levels of contamination to the point that the site meets the criteria of the Low Threat Closure Policy.

An unauthorized release was reported in March 2008 following a site assessment. Since 2008, 18 groundwater monitoring wells have been installed and monitored. In addition, dual phase extraction pilot tests were conducted in June 2015. Remediation and monitoring occurred between August 2016 and February 2021, including the following: (i) Soil vapor extraction conducted between August 2016 and August 2017 removed 1,211 pounds of vapor-phase petroleum hydrocarbons, and (ii) mobile high vacuum dual phase extraction (HVDPE) conducted between April 2020 and February 2021 removed 56,267 pounds of petroleum hydrocarbons. Following such remediation and monitoring, reports of the water quality / groundwater data were provided to the County and State agencies to confirm that the site is clean and will not pose any risk to human health.

The City received letters from the Santa Barbara County Public Health Department, Environmental Health Services Division (SBCPH) dated January 12, 2022, and February 24, 2022, confirming that the SBCPH has reviewed the site and documentation/data (regarding the prior release of waste / petroleum materials from a UST at the Bodger Property in 2008), which confirmed that the site is now subject to closure and a No Further Action letter can be issued for this former leaking UST case.

The State Water Resource Control Board has also issued a summary report (in January 2022) to the City concurring with the closure of this matter and confirming that the residual petroleum hydrocarbons at the site do not pose a significant risk to human health, safety, or the environment.

Information Regarding the Potential Loss of Prime Agricultural Lands Resulting from this SOI Proposal:

This SOI Proposal, in itself, will not result in any loss of Prime Agricultural Land, since it only proposes a boundary adjustment and will not allow for any changes to the existing uses of the Bailey Ave. Properties. As set forth in the Addendum #7 to the FEIR prepared by Rincon, all impacts from the SOI Proposal alone would not create any new potentially significant environmental impacts (other than those previously analyzed under the FEIR and Addendum #3 to the FEIR).

Moreover, the City is committed to preserving and protecting Prime Agricultural Land as set forth in its 2030 General Plan, which includes goals and policies intended to ensure the protection of the City's and Lompoc Valley's natural resources, including the protection of Prime Agricultural Land, preserving agriculture on a regional basis (i.e., not just within the City), protecting and encouraging agriculture and agricultural-support businesses, assisting agricultural-support businesses to expand and/or relocate in the Lompoc Valley, protecting and enhancing the agricultural industry, among other goals and policies.

In the event that a future annexation of the Bailey Ave. Properties is approved by the City Council and LAFCO Commission to allow for the properties to be converted to non-Prime Agricultural Land uses (which will require a pre-zoning procedure and determination of the allowed uses along with further CEQA analysis), such conversion will not necessarily result in any loss of Prime Agricultural Land. The City has a specific ratio to address the loss of agricultural land as set forth in the Mitigation Measures contained within the FEIR and which is also required under the City's 2030 General Plan (which will apply to any development of the Bailey Ave Properties), which require that any developer of such properties must purchase agricultural conservation easements for prime farmland at a 1:1 ratio for the amount of acreage of Prime Agricultural Lands that is lost by any development that occurs on the properties. This is a part of the City's Purchase of Agricultural Conservation Easements (PACE) program which has been set up to ensure mitigation for significant impacts to agricultural resources. Thus, any change in land use on the Bailey Avenue Property or the Bodger Property will require the developer to acquire conservation easements on other properties to ensure Prime Agricultural Land is preserved to the extent that any loss of Prime Agricultural Land occurs on the Bailey Ave Properties.

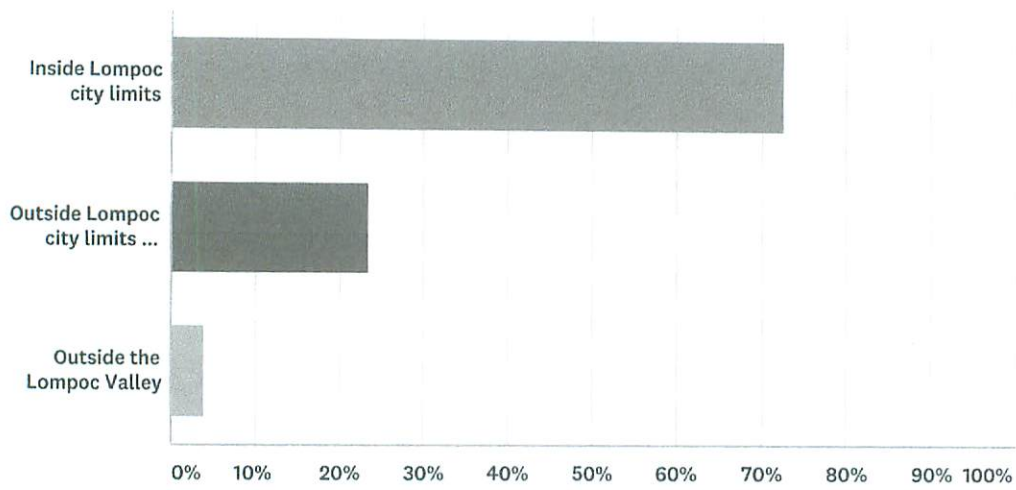
Therefore, this issue should not inhibit or obstruct the City's SOI Proposal for the Bailey Ave. Properties.

COMMUNITY SURVEY

[Attached]

Q1 Where do you live?

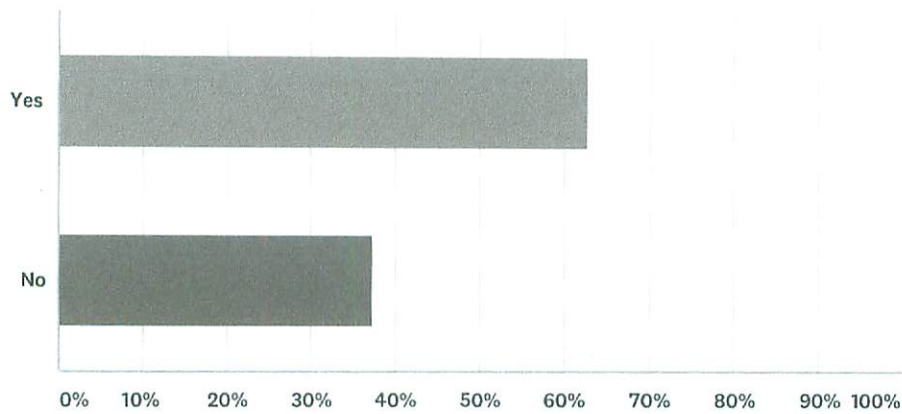
Answered: 282 Skipped: 3



ANSWER CHOICES	RESPONSES	
Inside Lompoc city limits	72.70%	205
Outside Lompoc city limits but in the Lompoc Valley	23.40%	66
Outside the Lompoc Valley	3.90%	11
TOTAL		282

Q2 Do you want to see Lompoc grow outside of its current physical boundaries? (please see city map from news announcement for reference)

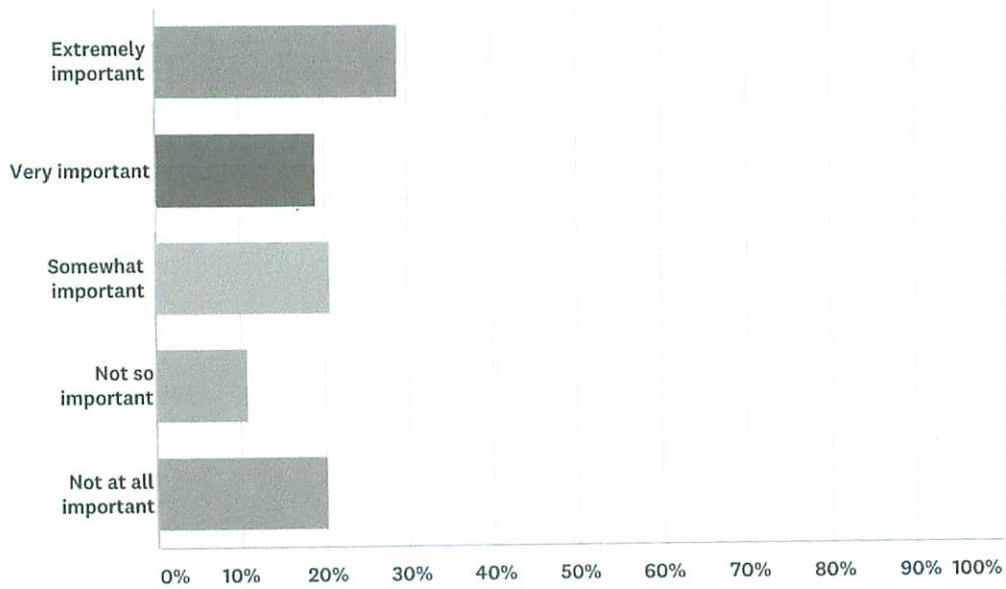
Answered: 279 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	62.72%	175
No	37.28%	104
TOTAL		279

Q3 If you answered "yes" to the above question, how important is the physical expansion of the city to you?

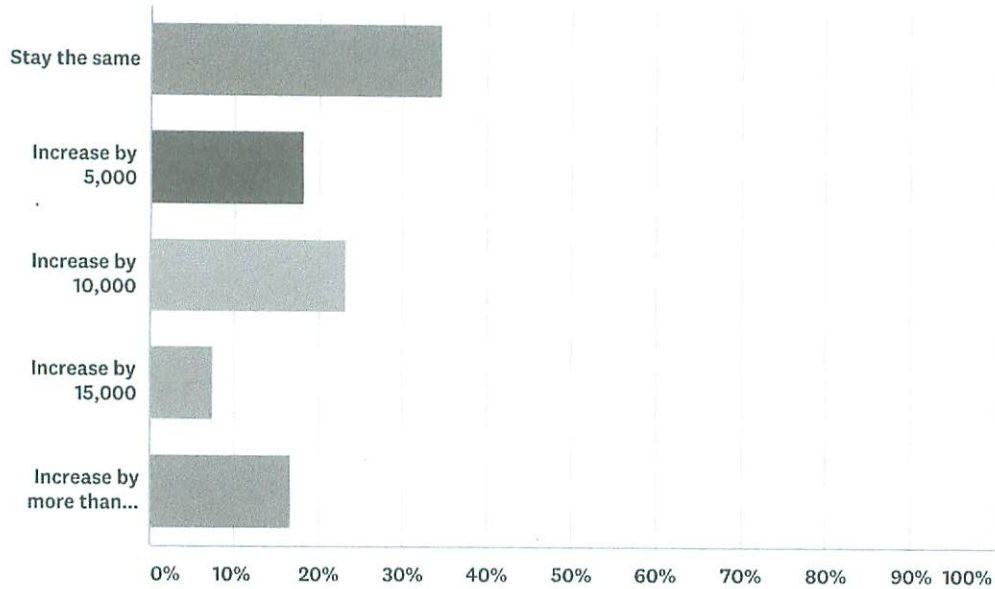
Answered: 246 Skipped: 39



ANSWER CHOICES	RESPONSES	
Extremely important	28.86%	71
Very important	19.11%	47
Somewhat important	20.73%	51
Not so important	10.98%	27
Not at all important	20.33%	50
TOTAL		246

Q4 Would you like to see the population of Lompoc (about 44,000) stay roughly the same, or increase?

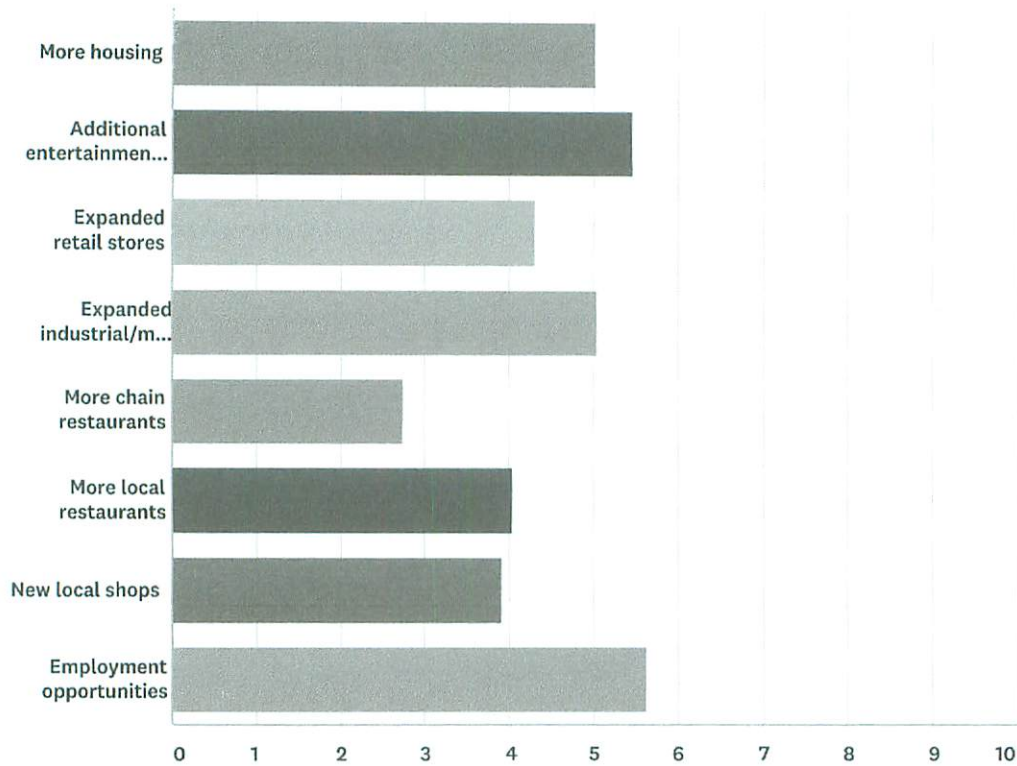
Answered: 281 Skipped: 4



ANSWER CHOICES	RESPONSES	
Stay the same	34.52%	97
Increase by 5,000	18.15%	51
Increase by 10,000	23.13%	65
Increase by 15,000	7.47%	21
Increase by more than 15,000	16.73%	47
TOTAL		281

Q5 Rank the following areas for potential growth in Lompoc in order of their importance to you.

Answered: 282 Skipped: 3



	1	2	3	4	5	6	7	8	TOTAL	SCORE
More housing	23.85% 62	13.08% 34	11.54% 30	9.23% 24	10.38% 27	13.08% 34	6.15% 16	12.69% 33	260	5.03
Additional entertainment (movie theaters, bowling alleys, sports centers)	23.13% 62	15.30% 41	16.04% 43	15.30% 41	10.07% 27	8.21% 22	5.60% 15	6.34% 17	268	5.47
Expanded retail stores	6.51% 17	9.58% 25	13.03% 34	16.48% 43	15.33% 40	15.33% 40	18.77% 49	4.98% 13	261	4.30
Expanded industrial/manufacturing businesses	13.74% 36	17.94% 47	18.70% 49	13.36% 35	7.25% 19	11.07% 29	10.31% 27	7.63% 20	262	5.05
More chain restaurants	4.55% 12	3.79% 10	3.41% 9	6.82% 18	11.36% 30	13.64% 36	14.77% 39	41.67% 110	264	2.75
More local restaurants	3.82% 10	6.49% 17	13.74% 36	13.74% 36	17.56% 46	21.76% 57	17.56% 46	5.34% 14	262	4.03
New local shops	2.61% 7	10.45% 28	9.33% 25	14.55% 39	19.40% 52	14.55% 39	19.03% 51	10.07% 27	268	3.92
Employment opportunities	24.64% 68	23.91% 66	14.13% 39	10.51% 29	8.33% 23	2.17% 6	5.07% 14	11.23% 31	276	5.63

Q6 Detail any thoughts or concerns you have regarding land use or growth in the Lompoc Valley.

Answered: 185 Skipped: 100

Q6 Detail any thoughts or concerns you have regarding land use or growth in the Lompoc Valley.

Answered: 240 Skipped: 134

#	RESPONSES	DATE
1	I am concerned that pot growers will expand to the west and thus leave our neighborhood Smelling like Carpinteria.	5/13/2019 4:15 PM
2	We do not need to allow any more LOW INCOME housing. We have a disproportionate amount now - the highest in the county. We need leadership, strong infrastructure to handle what we have now. If we are to grow and expand: jobs , police and fire and parks are critical. WE cannot take care of what we have now.	5/13/2019 4:02 PM
3	The city's over abundance of low income and non owner occupied residential has caused an extraordinary increase in crime and blight over the past several years. Lompoc needs to focus on bringing business and entertainment that will attract a broad base of employed people to own and occupy residences in the city.	5/13/2019 2:32 PM
4	As a local business owner in this town for 20+ years, the City of Lompoc's slow growth is pushing us farther away from local competition. A mindset as well as economic outlook shift must undergo throughout the in city order to push past the surrounding cities. Lompoc has plenty of future potential, it comes down to using our assets.	5/13/2019 2:24 PM
5	We need to grow our boundaries in order to attract more buisnesses to enter espcpecially to help VAFB	5/13/2019 2:03 PM
6	There needs to be something developed for kids to do. I'm tired of spending my money outside of Lompoc because there isn't much to do for my children.	5/13/2019 1:12 PM
7	Lompoc needs the ability to grown for housing development and for commercial real estate development. We need to push our borders to allow for good business growth that will lead to higher paying jobs and a robust economic growth.	5/13/2019 12:48 PM
8	If done with care both Land Use and Growth Could help the Valley with it's Problems also we should be Capitalizing on the Many Space Programs going on at our Door step.	5/13/2019 11:34 AM
9	No more low income housing	5/13/2019 11:22 AM
10	The Lompoc Valley has extraordinary potential given its geography and proximity to VAFB. Embracing future goals and expansion is the only way the Lompoc Valley can capitalize on its potential.	5/13/2019 11:14 AM
11	Restrictions by LAFCO and Santa Barbara County have lead to a housing shortage and dramatic price and rent increases for Lompoc residents. This is the opposite of the Social Justice concept in California law!!!	5/13/2019 10:56 AM
12	Growth in Lompoc is important to its future success.	5/13/2019 10:06 AM
13	I was unaware that city limits were already past the drive in theater. But you want to use water resources from outside of the valley. You want the money of the Mission Hills and the Village but we have NO say in Lompoc government.	5/13/2019 10:03 AM

14	The median income of households in this City is a measly \$49k. This provides an allowed home purchase at just above \$200k. I'm sad to say this is not a City where the American Dream is readily achievable. If Lompoc annexes more land it needs to ensure development of "affordable housing." This means housing that is "affordable" to the population at their current household median income. This does not mean "low-income" housing. I do not believe the City as an entity knows the difference. Building more \$600k homes on the hill will do nothing for the large majority of the underestimated 44,000 people in this City. Honestly, if I could afford something \$600k+, I would leave this failing, gang-ridden, politically imprisoned City, and purchase in a City with a supported set of services (police, fire, parking) such as the three up-and-comers: Buellton, Goleta, or Orcutt area. We have failing commercial in this City partly due to this shortfall. We need more homes before we need more/new commercial. We do not have enough population to support our current businesses. This is the age of online shopping. (The avenue in which this survey is conducted is evidence of my point, as this used to take several people to do.) But, in the end you all will do what you want, while we the Commoners, either burn or sift thru the ashes. The current state of the City is eerily similar to the fall of the Roman Republic, (Not the well-known Roman Empire, read "republic") and I would suggest a brush up on that story. Mosby, Starbuck, Vega, and their Daddy Linn, serve to add no help or promise for development in this City, only uncertainty and fear.	5/13/2019 9:05 AM
15	Need directed growth and a vision of Lompoc beyond what has been discussed to date.	5/13/2019 8:29 AM
16	The city has a massive homeless problem it needs to deal with. The city offers little in the way for jobs or affordable housing. Until these are rectified, Lompoc will always struggle with crime and be less desirable to live in. The city wants to expand to tax more people because they don't know how to manage money in the first place.	5/13/2019 8:05 AM
17	We are already a bedroom community for Santa Barbara. More houses without more jobs will cause a greater loss of sales tax dollars which equates to bankruptcy for Lompoc.	5/13/2019 7:42 AM
18	Get more working tax paying people instead of welfare section 8 families	5/12/2019 8:03 PM
19	Not for growth at this point. Not enough public safety staff in place. City Counsel say it's a priority but refuse to pay for it or let voters decide. Not proponent of dense housing. Lompoc has too much dense housing and that creates ghettos.	5/12/2019 11:53 AM
20	More growth means more tax \$	5/12/2019 7:06 AM
21	Anything to promote growth in the city. New retail stores and entertainment would be great.	5/11/2019 9:55 PM
22	Lompoc has too much low income housing. We need to mix it up. We need to expand borders, build more houses, create more jobs and job opportunities and we need to reach out to companies like SpaceX to invest in Lompoc. We need nightlife.	5/11/2019 9:47 PM
23	Lompoc is very lovely and scenic. The agricultural boundaries are a huge part of that scenery. They should not be developed over. Lompoc will lose its small hometown charm and beauty if it is overbuilt and overcrowded into a bustling city. Everything that makes Lompoc worth living here will be lost! I have experienced this very same scenario in Oxnard. The city became dirty, full of crime, polluted and overcrowded. It lost that neighborly feel. A very important aspect of Lompoc. All my patrons love to talk about how everyone here is so neighborly, kind, and courteous. I would hate to see that lost due to overdevelopment.	5/11/2019 6:05 PM
24	Expansion of housing will kill Lompoc's rural charm and turn it into an ugly city like Santa Maia.	5/11/2019 5:22 PM
25	We need more affordable homes for middle income family's. The family's who work 100+ hours who can't afford their own home while the people who don't give any effort to work get assisted living and live better then the ones who work and can't afford a better living condition due to us paying the cost of the people on welfare.	5/11/2019 9:23 AM
26	Any physical growth or moving of the City Limits should not be into an area currently in agriculture.	5/11/2019 8:23 AM
27	Designate an aerial fireworks area and provide permits and allow any and all fireworks in that designated area for New Years and the 4th of July. Could also be used as a model rocket site promoting the space program.	5/11/2019 8:05 AM
28	We need a vision, and make decision based on that vision .Lompoc never knows what it wants to be. You also can not grow and attract anything without a safe community. Public safety has to be a priority.	5/11/2019 6:35 AM
29	Need better parks to handle quality of life if we grow. Need better schools to grow and need more public safety personnel to care for and respond to growth!	5/11/2019 6:31 AM

30	Would like access to the beach everyday, all year round. I would like Vandenberg to donate surf beach to the city of Lompoc to upkeep. Access to the beach has the potential to increase physical health and mental health for Lompoc residents.	5/11/2019 2:30 AM
31	More concerned about the appearance of the city. Since the drought the citizens have let their yard go to weeds. It is looking pretty run down.	5/11/2019 12:36 AM
32	Think what's best for the community in terms of practical and not be over zealous	5/10/2019 11:34 PM
33	Emergency access and egress routes, such as McLaughlin (sp?) Road. Big problem when we had fires here.	5/10/2019 10:14 PM
34	Economic growth is important. I think it is also necessary to have more employment opportunities. There are so many Lompoc residents that commute, it's a shame so many have to go out of town for work. I also believe it is imperative for us to remember the importance of incorporating natural elements (trees, plants, etc) around our city. Not only have studies shown nature decreases anxiety & depression, but it also helps with the aesthetic of our city.	5/10/2019 9:29 PM
35	Filling in existing space should be a priority. However, growing the city limits to accommodate housing should be considered.	5/10/2019 9:27 PM
36	Water is the most important issue. We do not want to become like Santa Barbara and have the water issues they have. We also need manageable growth. Lastly would prefer if this DID NOT become the Pot Shop Mecca!! Allowing more of these shops then liquor stores is ridiculous. Keep Lompoc a place for families to come and visit.	5/10/2019 9:17 PM
37	Let Mr. Bodger change zoning on his land. He could have some plans drawn up for a wine emporium that would accommodate 100 of the 122 wineries on the central coast. The emporium could be built in three phases not for rent but for sale. Each space could have a kitchen as well for their chefs to prepare tapas style dishes that pair well with the wine each business specializes in. The city could benefit from the sales and property tax.	5/10/2019 6:51 PM
38	I would like to see more infill. Do not support Bailey Ave. housing. Would like more quality options in Lompoc and fewer dollar type stores. If Target can bring a curated store to Santa Barbara, they can do this for Lompoc - a smaller store with middle income products instead of junk and seconds everywhere.	5/10/2019 6:34 PM
39	If we're insolvent at this size, why grow? We need more money circulating within the city. Don't double down on being a bedroom community for Santa Barbara.	5/10/2019 6:07 PM
40	Lompoc city could grow to encompass Vandenberg Village, but should concentrate more on improving the renovations within the city more than the expansion OF the city.	5/10/2019 5:46 PM
41	There will be a need to expand staffing for police department, upgrade fire department equipment and staff to respond to the needs of our community	5/10/2019 5:24 PM
42	One major issue is: if we expand we must expand our police and fire forces and call for additional AMR to assist with increased area and call volume for Police and Fire.	5/10/2019 5:16 PM
43	LAFCO MUST allow Lompoc to grow beyond its boundaries, as there is only so much infill to be had. We have residents commuting to the higher paying tech jobs in Goleta, and to a lesser extent, Santa Maria/SLO, and there is opportunity to bring those businesses here and have them build satellite offices where rent is inevitably lower and their workers already live. We already have a Raytheon office and the DenMat headquarters, so why not more defense contractors and other tech jobs? Too often I see Lompoc residents saying the new housing being built is too expensive for the average citizen and that we need more affordable housing. That is a education problem and the City could do its part to broadcast the too-large share of affordable housing we already have, which generates no tax revenue. Tell the city residents why these new homes are needed, tell us why we need to stop being so negative about our own community and why supporting our local businesses and events is so important to tax revenue. Also, the PR issue with City Hall and its so called "Open for Business" status, as that is NOT the general feeling of the community. People will also cry out that we're expanding into "prime ag land" and that will need to be combated immediately with a PR campaign.	5/10/2019 4:40 PM
44	The low vehicle traffic of Lompoc is largely what attracts me to the area. City expansion should be planned in such a way that it keeps traffic moving smoothly.	5/10/2019 4:09 PM
45	Community garden is a good idea	5/10/2019 3:50 PM
46	I am tired of having to go to Santa Maria to shop! We need a Costco, clothing stores and housing!	5/10/2019 3:48 PM

47	This city is looking more deteriorated. We became stationed here 10 years ago and it was nicer then; businesses had more nice flowers out front, landscaping all over the city was nice and kept up and there were less vacant buildings. Now many vacant buildings are abundant and new businesses have closed after not thriving just a few years later. The city is full of weeds and looks unkempt. Graffiti on our historical buildings are increasing, and many of the buildings and areas that used to look nice look worn, tired, and unkempt. My husband retired from the Air Force in 2015 and we bought our first home here on South H and love this town and chose not to move back to the East Coast. Even the Southside and the historical aspect of it is becoming run down. It's a shame. It's not about expanding out into the vacant land surrounding us, it's all about making this town better and that begins with the upkeep of what already exists and improving the vacant buildings and areas that need enhancement. How do smaller cities like Los Alamos and Los Olivos manage to thrive?	5/10/2019 3:46 PM
48	Lompoc needs to invest itself to grow and be prosperous.	5/10/2019 3:32 PM
49	We need affordable housing for the middle class. Burton Mesa Ranch and Summit View are far too expensive for the demographics Lompoc is currently showing.	5/10/2019 3:29 PM
50	Lompoc will never be a major city but it needs to grow to survive.	5/10/2019 3:26 PM
51	We need way more police officers	5/10/2019 3:25 PM
52	Let's grow	5/10/2019 2:47 PM
53	Incentives to build new houses (not condos) in the 350k-450k range. Plans to reduce section 8 percentage. Communities can vote on pot free neighborhoods. Limit HOAs.	5/10/2019 1:27 PM
54	More affordable housing for middle class who live and work in Lompoc. Only people who can afford housing are people who have high paying jobs outside of the city. Lompoc residents aren't buying homes in Lompoc. People who work in Santa Barbara or Santa Ynez valley buy these homes because they are cheaper.	5/10/2019 12:59 PM
55	City safety is key to improving healthy city growth. If people don't feel safe they wont invest or nest.	5/10/2019 12:30 PM
56	Be the best small town we can be. Keep agriculture prime. Encourage more local small businesses. Enforce cords - clean up entrances to city and neighborhoods. Put empty commercial buildings to use before building new.	5/10/2019 10:30 AM
57	I feel that the City of Lompoc has a history of poor decisions regarding housing development and policy—subsidized housing and tract homes are not the way to create lasting economic growth. In contrast they seem to be doing right by small business owners and I hope to see that continue.	5/10/2019 10:01 AM
58	We need AFFORDABLE housing in order to bring in more hospital and police and fire staff from other communities to live HERE.	5/10/2019 9:59 AM
59	This city has not taken growth seriously. We have so many empty stores. For example the old Mervyn's, do any of you remember that store? it's been that long ago. We can rename small, and let all the shopper's go to Santa Barbara and Santa Maria to get what they are looking for. I know I do, and I take the bus or get a ride when I can to get entertainment or shopping done.	5/10/2019 9:55 AM
60	I would like to see some land put aside for the homeless, to help control their population. Having that population so prevalent around town, makes it seem run down. I would like to improve the image of Lompoc. More industries could help increase jobs, maybe that would cut down gang violence.	5/10/2019 9:54 AM
61	Concern about properly funding emergency services and getting rid of any deficits that are in our budget.	5/10/2019 9:43 AM
62	It's nice to have open land in the area. It's a part of the appeal to the area, putting in to many developments will take away the appeal.	5/10/2019 9:16 AM
63	Of course I want the town to thrive and grow and become a more profitable and popular center for travel and living but preserving open space and agriculture is an important part of what Lompoc is.	5/10/2019 8:54 AM
64	The City must be allowed to grow.	5/10/2019 8:21 AM
65	Just want crime to not be a problem and reduce number of homeless.	5/10/2019 8:03 AM
66	I feel Lompoc needs to clean up the center of town to attract those who have a choice of where to live before trying to grow. Currently we're seen to attract primarily lower income individuals which doesn't help our tax base.	5/10/2019 7:49 AM

67	Bring back the flowers	5/10/2019 7:46 AM
68	Open up the river bed and Burton Mesa for mountain bikes, sponsored Trail runs. More half and full marathons.	5/10/2019 7:44 AM
69	Expanding the boundaries allows for the city to collect more taxes for residents and businesses. The agriculture in Lompoc is all county land. Lompoc doesn't benefit from them financially. If housing expands, we need more single family homes that will draw nicer people to the area (families). No more apartment buildings. Small, affordable single family homes should be sought after when working with a developer- not huge state of the art \$500k plus homes. Make it easier for businesses to come into Lompoc. There are a lot of empty commercial buildings, we don't need more commercial buildings built just to sit empty. Anything that adds more jobs to the area, in particular well paying careers, should be fully supported by the city. The city needs to work in cooperation with business and developers willing to invest money in our town, not against them.	5/10/2019 7:37 AM
70	Lompoc needs more middle-class housing. We have a very high percentage of low income housing and also high income houses. Will I need to move to Santa Maria/Guadalupe since they are offering more growth/opportunity?	5/10/2019 7:33 AM
71	Lompoc has little to offer our youth as far as access to trade schools, hands on training, employment or programs to get experience and real life experiences so they have a good start in right direction vs easy money associated with crime/drugs. I would love to see a center similar to Workforce in center of town where regardless of income teens - 21 yrs old can seek assistance with job searches, enroll in jobs teach basic social etiquette and how to dress. Encourage local businesses to take in teens for a few weeks and give them temp jobs to gain designed real experience for resumes learn skills such as customer experience, cash handling, inbound/outbound calls, universal skills and some labor experience hotel industry, automotive sells, receptionist and grocery/retail. We need to help them transition from adolescence into young adulthood these programs should not only encourage college but we need trade schools! These kids need real life experiences positive with potential opportunities if they are successful at completion or even a real jobs program like offered in social services but to the teenage population get them proper business casual outfit & shoes and computer access to create update print and apply for employment. Assign a advocate seek local volunteers to help teens through process and solicit local businesses to participate or create a temporary position for volunteers to gain the skills...more questions 8053326977 Heather Ortega. This is all possible and can be done if we all believe and allocate the resources available and utilize properly.	5/10/2019 7:17 AM
72	I don't want a race track or businesses around the housing areas around Central Ave.	5/10/2019 7:03 AM
73	Create more of a tax base to provide for essential services by providing incentives for housing and businesses	5/10/2019 6:52 AM
74	I would love to see Lompoc grow some day, but I don't think expansion is the best choice with all of the problems we're having in our town. Fix the big issues, then expand. There's plenty of empty buildings and places to build within the city limits.	5/10/2019 6:51 AM
75	I'm a born and raised Lompoc native that has seen the city go through a lot. I would love to see a better, more vibrant downtown district, greater support for adding and expanding local businesses and restaurants (no more chain stores!!!) but most importantly a stronger support for the arts (music, entertainment, shows, etc.).	5/10/2019 6:43 AM
76	My family has been in the Lompoc Valley for five generations. While I am not entirely opposed to growth, I believe that more focus ought to be placed on enhancing the building and facilities that we already have, cleaning up parks and public spaces and beautifying our streets and natural surroundings. We have so much to be thankful for in our quiet space away from the hustle and bustle of big city life. I think that's why so many people like it here. Those who complain have likely never lived outside of the area and are unaware of how lucky we are to be living here.	5/10/2019 6:31 AM
77	Placement of businesses that generate noise and unattractive odors near residential areas.	5/10/2019 6:23 AM
78	Older homes should be sold with a reduced property tax rate and interest rate for owner-occupied purchases to make them more attractive and keep them from becoming dilapidated rental properties.	5/10/2019 6:07 AM
79	Lompoc needs to grow its economic base. The city can't afford the City Hall that's been built up over decades.	5/10/2019 6:01 AM

80	'Growth' always means more traffic, more congestion and we all know the infrastructure is fixed and already tapped out. Cities that seek a growth agenda always destroy the quality of life for the existing population. Lompoc doesn't need more people; it needs fewer people who are a net tax drain. Even the City Manager said so. Quality—not quantity.	5/10/2019 5:57 AM
81	It's time to grow instead of being a small community with no future	5/10/2019 3:27 AM
82	I worry about the quantity of cannabis shops in town. Additionally I've heard one will be placed in the 100 B. North V St. near a church, a dance studio and a drug recovery meeting location.	5/10/2019 2:14 AM
83	More entertainment	5/10/2019 12:29 AM
84	I think maintaining agricultural land is important in general and to the beauty of our valley. I am somewhat concerned that, living near V st, we can smell the chemicals sprated during the night nearby. Also, housing,, at present, is very expensive and difgicult to find, especially rentals for families. Increasing local jobs would, hopefully , result in moreretail stores and other businesses. Many people, including ne, currently shop in other cities because if the limited shopping choices in Lompoc .	5/10/2019 12:23 AM
85	Would be nice to aquire Bodger property between V st. and Bailey bordered by Olive Nd Ocean Ave. to build a sports complex and perhaps use as new site for festivals.	5/10/2019 12:06 AM
86	Need to take care of what we have Parks need to be redone like Thompson then kept up. Thompson grass is already failing because maintenance was not done properly. Nothing new should be built until the old is redone and fixed and PROVEN to be kept up regularly and maintained	5/10/2019 12:05 AM
87	Plant more trees, return the fields to nature, fix up the existing housing instead of building more bland cookie cutter places. cheers	5/9/2019 10:23 PM
88	More walkability, arts, old town revitalization. No more chain restaurants	5/9/2019 10:22 PM
89	We need to provide sufficient area for job creation.	5/9/2019 10:15 PM
90	Why is Lompoc protecting agriculture, an industry that uses foreign worker at the expense of local jobs and hosuing.	5/9/2019 10:09 PM
91	More family places to enjoy ☺	5/9/2019 10:03 PM
92	With all the kids sports activities a sports complex would be nice one that is kept up not full of gophers. Can attract tournaments that can help bring revenue to the city with hotels restaurants	5/9/2019 10:01 PM
93	We need to let more businesses in. Target, Trader Joe's etc there's no where to shop and hardly anything to do here except the movie theatre and Walmart. Bring back the bowling alley, skating rink, fun stuff for kids and families.	5/9/2019 10:00 PM
94	I think beautifying the roads and other places in the area should be done before expansion. Also expand with only affordable housing	5/9/2019 9:50 PM
95	The crime is getting out of control!	5/9/2019 9:49 PM
96	I would like to see controlled growth within the existing city boundaries. We have so many empty buildings and storefronts that can be utilized rather than building new ones and increasing sprawl.	5/9/2019 9:41 PM
97	We need Land for outdoor recreation. Cycling lanes, multi use bike hike trails. Like San Luis Obispo county.	5/9/2019 9:37 PM
98	More stuff to do in town	5/9/2019 9:34 PM
99	Allow the world to proceed as it should. Legalize brothels. Let people drink in public. Let businesses sell liquor at their establishments. Let people grow/manufacture, process, and enjoy cannabis products without being taxed or persecuted to death.	5/9/2019 9:30 PM
100	Existing zoning may need reorganizing, with a more progressive view to allow existing businesses to expand and diversify. Property owners, especially on main thoroughfares must be held responsible for the upkeep of their landscaping. Some of our roadways look like scenes from the zombie apocalypse.	5/9/2019 9:29 PM
101	Provide those arenas that will be supported by the residents. I.E. Soccer fields, paint ball course, more trails and bike paths.	5/9/2019 9:21 PM
102	More retail stores	5/9/2019 9:09 PM

103	Instead of expanding the city and building on agricultural lands, I would like to see the vacant lots and stores utilized.	5/9/2019 9:05 PM
104	Expand Central Ave to the 246	5/9/2019 8:55 PM
105	Why is it taking so long to move forward with the Bailey Ave. Corridor? Let's stop stalling with new housing development. Guadalupe and Buellton are adding new housing; Lompoc is stagnating.	5/9/2019 8:44 PM
106	Cultural resources of the native chumash indians.	5/9/2019 8:40 PM
107	More family oriented places.	5/9/2019 8:38 PM
108	I think that the land use should stay as it is. We do not need any new companies coming in and using the land for their personal gain. If it doesn't better the city it shouldn't be here. We don't need any more soccer fields or housing. The town is not big enough to support the growing housing developments. All of that will take away from what Lompoc is... that perfect small town.	5/9/2019 8:13 PM
109	Crime is a major concern; it would be great to put more emphasis on reducing crime in the city! Don't expand city onto agricultural land or into natural areas.	5/9/2019 7:53 PM
110	I don't really have any at this time.	5/9/2019 7:26 PM
111	Zoning sometimes doesn't make sense. Water treatment plant upwind? Storage unit right next to apartments and housing...etc. too many empty buildings in retail. Or old buildings . Rather see them demolished than empty and ugly.	5/9/2019 7:24 PM
112	Rope in the marijuana. Don't approve a lot of marijuana businesses. Hire more policemen and firemen. Pay them more.	5/9/2019 7:21 PM
113	Lompoc is a small town off Highway one, however it has too much of a low income population (nothing against them). It would be nice to have more jobs in town, which would in turn generate more revenue for the city / allow more opportunity to act like a town off highway one.	5/9/2019 7:12 PM
114	I've seen growth for the sake of growth ruin the quality of life all over California and I don't want the same thing to happen to Lompoc.	5/9/2019 7:05 PM
115	the city needs new businesses in order to grow. Those businesses will draw new residents who need housing close to work. Both new businesses and new housing will require land beyond our present borders	5/9/2019 7:01 PM
116	Safety for our residents. Quality businesses that could bring revenue and jobs to our area. Our family is auto sports people rather than traditional sports. We would have supported the motor sports complex.	5/9/2019 6:43 PM
117	N/a	5/9/2019 6:28 PM
118	More affluent demographic	5/9/2019 6:20 PM
119	Too much of the city's land is unnecessarily designated for car use (i.e. parking lots and oversized streets) making walking, biking, and living in Lompoc miserable despite having moderate weather and excellent vistas.	5/9/2019 6:18 PM
120	No one should be forced to have to use their land a certain way unless it was zoned that way when it was purchased. We do not need more housing here in Lompoc, our resources are stretched enough and more people will only make that worse. Before we think about expanding, we need to figure out our budget issues. Then look to bigger and better things...	5/9/2019 6:12 PM
121	Need 1 and 2 bedroom single family small homes 800 to 1200 s.q ft with small yards and 1 car garage Huge demand. Need to open opportunity for a home for single people with children. Currently their only opportunity for housing is an apartment	5/9/2019 6:00 PM
122	Lompoc needs more parks within walking distance of schools, bus stops, high density neighborhoods etc. These parks would have to be designed properly to cater to the older and younger population. More parks means more youth will spend their time outside socialising and developing their creative imaginations, rather than participating in unnecessary behavior. There are lots of vacant lots throughout Lompoc that can be repurposed and transformed into positive environments for residents of all ages.	5/9/2019 5:37 PM

123	The city of lompoc has already agreed to not exceed the existing established agriculture boundries established to the west of the city. Lompoc doesn't need additional housing when it doesn't fully utilize its existing footprint. I can't help but to suspect that this has something to do with Santa Barbara county dumping more low income housing on Lompoc. Maybe Santa Barbara should expand its boundries for more housing since a large portion of Lompoc residents commute more than 120 miles per day to Santa Barbara for work.	5/9/2019 5:30 PM
124	There are still a lot of homeless people living in front of stores, in the riverbed, etc.	5/9/2019 5:15 PM
125	Affordable housing - defined as well below the current unaffordable market rates - need to be a priority - or none of the other issues matter because people can't afford to live here.	5/9/2019 5:10 PM
126	Without sound infrastructure like a new fire department, fibreoptic internet options, and better cell coverage for phones no business or person the Lompoc Valley is not in a position to attract businesses and people.	5/9/2019 4:46 PM
127	Please make more land available for private development. We need more growth, more people to use the facilities Lompoc residents have paid for over the last 20 years. Try to lure more business here, more manufacturing from Aerospace, more local initiatives to benefit from the NASA and AFB facilities we have. Why can't we integrate that into our community, rather than some noisy Motorsports park? Can't we keep the business we already have, lower the amount of Section 8 housing units, clean up the vagrants and send them to Santa Monica or other cities that sent them to us? STOP taxing the business we need, stop luring big box stores here. Why not promote more farming? The one thing Lompoc was known for is gone, but we can evolve and prosper. We just need to stop catering to the retirees and pensioners that, while a bedrock of our community, do hamper the issues of today. Like not wanting to ask the community to vote to pay 1% more in sales tax to pay for basic city services.	5/9/2019 4:41 PM
128	Growth to the north, not in prime agricultural land in the valley.	5/9/2019 4:17 PM
129	Keep the "slow growth" policy and ask the surrounding land owners to enter into the "land Conservatory" program.	5/9/2019 3:35 PM
130	Growth should be to the north, including annexation. Business regulation and oversight should be reduced.	5/9/2019 3:12 PM
131	More open space, parks and trails for the community.	5/9/2019 2:51 PM
132	More jobs are needed in the area. Make this an attractive areas for software developers, IT, military contractors. It's cheaper than LA or the Silicon Valley. VAFB has a growing need for developers, and defense contractors. Make Lompoc a place they want to stay when they visit on business, or live here after visiting.	5/9/2019 2:49 PM
133	Environmental impact concerns	5/9/2019 2:22 PM
134	It would be nice to utilizes all the empty buildings in town first for new businesses. It is hard to understand how the Santa Maria Valley has grown so much in the last 10 years and Lompoc stays stagnate.	5/9/2019 1:58 PM
135	We need more access to recreational areas: Hiking, biking, beach. The parks are too poorly maintained for use and so much of the natural areas are off limits.	5/9/2019 1:29 PM
136	Apartments	5/9/2019 1:22 PM
137	Less marijuana stores	5/9/2019 12:36 PM
138	I don't want already established businesses effected by changes. Leave agriculture and Skydive Santa Barbara alone.	5/9/2019 12:05 PM
139	We need more affordable housing	5/9/2019 12:04 PM
140	public safety is number one. don't expand unless you have the services to protect. and stop asking the public these things. You're elected to lead, not survey	5/9/2019 11:57 AM
141	Stop buying property & finish the projects you have now. Stop spending time mowing dirt plots of land & start taking care of our parks. Stop trying to talk about everything & become more business-friendly, specifically in the planning department & building inspector and stop slowing or getting in the way of any growth. Start hiring locally, not out of towners.	5/9/2019 11:49 AM
142	No more homeless	5/9/2019 11:42 AM
143	Use of existing empty lots or buildings.	5/9/2019 11:30 AM

144	I grew up in Lompoc, but I don't live there anymore, and I hope to return someday. Lompoc's location and climate are perfect for substantial economic and residential expansion. The farms to the west of the city are not the best possible use of that land, and in the long term, I would like to see the city expand as far west as possible.	5/9/2019 11:28 AM
145	Annex the Bailey Street edition and Floradale as area of interest.	5/9/2019 11:27 AM
146	be careful not to encroach on current ag use lands. Other than that property rights of owners should be priority.	5/9/2019 11:24 AM
147	I agree with development to the South/West and North and an increased focus on infill. Not development East of the Santa Ynez River.	5/9/2019 11:24 AM
148	More aerospace and military industry companies should be asked to come or given incentives to come here. We have Vandenberg right on our border.	5/9/2019 11:07 AM
149	Expansion needs to be in the hills and in non-agricultural areas. Specifically any area currently being farmed or that has ever been farmed should be off limits. Hills, ravines and chapparal should be where development happens.	5/9/2019 10:24 AM
150	The water and not enough police	5/9/2019 10:04 AM
151	Open land should be made bicycle accessible and friendly. Trails!	5/9/2019 9:53 AM
152	Leave the fields alone and build in the scrub lands off the wye	5/9/2019 9:41 AM
153	If we are having limited police and fire capabilities, there is no way we should up the boundaries.	5/9/2019 9:37 AM
154	Do NOT remove any existing parks for residential or business expansion. Keep the existing farmland for agricultural use only.	5/9/2019 9:26 AM
155	Investigate infill to eliminate unsightly vacant properties	5/9/2019 9:13 AM
156	Support and encourage and honor Lompoc's inherent talents, uniqueness and heritage	5/9/2019 9:09 AM
157	--Infill, don't sprawl. --Center the town's focus on Old Town (downtown) revitalization following the Main Street approach that has been successful in other cities. --Focus on public transit, walkability, and bicycle infrastructure. --Incentivize local business and penalize predatory chain-stores that have crushed local business in our town. --Consider a mixed-use housing/craft&industrial/arts neighborhood for the blocks between A st., H st., Ocean, and Laurel ave. --Adopt a neighborhood-based plan that provides for walkable access to fresh produce and other necessities, transit, parks, and social gathering places like small cafes, restaurants and bars. --Promote community and boost the local economy by promoting arts and entertainment as a focus of Old Town. Encourage several venues of different sizes for live music and other performance. --Encourage small, organic farms and gardens within city limits, and surrounding the city. --Preserve or create housing, services, and amenities for people of all income levels.	5/9/2019 8:59 AM
158	Lompoc needs additional land available for annexation.	5/9/2019 8:52 AM
159	annex from the mission to surf beach	5/9/2019 8:49 AM
160	None	5/9/2019 8:32 AM
161	Keep some land open so kids can actually go out and be kids playing in open fields, seeing lizards, snakes. not sticking them to just city life and seeing homeless people all day long.	5/9/2019 8:32 AM
162	We need this as a city! Growth will bring more revenue, we are a stagnant city that's slowly falling apart because our people spend their money elsewhere. No money is being put back into our community. Our children will suffer and our people will suffer, expansion and change is exactly what we need	5/9/2019 8:20 AM
163	Develop community solar on land adjacent to Santa Ynez River bed.	5/9/2019 8:20 AM
164	I believe what Lompoc is in desperate need of more employment opportunities with higher pay. Bringing manufacturing jobs will keep the people of Lompoc in our town so they don't have to travel outside for work. Most people commute an hour or more to the next city just to get a decent paying job, but with gas prices continuously on the rise it makes it so you are using most of that pay just to get to work and back every day to make a living. It's simple, more local jobs means the money that is being spent elsewhere will be spent here instead, and thus stimulating our local economy far greater than anything else ever has.	5/9/2019 8:12 AM
165	Lompoc can not support the area they have now. Expanding without the resources needed would be bad.	5/9/2019 8:10 AM

166	no more ghetto expansions please	5/9/2019 8:09 AM
167	We need economic growth before physical, if the city and its population grows without economic opportunity growing the homeless population and problem will grow	5/9/2019 8:09 AM
168	Keep local farming.	5/9/2019 7:59 AM
169	We need to NOT encourage all the subsidized housing, Lompoc has become a welfare magnet. Cars at subsidized housing are new if not nearly new so govt is paying them well	5/9/2019 7:47 AM
170	The City of Lompoc has been limited for years by lack of physical growth. Housing is a struggle for most to find what they want for both renters and owners. Industrial buildings are not available for new businesses due to the overwhelming wine and marijuana industry and their deeper pockets. Small business owners need access to small industrial sized locations to start up and expand. Recreational use in this area is lacking and was not included in the survey. Commercial space industry is moving in at Vandenberg and bringing with it a younger workforce. Open space for outdoor activities and turning the Santa Ynez river into an asset rather than a homeless shelter should be prioritized	5/9/2019 7:42 AM
171	No processing/mfg plants with potential pollution issues within the city limits.	5/9/2019 7:30 AM
172	please allow for more youth outdoor recreational activities, including motorsports. as well as let us utilize on of our biggest outdoor assets, the riverbed.	5/9/2019 7:07 AM
173	Lompoc has great character and beautiful buildings in its older neighborhoods. Instead of making the city bigger, money and effort should be put into the charm that is Old Downtown Lompoc.	5/9/2019 6:30 AM
174	I think it is important to maintain the small town nature of lompoc .	5/9/2019 6:25 AM
175	Would like to have a policy to encourage and regulate short term vacation rentals. We have many here for wine enthusiasts, VAFB events, etc. but there is no local regulation or policy. I am interested in opening a vacation rental, but not until rules allowing them in neighborhoods are drafted.	5/9/2019 5:56 AM
176	Help and do not hinder new business	5/9/2019 5:23 AM
177	Please bring in businesses that provide a liveable wage instead of all the high schooler minimum wage jobs	5/9/2019 5:09 AM
178	I would benefit if the city would use there current vacate lots and populate those first before expanding. they should build from within before the broken window effect takes place. need more paved roads and beautification of the interior.	5/9/2019 5:07 AM
179	Incentive to builders and businesses to build/open. Streamlined planning and building application process. Modern zoning that simplified the process. Staff that is helpful and positive supporting in the process.	5/9/2019 4:11 AM
180	City should concentrate on corrections the issues they have before expanding territory. Clean up the town, more police and fire personnel. Focus on gang violence. Concentrate on bringing in more working class instead of catering to low income.	5/9/2019 2:27 AM
181	Annex AG land to the east.	5/9/2019 1:53 AM
182	There is no real main concern as long as there is a balance between construction of structures/paths/homes and green space	5/9/2019 12:58 AM
183	Open some land for off road use. If there isn't places for our youth to excersise there energy constructively they will find the opposit.	5/9/2019 12:42 AM
184	Increasing the population that OWNS homes here would be better. A slightly larger population might entice more businesses to open up here in town. It would be nice if we could attract a competitor to Walmart to town so we would have more choices.	5/8/2019 10:42 PM
185	No more low income housing	5/8/2019 10:34 PM
186	To offset the deficit We need to increase the number of tax paying residents. We must stray away from chain businesses as they will not as easily invest in their local communities. I have many ideas, please email me at Hugo.moreno@mindbodyonline.com	5/8/2019 10:17 PM
187	It's time to grow Lompoc towards the Ocean. I understand that we do have the Rocket Launches and such, but we need to start getting our benefits from being this close to the ocean.	5/8/2019 9:59 PM
188	We need to grow and expand. Our city is small and ugly	5/8/2019 9:58 PM

189	Bring in high tech, high paying jobs, not low paying chain stores.	5/8/2019 9:48 PM
190	The proposed housing starting at 500,000 is out of reach for more than 75% of this area. We need more homes such as those being built in Texas that start in the 220,00 range. They are gated communities with pools, parks and trails. They are family friendly and safe. Further, there is nothing to bring people here. Santa Maria seems to have a monopoly on all the better retail chains. There is also a lack of jobs in town most have to work on base to have a descent paycheck. The town has gone down hill fast in the past 5 years. Current laws have let criminals roam free. We no longer feel safe. Taxing people more is not the answer. Getting rid of city extras like commissions, and other non necessity groups would help. Stick with the basics, utilities, garbage/sewage, fire and police and let the rest slide until Lompoc has more of a tax base. There are too many here on assistance and that is what is killing this city besides the liberals laws, gangs, drugs and homelessness.	5/8/2019 9:36 PM
191	I believe growth should only follow highway 1 and 246 west of town	5/8/2019 9:31 PM
192	sell the lots the city owns around town.	5/8/2019 9:24 PM
193	Our city is perfect for cycling and would do well to encourage residents to do more of it. A way to begin to use the space museum land could be to create an outdoor amphitheater both for music concerts as well as for rocket launch viewing. This could be phase 1 of something more significant there. Mostly we need to make our land count when it comes to job creation to lift up our city. Any new housing needs to be uplifting as well... Lompoc is out of balance with too many low income apartments as compared to other cities. The Theater project is uplifting and important.	5/8/2019 9:16 PM
194	Homeless issues	5/8/2019 9:15 PM
195	Local tax revenue must increase as well as greater funding for law enforcement	5/8/2019 9:09 PM
196	Just with growth we need more public safety. Growth will bring better jobs and revenue to the city. Locales will shop and play in Lompoc if it's available.	5/8/2019 8:53 PM
197	Ideas and plans never go passed planning g phase I have no concerns I have lived in cities 3x the same if Lompoc and they have the same problems with crime that we have.	5/8/2019 8:51 PM
198	sales tax increase, charge for building permits and inspections. take advantage of local points of intrest ie V.A.F.B ,COAST LINE AND GOLFING	5/8/2019 8:42 PM
199	Need new affordable housing	5/8/2019 8:42 PM
200	For population and business growth does the city NEED to expand Beyond it's current borders? There are plants of areas for infill and redevelopment. The agricultural lands are a precious resource. You can have both.	5/8/2019 8:39 PM
201	I am extremely concerned about the homeless population. It is the most pressing concern for our city.	5/8/2019 8:39 PM
202	Use land in the city first to try and attract manufacturing/ industrial jobs that provide good pay then expand outside city limits. Try and attract the small launch companies to Lompoc.	5/8/2019 8:36 PM
203	Fill empty stores with quality shops	5/8/2019 8:33 PM
204	My big issue with land use is the mis understanding of traffic. Take a very busy section of town,one of two way out of town. And you allow businesses to be built and yet do not force the owners of the land to make adjustments and work together to add ways for traffic to flow, create exit, entrances to allow traffic other means to the businessea.	5/8/2019 8:31 PM
205	No more low income housing. Bring in business with higher paying jobs and higher levels of education needed to obtain the job. This will help encourage the youth to get a good education.	5/8/2019 8:13 PM
206	Being a 5 generation family who grandparents owned farm ground on flordale ave and parents lived on artesia. I am all for saving the farm land west of bailey Ave Brier creek is already on Bailey. Build south to olive and to V st There already is sewer infrastructure placed on Bailey. We need to grow if this town is ever gonna support the cities obligations , there needs to me more quality jobs. To keep a even split from computers to SB who spend alotmof there Money in SB. Then Lompoc. And then annex all property along river , river park area ect to city. That we pretty much take care at our expense but dictated by county and what can be done.	5/8/2019 8:11 PM

207	Lompoc needs to improve its appearance. Code enforcement needs to be proactive not reactive. The appearance is greatly effecting the attraction of high paying employers. Go to the council meeting where the CEO of Denmat pleaded that the city improve the appearance and the conditions of the city - with emphasis on parking. Although there may be a need to expand the boundaries of the city, it will be far off in the future if those areas are ever developed. The most immediate needs are attracting high paying employers and that will fuel growth in the development of housing and boosting the city's economy. Expanding the boundaries of the city does not solve the economic problems of Lompoc. Attracting wealth is the answer. There has to be a will to improve the city and that will is lacking.	5/8/2019 8:07 PM
208	Would like to see empty shops filled	5/8/2019 8:04 PM
209	I am concerned that the quality of life and the quality of the rural landscape will decline with more growth. This is currently a nice quiet place to live and raise children. It is beautiful and clean with much fewer problems than most big cities.	5/8/2019 8:03 PM
210	None	5/8/2019 8:02 PM
211	Protect agricultural lands in the Lompoc Valley. We do not have much to begin with.	5/8/2019 7:49 PM
212	I want to keep seeing the beautiful flower fields and agriculture in our beautiful valley!!! Too many flower fields have already disappeared!☹	5/8/2019 7:39 PM
213	Zoning. Lompoc needs to start looking for outside help. The good old boys Club mentality is killing this town.	5/8/2019 7:20 PM
214	Land west of Lompoc should be developed with more housing. It's the logical way to expand	5/8/2019 7:16 PM
215	Clear the land in the riverbed...and we can't grow without more cops and fire personnel	5/8/2019 7:11 PM
216	We need to grow, if for no other reason than to spread the burden of the municipal utility cost over more backs. Additional housing would also (hopefully) bring down then percentage of low income housing. As nice is the tiny town is, if we don't grow we die. Would however, be nice to not just be a bedroom community!	5/8/2019 7:10 PM
217	Lompoc is a gem! It's an amazing city. I love that there's no traffic. I think it needs to be more of a tourist destination. Make old town amazing, more wine, a space center and maybe a UCSB satellite campus downtown. Look at piles peak community college in Colorado-down town campus. Such a neat campus. Small but gives people options and brings in some jobs.	5/8/2019 7:04 PM
218	Fields should grow vegetables that don't require insecticides/herbicides and some grazing for cattle/livestock and such would be wonderful.	5/8/2019 7:04 PM
219	DO NOT CUT UP THE AG FIELDS. There are plenty of mountainsides.	5/8/2019 6:59 PM
220	I think Lompoc needs to remember it's past and utilize that so it's future is more unique. Lompoc has an opportunity to be the envy of the central coast of it focuses on renewing and perfecting what it already has.	5/8/2019 6:47 PM
221	Leave it alone. Small town fits us.	5/8/2019 6:35 PM
222	Lots of people parking rvs next to Walmart dumping trash, casino employees need parking parking lot full	5/8/2019 6:35 PM
223	Fix the Budget then worry about expansion. Get a sales tax in place to help then you can focus on growth to help sustain.	5/8/2019 6:33 PM
224	Annex the Bailey corridor!	5/8/2019 6:33 PM
225	To many house properties are not taxed. Large industry such as Space X should have large facilities inside city limits to provide jobs. Increase or encourage family entertainment or bowling allies, batting cages.	5/8/2019 6:32 PM
226	You need to figure out the budget and the police Dept prior to the future building	5/8/2019 6:30 PM
227	Prefer it stay agriculture	5/8/2019 6:29 PM
228	I do not want to see agricultural lands torn up to fit more housing! Lompoc has limited water resources, and expanded housing would put a strain on this when the reality of life in California is drought, despite recent rains.	5/8/2019 6:28 PM

229	As new developments are happening on the outskirts of town, I am overwhelmed thinking about the 1 northern entrance/exit to Lompoc, and 1 southern entrance/exit. (I realize there's also Ocean Ave. that only leads to the beach and Central/Floridale but they don't lead to the new developments). When there is an emergency(fires or the river overflows....what then? There is already a lot of congestion at the Wye. Also, there is really only 1 main road that holds all the retail shopping and restaurants. This can't keep growing without a serious congestion problem.	5/8/2019 6:23 PM
230	Lompoc would not be the same without the agricultural fields, flower fields, vineyards and rolling hills of empty land. We can expand (maybe not even expand, but accommodate people already here with affordable housing) and improve our city without ruining its charm. Something definitely needs to be done about the beach regulations. There has to be a way to protect the plovers and not restrict beach access.	5/8/2019 6:20 PM
231	Lompoc needs more high paying jobs and things to attract tourism	5/8/2019 6:13 PM
232	I worry about the flower/vegetation fields at Central and Floradale being industrialized and losing the beauty of the town	5/8/2019 6:05 PM
233	Lompoc needs to be pro business and pro growth. Reduce barriers to entry for entrepreneurs and expand the tax base.	5/8/2019 5:57 PM
234	A off road motorcycle park ,drag strip , Land for people to use for entertainment	5/8/2019 5:30 PM
235	NO	5/8/2019 5:28 PM
236	What happened to the manufacturing facility that was to be built on Central & V?	5/8/2019 5:24 PM
237	Would love to see flower fields return in greater number.	5/8/2019 5:20 PM
238	The local economy sucks... No decent jobs, places to shop, places to eat... What is wrong with this town and who is running it(to the ground)	5/8/2019 5:13 PM
239	Turn the old mervyns into a target or something.	5/8/2019 5:03 PM
240	Growth needs to happen or the City will be strangled and die. It is unfair to see all other cities and communities be allowed to grow and improve while Lompoc is held back and forced to be the low-income housing center of the Central Coast.	5/8/2019 5:01 PM

**LETTER OF SUPPORT FROM JORDAN CUNNINGHAM (ASSEMBLYMAN FOR THE
35TH DISTRICT, REPRESENTING SAN LOUIS OBISPO COUNTY, SANTA
BARBARA COUNTY, INCLUDING THE CITY OF LOMPOC**

[Attached]

STATE CAPITOL
P.O. BOX 942849
SACRAMENTO, CA 94249-0035
(916) 319-2035
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1304 BROAD STREET
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Assembly California Legislature



JORDAN CUNNINGHAM
ASSEMBLYMEMBER, THIRTY-FIFTH DISTRICT

COMMITTEES
CO-CHAIR: ETHICS
VICE CHAIR: JOBS, ECONOMIC
DEVELOPMENT, AND THE ECONOMY
VICE CHAIR: RULES
AGRICULTURE
BUSINESS AND PROFESSIONS
TRANSPORTATION
UTILITIES AND ENERGY
SELECT COMMITTEES
CAREER TECHNICAL EDUCATION
AND BUILDING A 21ST CENTURY
WORKFORCE
CENSUS
CYBERSECURITY

October 3, 2019

Paul Hood
Executive Officer
Santa Barbara LAFCO
105 East Anapamu Street, Room 407
Santa Barbara CA 93101

RE: Providing Additional Housing in Lompoc during a State Housing Crises

Dear Mr. Hood:

I am the Assemblyman for the 35th district, representing San Luis Obispo County and the northern part of Santa Barbara County, including the City of Lompoc. I'm writing to express my support of the Bailey Avenue Annexation Proposal, which will bring much needed usable space to a growing community.

It is my understanding that Lompoc has been working on this proposal since the late 1990's to incorporate land into their city limits just east of Bailey Avenue. The reserved region has been planned for urbanization as it's located within the City's Urban Limit Line. It is also recognized in the City's General Plan, and would be developed adjacent to existing developed area.

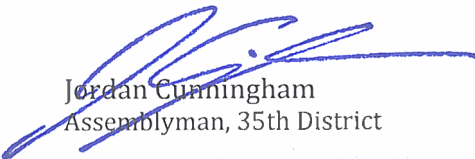
Bailey Avenue had sewer and water lines installed that were funded by property owners in the early 1960's with the expectation that the land would one day be annexed into the City for development. The City has additional water treatment, sewer treatment, and electric capacity ready and available for the development of this area.

As you may know, Lompoc has been struggling to provide additional housing and is experiencing a critical housing shortage. Therefore, I want to express my support for this project as it will allow new housing to be developed during a time that the state is hoping to streamline and accelerate the construction of new housing.

I appreciate your efforts in managing and coordinating growth in Santa Barbara County.

Please feel free to contact my office with any questions at (916) 319-2035.

Sincerely,


Jordan Cunningham
Assemblyman, 35th District

Cc: City of Lompoc Honorable Mayor and City Council
Jim Throop, Lompoc City Manager
Christie Alarcon, Lompoc Community Development Director
Brian Halvorson, Lompoc Planning Manager

**CITY COUNCIL STAFF REPORTS AND RESOLUTIONS SUPPORTING THE BAILEY
AVE. PROPERTIES SOI PROPOSAL**

[Attached]



City Council Agenda Item

City Council Meeting Date: June 21, 2022

TO: Honorable Mayor and City Council Members

FROM: Jeff Malawy, City Attorney
jmalawy@awattorneys.com

Danny Aleshire, Special Counsel, City Attorney's Office
danny.aleshire@awattorneys.com

SUBJECT: Amendment to the City of Lompoc's Sphere of Influence Application for the Bailey / Bodger Properties (APNs 093-070-065 and 093-111-007, -008, -009, -010, -011, -012) and Addendum #7 to the City's 2030 General Plan Update Final Environmental Impact Report

Recommendation:

Staff recommends the City Council:

- 1) Adopt Resolution No. 6523(22) requesting the Santa Barbara County Local Agency Formation Commission (LAFCO) process and approve an amendment to the City's prior application for a Sphere of Influence (SOI) amendment/adjustment for the Bailey / Bodger Properties (Attachment 1) (Amended SOI Application) and approving the associated Addendum #7 to the City's Final Environmental Impact Report (FEIR) for the 2030 General Plan Update (Attachment 2); and
- 2) Direct staff to take all actions necessary or reasonably required to submit, process, and receive approval of the Amended SOI Application as may be required by LAFCO staff.

Introduction and Background:

I. Introduction:

The Amended SOI Application proposed for approval by the City Council is a request to LAFCO to amend the City's SOI to include two properties located adjacent to the City's boundary referred to herein as the "Bailey Ave. Properties" (as both properties are located along Bailey Avenue), described as follows and shown in the depiction below:

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Amended SOI Application for the Bailey Ave. Properties

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- A. the “Bailey Avenue Property” (an approximately 40.6-acre property currently owned by LB / L-DS Ventures Lompoc II LLC, Assessor Parcel No. (APN) 093-070-065); and
- B. the “Bodger Property” (an approximately 107.7-acre property currently owned by John Bodger & Sons Co., APNs 093-111-007, -008, -009, -010, 011, -012).



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Amended SOI Application for the Bailey Ave. Properties

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The Amended SOI Application proposes to supplement and amend the City's pending SOI application for the Bailey Ave. Properties which was submitted by City staff to LAFCO in July 2018. As explained further below, the City's 2018 Application (defined below) has not been able to receive a hearing with the LAFCO Commission due to legal complications caused by the fact that the 2018 Application is a combined application for both a SOI change and an Annexation proposal at the same time.

The Amended SOI Application will allow the SOI portion of the 2018 Application to be heard separately by the LAFCO Commission. If LAFCO approves the Amended SOI Application, then the City may choose to proceed with the annexation application for the Bailey Ave. Properties, which will first require further City Council approvals, including a pre-zoning for the annexation area and environmental review under the California Environmental Quality Act (CEQA), among other requirements as discussed below.

The Amended SOI Application proposes to add the Bailey Ave. Properties to the City's sphere of influence area, and requires approval of the LAFCO Commission. Under the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (CKH Act) which governs the requirements for annexations and spheres of influence of any local governmental agency, a "sphere of influence" is a plan for the probable ultimate physical boundaries and service area of a local governmental agency.

The proposed Amended SOI Application is intended to enable the City to plan for the future of the Bailey Ave. Properties. The LAFCO Commission's decision on the proposed Amended SOI Application will provide guidance for the City in considering whether to proceed with annexation of the Bailey Ave. Properties and will guide the City's discussions with the County of Santa Barbara (County) regarding the future of the properties.

II. Background:

The Bailey Ave. Properties have been planned for growth by the City since 1960 when the owners of the properties on the east side of Bailey Avenue paid for the installation of a sewer line running beneath Bailey Avenue in order to service future development on such properties (the assessment was not levied against any other property owners in the City as the sewer line was intended to serve future development along Bailey Avenue).

In 1997, the City amended its Urban Limit Line (ULL) to run along Bailey Avenue, such that all properties located east of Bailey Avenue, outside of the City's limits, between Olive Avenue and W. North Ave. (Bailey Ave. Corridor) are within the ULL. This was pursuant to City's adoption of an amended General Plan. The ULL was adopted by the City to mark the outer limit beyond which urban development will not be allowed and assumed that the Bailey Ave. Corridor properties would ultimately be annexed into the City. The ULL also was intended to ensure the preservation of farmland and open space beyond the ULL. Following the adoption of the ULL under the City's 1997 General Plan, the City submitted a request for a SOI proposal to LAFCO for the Bailey Ave. Corridor properties in 1998, but that request was denied by LAFCO in 1999.

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Amended SOI Application for the Bailey Ave. Properties

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In 2007, the Bailey Ave. Corridor owners applied for an application to develop a specific plan and a draft EIR initial study was completed. In 2008, a draft specific plan was completed which assumed development of the Bailey Ave. Corridor with a maximum of 2,718 dwelling units, approximately 228,690 square feet of commercial uses, and 61 acres of park area and open space. The Bailey Avenue Specific Plan area (Expansion Area "A") was also included in the 2010 General Plan Update Final Environmental Impact Report. In June 2011, the specific plan application was withdrawn at the request of certain owners of properties within the Bailey Ave. Corridor.

Thereafter, in connection the City's adoption of its 2030 General Plan in 2013 (2030 General Plan), which included the Bailey Ave. Corridor as an Expansion Area (pursuant to Policy 1.6 / Goal 1 under the Land Use Element of the 2030 General Plan), the City Council received a request from the owners of the Bailey Avenue Property and Bodger Property in April 2016 to review and consider a revised proposal for an adjustment to the SOI and Annexation for their two specific properties located in the Bailey Ave. Corridor, which would require a further Addendum to the FEIR for the 2030 General Plan.

Thereafter, the City Council adopted Resolution No. 6103(17) at its meeting on July 18, 2017, to allow City staff to proceed with a SOI adjustment and annexation proposal for the Bailey Avenue Property and the Bodger Property. Following adoption of that Resolution, on July 25, 2018, City staff filed with LAFCO an application (referred herein as the "2018 Application"), which included both a proposed adjustment to the City's SOI and an annexation proposal for both the Bailey Avenue Property and the Bodger Property (which application, included Addendum No. 3 to the City's previously adopted FEIR).

Following delays experienced by City staff in its attempts at negotiation and processing of the 2018 Application with the County of Santa Barbara Planning and Development Department and with the LAFCO staff, on November 19, 2019, the City Council (at a public meeting) formally directed the City Attorney's Office to take the lead on the 2018 application process, and directed the owners of the Bailey Avenue Property and Bodger Property to reimburse the City for the costs of processing the 2018 Application. The owners did not agree on terms for reimbursement of legal fees and other City costs until April 2020, and executed a Reimbursement Agreement with the City. Thereafter, the City Attorney's office began attempting to resolve the outstanding issues with LAFCO staff on the 2018 Application.

Despite such efforts, ultimately, the 2018 Application has not been able to receive a hearing with the LAFCO Commission due to legal complications caused by the fact that the 2018 Application is a combined application for both a SOI change and an annexation proposal at the same time. In fact, LAFCO staff recommended that the City separate the two proposals into two different applications. Because the application for a SOI change and the annexation request were combined in one application, in order for the 2018 Application to be presented to the LAFCO Commission for a hearing, the CKH Act requires, among other things, the following:

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Amended SOI Application for the Bailey Ave. Properties

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- (1) the City to finalize and come to agreement on a property tax exchange agreement with the County prior to receiving a hearing before the LAFCO Commission (pursuant to Revenue and Taxation Code Section 99);

(Note: while the City commenced negotiations with the County in 2018 on this issue and met several times with County staff in 2018 and 2019, the issue was never resolved, partly due to the fact that the ultimate scope and scale of the development proposed for the properties to be annexed was not clear under the 2018 Application (since the properties were not formally pre-zoned by the City as described below); and as such, negotiations on the property tax exchange agreement were unable to be resolved since the potential property tax revenues to be split between the County and the City are unclear and remain undefined; however, under the CKH Act for an annexation application to proceed to a hearing before LAFCO, the City and the County must finalize a property tax exchange agreement.)

- (2) a formal pre-zoning of the properties by the City (pursuant to Government Code Section 56375(a)(7), which provides that the decisions of the LAFCO Commission on an annexation proposal shall require, “as a condition to annexation, that a city prezone the territory to be annexed or present evidence satisfactory to the commission that the existing development entitlements on the territory are vested or are already at build-out, and are consistent with the city's general plan.”

These two steps are legal requirements under the CKH Act for the annexation portion of the City's 2018 Application to proceed to a hearing before the LAFCO Commission. These two steps are *not* legal requirements under the CKH Act for a SOI adjustment/application to proceed to a hearing with LAFCO.

Separately, there were a number of other issues that LAFCO staff raised at various times with the City's 2018 Application, which City staff and the City Attorney's office has worked to address with LAFCO staff. However, since LAFCO staff failed to adhere to the process outlined under the CKH Act for processing annexation applications, by never formally providing a notice of incompleteness for the 2018 Application or providing a specific / formal request for the items outstanding for the 2018 Application to be deemed complete, City staff was subjected to an informal process for the 2018 Application with LAFCO, where LAFCO staff contacted City staff for supplemental information and updated documentation for the 2018 Application, and City staff and the City Attorney's Office were unclear on what exactly LAFCO staff required from the City in order for the 2018 Application to be deemed complete and proceed to a hearing before the LAFCO Commission.

In addition, the processing of the 2018 Application with LAFCO over the last two years has been fundamentally delayed due to the fact that the City's primary contact for processing the 2018 Application, LAFCO Executive Director Paul Hood, passed away in May 2020, and the transition of the LAFCO Executive Director role to Mike Prater (the new Executive Director of LAFCO), has taken some time to determine what the

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Amended SOI Application for the Bailey Ave. Properties

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outstanding requirements are for LAFCO to allow the 2018 Application to proceed to a hearing before the LAFCO Commission. However, following his transition to the LAFCO Executive Director role, Mr. Prater has been much more definitive on the outstanding requirements for the 2018 Application to proceed to a hearing, and he has made clear that the 2018 Application cannot proceed to a hearing without resolving the property tax exchange and pre-zoning issues as described above.

Based on numerous calls and email correspondence with Mr. Prater, the City Attorney's Office and City staff have determined (with the acceptance and approval of the Owners) that the most appropriate path forward in order to expeditiously proceed with adding the Bailey Avenue Property and Bodger Property to the City's SOI, is to amend the 2018 Application to separate out the City's SOI adjustment proposal from the annexation proposal. Staff recommends the City proceed solely with the SOI adjustment proposal and receive a hearing and decision from LAFCO. The attached Amended SOI Application does that, and has been analyzed under CEQA pursuant to the attached Addendum #7 to the City's 2030 General Plan Update Environmental Impact Report, prepared by Rincon Consultants, Inc. (Rincon). If the Amended SOI Application is approved by LAFCO, then the City may then proceed with the annexation application, including rezoning for the same.

Discussion:

I. Proposed Amendment to SOI Application and Addendum #7 to the FEIR

As stated above, the City has attempted to align its established 1997 ULL with adjustments to its SOI for some 25 years, which is consistent with the City's 2030 General Plan goals and policies. The Amended SOI Application presented herein for the City Council's approval proposes to include the Bailey Avenue Property and Bodger Property within the City's SOI, which amended application shall require approval from the LAFCO Commission, as LAFCO has the discretion to approve or deny any SOI adjustments/amendments requested by any city within its jurisdiction.

Government Code Section 56076 describes a city's "sphere of influence" as "a plan for [its] probable physical boundaries and service area," as determined by the county's local agency formation commission. As such, the Amended SOI Application is proposed in order for the City to receive an initial determination and direction from the LAFCO Commission on the City's proposed SOI adjustment proposal, which will enable the City to plan for the logically and orderly development of the Bailey Ave. Properties in consultation with the County.

In consideration of the City's Amended SOI Application, LAFCO must consider the following factors with respect to the SOI amendment request under the CKH Act:

- Present and planned uses;
- Present and probable need for public facilities and services;

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Amended SOI Application for the Bailey Ave. Properties

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- Present and probable future capacity of public facilities and services; and
- Existence of any social or economic communities of interest, if relevant.

Each of these issues are addressed in full in the Amended SOI Application presented for approval herein.

If the LAFCO Commission approves the City's Amended SOI Application, then the City could begin detailed studies and planning for the Bailey Ave. Properties and commence the process for pre-zoning the properties along with negotiations with the County on a property tax exchange agreement, which are required under the CKH Act for the future annexation of the Bailey Ave. Properties within the City.

Currently, there are no formal land use plans for the Bailey Ave. Properties. The area is not currently planned for any specific uses and no specific land use developments are proposed at this time in conjunction with the Amended SOI Application (the City can only begin comprehensive planning of the properties after the Amended SOI Application is approved by the LAFCO Commission). Future in-depth analysis and planning is needed (including additional environmental analysis under CEQA and pre-zoning) to determine the specific land uses and development for the properties that the City will allow for the Bailey Ave. Properties (which will require future public hearings). Such analysis and planning can only take place following approval from the LAFCO Commission on the Amended SOI Application.

If the attached Resolution No. 6523(22) is adopted by the City Council, then it will allow the City to proceed with the processing of the Amended SOI Application with LAFCO and its associated Addendum #7 to the FEIR. Following such submission to LAFCO, City staff will need to work with LAFCO staff to process the Amended SOI Application, which may require, among other things, payment of fees for LAFCO staff review of the Amended SOI Application and Addendum #7 to the FEIR, and resolve any issues LAFCO staff may raise with respect to the Amended SOI Application and Addendum #7. As such, City staff seeks approval from the City Council to take all actions necessary or reasonably required to submit, process, and receive approval for the Amended SOI Application and Addendum #7 as may be required by LAFCO staff in order to proceed to a hearing before the LAFCO Commission for the proposed SOI adjustment.

Fiscal Impact:

The owners of the Bailey Ave. Properties have executed a Reimbursement Agreement, dated April 2020, pursuant to which the owners must reimburse the City for all costs, expenses, and legal fees associated with the Amended SOI Application, Addendum #7 to the FEIR, and all actions associated therewith.

Conclusion:

Approval of the Amended SOI Application and Addendum #7 to the FEIR for the City's 2030 General Plan is intended to finally enable the City to proceed to a hearing before

June 21, 2022

Amended SOI Application for the Bailey Ave. Properties

Page 8 of 8

the LAFCO Commission with respect to the City's request to include the Bailey Ave. Properties within the City's SOI.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jeff Malawy", is written over a horizontal line.

Jeff Malawy, City Attorney

Attachments: 1) Resolution 6523(22) with Amended SOI Application
2) Addendum #7 to the FEIR for the City's 2030 General Plan



July 26, 2018

Paul Hood, Executive Officer
Santa Barbara LAFCO
105 East Anapamu Street
Santa Barbara CA 93101

Subject: **Results of Consultation with Santa Barbara County**

Dear Mr. Hood,

Pursuant to Government Code Section 56425, documentation regarding consultation that has occurred between the City of Lompoc and Santa Barbara County is required as part of our application for an Annexation and Sphere of Influence revision for the Bailey Avenue Corridor.

As part of our consultation, a draft Memorandum of Agreement (Attachment No. 1) and a request for a consultation meeting was mailed to the County of Santa Barbara on November 22, 2017 (Attachment No. 2).

On January 16, 2018, and June 25, 2018, sit-down meetings were held with City of Lompoc and Santa Barbara County staff. At these meetings, the following occurred:

- 1) The City's proposed Sphere of Influence Revision and Annexation proposal was discussed with City of Lompoc staff (Interim City Manager *Teresa Gallavan*, Management Services Director *Brad Wilke*, Assistant Public Works Director/City Engineer *Michael Luther*, Interim Economic Development Director *Christie Alarcon* and Planning Manager *Brian Halvorson*) and with Santa Babara County staff executives (Assistant Executive Officer *Jeff R. Frapwell*, Chief Deputy Controller *C. Edwin Price Jr.* and Fiscal & Policy Analyst *Rachel K. Lipman*).
- 2) Property locations (with associated maps), existing and proposed uses, street alignments, and previously completed environmental review were discussed. City staff also answered questions about the proposal and mentioned that single-family residential homes with densities consistent with the City's existing General Plan Land Use designations without retail uses were recommended.

- 3) County staff reviewed draft language (Attachment No. 3) for the exchange of property tax revenues pertaining to the proposal and also reviewed the *Bailey Avenue Annexation Fiscal Impact Analysis* by Stanley R. Hoffman Associates.

County staff mentioned that no decisions regarding the revenue split could be made at this time. No concerns (except the 4th bullet point referring to additional parcels to the proposal prior to annexation would include the same allocated percentage) by County staff were voiced regarding either of these documents.

- 4) County staff mentioned that following the submittal of a formal application to LAFCO, County Building/Planning Departments would then provide comments on the proposal.

Following both consultation meetings, County staff supported the conceptual proposal for the proposed Sphere of Influence Revision and Annexation without any major concerns but mentioned their position would change if commercial land uses are proposed.

If you have any questions regarding the results of our consultation, you may contact me at (805) 875-8228 or by email at b_halfvorson@ci.lompoc.ca.us.

Sincerely,



Brian Halvorson
Planning Manager

Attachments

**MEMORANDUM OF AGREEMENT
BETWEEN THE CITY OF LOMPOC AND
THE COUNTY OF SANTA BARBARA
REGARDING THE CITY'S SPHERE OF INFLUENCE**

This Agreement between the City of Lompoc, a municipal corporation (hereafter "City") and the County Santa Barbara County, a political subdivision of the State of California (hereafter "County").

WITNESSETH

WHEREAS, the Cortese/Knox/Hertzberg Act of 2000 ("the Act") requires the Local Agency Formation Commission (LAFCO) to update the Spheres of Influence for all applicable jurisdictions in the County every five years; and

WHEREAS, a Sphere of Influence is defined by the California Government Code section 56076 as a plan for the probable physical boundaries and service area of a local agency; and

WHEREAS, pursuant to Government Code, section 56425 the Sphere of Influence has been identified by County and City, as shown in Exhibit A; and

WHEREAS, the Act further requires LAFCO prepare a Municipal Service Review prior to or, in conjunction with, the update of a Sphere of Influence in accordance with Section 56430 of the California Government Code, as a means of identifying and evaluating public services provided by City and changes to City's Sphere of Influence; and

WHEREAS, City and County have reached agreement regarding the boundaries (Exhibit A), and provisions (Exhibit B) of the Sphere of Influence to help ensure the orderly and logical development of these areas; and

WHEREAS, City's General Plan provides a policy base for growth and development in the Sphere of Influence areas and defines policies and programs that would ensure the permanent preservation of important agricultural land and open space; and

WHEREAS, LAFCO is required by Government Code, subdivision 56425 (b) to give great weight to this agreement in making the final determination regarding the City's Sphere of Influence.

NOW, THEREFORE, be it resolved that the parties agree as follows:

1. The Sphere of Influence boundary contained in Exhibit A provides for the orderly and logical growth for City based on available information.
2. The provisions contained in Exhibit B offer a framework for completing updates, as may be needed, to the General Plans of both City and County for the areas in the Sphere of Influence.
3. The provisions contained in Exhibit B are intended to give City and County the basis for developing specific land use policies and standards for the areas in City's Sphere of Influence and do not supersede or limit the planning or environmental review process of either jurisdiction.
4. City's and County's General Plan policies shall be used to help guide the logical and orderly development of these Sphere Areas while preserving agricultural and open space lands where appropriate.

Bob Lingl
Mayor, City of Lompoc

[Signatures continued on Page 3]

APPROVED AS TO FORM AND LEGAL EFFECT:

Joseph W. Panonne
City Attorney

Dated:_____

ATTEST:

Stacey Haddon
City Clerk

Dated:_____

[Signatures continued on Page 4]

[Signatures continued from Page 3]

Chair, Board of Supervisors
County of Santa Barbara

APPROVED AS TO FORM AND LEGAL EFFECT:

County Counsel

Dated:_____

ATTEST:

County Clerk

Dated:_____

EXHIBIT A
SPHERE OF INFLUENCE
BOUNDARY MAP



EXHIBIT B PROVISIONS

The following provisions are agreed to and shall be used by City and County to establish a cooperative working relationship in formulating land use plans for future development within the proposed Sphere of Influence as shown in Exhibit A and to update their General Plans.

1. **Intent.** It is the intent of County and City to work cooperatively to respect the agreed upon Sphere of Influence (as shown in Exhibit A) and guiding development and any future annexation(s) in an orderly and logical manner consistent with the Cortese/Knox/Hertzberg Act, the City and County General Plans, the California Environmental Quality Act and any other applicable laws and regulations.
2. **Impact Mitigation.** In evaluating any proposed development, the agency considering approval (City or County) should rely solely on its own capability to provide the required services to that development. City and County shall not presume any services will be provided by the other agency without documenting that such services will be provided.

Mitigation to offset significant impacts to fire, law enforcement, emergency medical services, water and wastewater treatment services, roads and streets, other public services, and housing, shall be incorporated into the conditions of approval for projects on a case by case basis. Documentation shall be provided that identifies the project's impacts to both City and County and shall be considered as part of the development review process. The documentation shall be used to prepare conditions of approval and to allocate impact fees where allowable and as appropriate.

3. **Interagency Cooperation.** City and County shall work cooperatively to plan for future land uses, public services and facilities needed to improve and maintain area circulation connections, and to preserve agricultural land and open space.

County and City will consider the creation and implementation of various assessment and financing mechanisms for the construction and maintenance of public improvements, such as roads, utilities, recreation and trail improvements, parks and open space, and similar improvements that could serve visitors and residents of City and County. Discretionary development projects and General Plan Amendments (GPA's) that may affect each agency's jurisdiction shall be referred to the other for review and comment as early as possible in the land use process. County shall seek City's comments regarding those projects or GPA's in the referral area map found in Exhibit A. City shall seek the County's comments regarding projects or GPA's that affect the unincorporated area found in Exhibit A. All such referrals shall be sent to the following contact person(s) for early review and comment:

Division Managers, Long Range & Current
County of Santa Barbara
Department of Planning and Development
105 East Anapamu Street
Santa Barbara, CA 93101

Economic Development Director
City of Lompoc
Economic Development Dept.
100 Civic Center Plaza
Lompoc, CA 93436

Projects and activities that effect agricultural lands and resources shall be referred to the County Agricultural Commissioner's office at the following address:

Agricultural Commissioner
Santa Barbara County Department of Agriculture
263 Camino del Remedio
Santa Barbara, CA 93101

The provisions mentioned above shall not supersede other methods of commenting or providing feedback regarding a proposal or project.

4. **Sphere of Influence.** County shall, to the extent feasible, limit development within City's Sphere of Influence (SOI) to those uses currently allowed by County General Plan. County shall give the great weight to City's General Plan policies when reviewing development on land in the unincorporated areas that are located within City's Sphere of Influence.

For projects submitted to County for consideration, as part of the pre-application meetings and as part of processing the application, County shall request written documentation that indicates City's position regarding possible future annexation into City.

That documentation shall be provided by City in a timely manner that does not delay County's processing of the land use application. During that time, County shall continue to process the land use application as required under the law.

5. **Water Supply.** City intends to provide water service to the Sphere of Influence areas.
6. **Phasing.** Future development proposed within the Sphere of Influence will be phased to promote orderly and logical growth and development of City's Boundaries. The properties adjacent to the existing City Limits are intended to be appropriately planned for prior to annexation. The intent is for City to be able to construct needed infrastructure, roads, pipelines, etc., in a manner that logically extends these services and connections into the areas adjacent to City. This phasing of development is intended to help increase the financial feasibility of constructing the needed infrastructure in areas adjacent to City. The gradual phasing of the development would influence the amount of initial financial investment for infrastructure construction and allow for existing connections to be used for extending services into adjacent properties.
7. **General Plan Consistency.** Any proposed development will be consistent with City's adopted General Plan and environmental review pursuant to the requirements of CEQA have been accepted by City. County would complete any necessary amendment to its General Plan to reflect the annexation of territory to the City of Lompoc.
8. **Zoning Requirements.** Any proposed development will be consistent with City's pre-zoning on the property.

9. **Guiding Principals for Future Development.** City and County agree the following principals should help guide development that is proposed within City's Sphere of Influence:

a. Direct development toward planned communities with logical infrastructure connections

Phase urban development in a logical manner and include a range of land uses, housing types and densities.

b. Create walkable and transit friendly neighborhoods that have logical connections to other parts of the City

Area proposed for future growth should address roadway distances that would connect the new areas of development together with the existing City and would promote maximum connectivity between different land uses through walkways, bike paths, transit, or other means.

c. Provide for a variety of transportation choices that are feasible and financially viable

Insure adequate densities of development that are conducive to supporting transit service.

d. Take advantage of a variety of building designs

The proposed development should be designed with an urban form that encourages transit, walkability and connectivity to existing City infrastructure within the areas proposed for development. The goal is to develop diverse neighborhoods that contain residential uses with a variety of designs and efficient in land and energy consumption.

e. Improve the regional or sub-regional jobs/housing balance

Plan for land uses that provide opportunities for employment and in particular, explore creating opportunities for head-of-household jobs.

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CITY OF LOMPOC

November 22, 2017

Mona Miyasato
County Executive Officer
Santa Barbara County
105 East Anapamu Street
Santa Barbara CA 93101

RE: Potential Sphere of Influence Amendment

Dear Ms. Miyasato:

At the July 18, 2017 meeting, the City Council adopted Resolution No. 6103 (17) directing staff to proceed with an application to LAFCO for an adjustment to the Sphere of Influence (SOI) and the annexation of properties along the Bailey Avenue Corridor (BAC) located on the western edge of the City of Lompoc. As you are aware, the filing requirements for submitting applications to modify the SOI require cities to include proof of compliance with Government Code Section 56425(b) regarding consultation with the County.

I would like to request a meeting to formally discuss the proposed SOI for the specified area. As previously discussed, the City would also be interested in working with the other municipalities and the County to reach a master agreement so individual consultations would not be required. We have prepared and attached to this letter a Draft Memorandum of Agreement for the BAC properties to document City and County support of this proposal.

Thank you for your assistance during this process and we look forward to working with you to bring this project forward.

Sincerely,

Patrick Wiemiller
City Manager

Attachment – Draft Memorandum of Agreement

C: Teresa Gallavan, Economic Development Director/Assistant City Manager
Joseph Pannone, City Attorney
Brian Halvorson, Planning Manager
ANX 76 Project File

G:\COMDEV\Notes-current projects\Bailey Ave Annex 2015-16\LAFCO\LAFCO APP\BAC-RequestforConsult-SBCO.docx

Cherridah Weigel
Planning Division, City of Lompoc
100 Civic Center Plaza
Lompoc, CA 93436

7015 1520 0002 7588 2063

Postage

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Mona Miyasato, CEO
Santa Barbara County
105 East Anapamu Street
Santa Barbara CA 93101

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Cherridah Weigel</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>Mona Miyasato, CEO Santa Barbara County 105 East Anapamu Street Santa Barbara CA 93101</p>	<p>B. Received by (Printed Name) C. Date of Delivery</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7015 1520 0002 7588 2063</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>		
<p>PS Form 3811, April 2015 PSN 7530-02-000-9053</p>	<p>Domestic Return Receipt</p>	

Certified Mail 7015 1520 0002 7588 2063
Return Receipt 9590 9403 0769 5196 5346 91

**Exchange of Property Tax Revenues
Pertaining to the Bailey Avenue Reorganization & Annexation #76
to the City of Lompoc**

- The City's future share of the allocation will be equal to 16.6% of Property Tax Revenues generated by the Bailey Avenue parcels and the County General Fund's existing allocation percentage will be adjusted for the difference. The allocation percentages of taxing entities not included in the Reorganization are not affected.
- Upon recordation of the subject annexation, City shall assume the easement interests and maintenance responsibilities for maintenance of the entire portions of North Avenue, Olive Avenue and Bailey Avenue that front the proposed annexation area.
- Payment to City and County General Funds will commence the first full fiscal year for which the change in property tax allocation specified by this resolution and corresponding adjustments to affected tax rate allocation system becomes effective as specified by the State Board of Equalization in accordance with Government Code section 54902.
- If LAFCO includes any additional parcels related to the subject parcels to this proposal prior to the recordation of the subject annexation, then the same allocated percentage as set forth in this proposal shall apply.
- City agrees to accept the negotiated exchange of property tax revenues described above solely for the subject annexation.

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County Of Santa Barbara

Mona Miyasato
County Executive Officer



105 East Anapamu Street, Room 406
Santa Barbara, California 93101
805-568-3400 • Fax 805-568-3414
www.countyofsb.org

Executive Office

RECEIVED

December 7, 2017

DEC 11 2017

Mr. Patrick Wiemiller, City Manager
City Hall
100 Civic Center Plaza
P.O. Box 8001
Lompoc, CA 93438-8001

CITY MANAGER'S OFFICE

RE: Lompoc Proposed Sphere of Influence Amendment

Dear Mr. Wiemiller,

I am in receipt of your letter dated November 22, 2017, and look forward to discussion on your proposal.

Please include the following County of Santa Barbara staff in your communications on this matter:

Jeff Frapwell, Assistant County Executive Officer
Ed Price, Chief Deputy Controller
Rachel Lipman, Fiscal and Policy Analyst

Please let me know with whom we should be corresponding at the City of Lompoc and we will be pleased to set up an initial meeting.

Thank you.

Sincerely,

Jeff Frapwell
Assistant County Executive Officer

OWNERSHIP AND CONTACT INFORMATION

List of Current and Known Future Landowners and Lessees

LB & L-DS Ventures Lompoc II LLC (aka, "Bailey Property")
John Bodger & Sons Co., a Corporation (aka, "Bodger Property")

Harridge Development Group, LLC
Attn: Marc Annotti
6363 Wilshire Boulevard, Suite 600, Los Angeles, CA 90048

List of Persons to Receive Hearing Notices and Staff Reports

LB & L-DS Ventures Lompoc II LLC
c/o: Marc Annotti
6363 Wilshire Boulevard, Suite 600
Los Angeles, CA 90048

John Bodger & Sons Co., a Corporation
c/o: Marc Annotti
6363 Wilshire Boulevard, Suite 600
Los Angeles, CA 90048

Thomas E. Figg, Consulting Services
Attn: Tom Figg
204 Willowbrook Drive
Port Hueneme, CA 93041

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Parcel Information Form

This form shall be completed separately for each parcel proposed for annexation.

PROPERTY OWNER INFORMATION

- 1) Name LB & L-DS Ventures Lompoc II LLC (aka, "Bailey Property")
Address 6363 Wilshire Boulevard, Suite 600, Los Angeles, CA 90048
Daytime Telephone (310) 658-1511 Fax _____
E-mail mannotti@msn.com

- 2) Name _____
Address _____
Daytime Telephone _____ Fax _____
E-mail _____

PARCEL INFORMATION Please see General Application, Table 1 - Bailey Property Annexation Area A

Assessor's Parcel Number _____ Parcel Acreage _____
If parcel is under Williamson Act contract, list expiration date n.a.
Assessed Value: 1) \$4,311,977 2) Improvements \$0

EXISTING CONDITIONS

Number of dwelling units 0 Number of residents 0
Number of registered voters 0 Land use Agriculture

Is the parcel inside Lompoc's Sphere of Influence? Yes _____ No X
VLRD - Very Low

Current Lompoc General Plan Land Use designation(s), if applicable Residential Density

Santa Barbara County Comprehensive Plan designation(s) AC - Agricultural Commercial

Santa Barbara County Zoning designation(s) Agriculture AG-II-100

PROPOSAL

Proposed Land use Single Family Residential and Business Park Uses

Proposed Lompoc General Plan Land Use designation(s), LDR - Low Density Residential

Proposed Lompoc Zoning designation(s) Residential-Agricultural District. (RA)




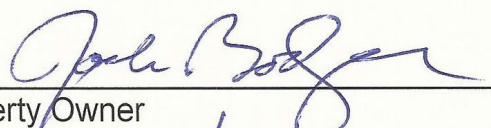


EXISTING SERVICE PROVIDERS

Water City of Lompoc Sewer City of Lompoc

Electricity City of Lompoc Solid Waste Collection City of Lompoc

Does the property owner consent to the annexation? Yes X No

SIGNATURES

  _____ Property Owner	  _____ Property Owner
 <u>11/19/2015</u> _____ Date	 <u>11/17/2015</u> _____ Date



Parcel Information Form

This form shall be completed separately for each parcel proposed for annexation.

PROPERTY OWNER INFORMATION

- 1) Name John Bodger & Sons Co., a Corporation (aka, "Bodger Property")
Address 6363 Wilshire Boulevard, Suite 600, Los Angeles, CA 90048
Daytime Telephone (310) 658-1511 Fax _____
E-mail mannotti@msn.com

- 2) Name _____
Address _____
Daytime Telephone _____ Fax _____
E-mail _____

PARCEL INFORMATION

Please see General Application, Table 1 - Bodger Property Annexation Area B

Assessor's Parcel Number _____ Parcel Acreage _____
If parcel is under Williamson Act contract, list expiration date n.a.
Assessed Value: 1) Land \$681,901 Improvements \$1,972,046

EXISTING CONDITIONS

Number of dwelling units 2 Number of residents 5 (Estimated)
Number of registered voters 0 Land use Agriculture
Is the parcel inside Lompoc's Sphere of Influence? Yes _____ No X
Current Lompoc General Plan Land Use designation(s), if applicable LDR & VLDR
Santa Barbara County Comprehensive Plan designation(s) Agriculture AG-II
Santa Barbara County Zoning designation(s) Agriculture 40-AG

PROPOSAL

Proposed Land use Single Family Residential and Business Park Uses

Proposed Lompoc General Plan Land Use designation(s), VLDR & LDR: Very Low Density and Low Density Residential

Proposed Lompoc Zoning designation(s) BP (Business Park) and LDR (Low Density Residential)



EXISTING SERVICE PROVIDERS

Water City of Lompoc Sewer City of Lompoc


Electricity City of Lompoc Solid Waste Collection City of Lompoc

Does the property owner consent to the annexation? Yes X No

SIGNATURES

Property Owner

 11/19/2015

Date



Property Owner

11/17/2015

Date



Community Development Department – Planning Division

DATE: August 2022
TO: Dean Albro, City Manager
FROM: Brian Halvorson, Planning Manager
SUBJECT: Master Project List

Residential Projects							
Project Name / No. / Location / Contact / Project Planner	Status	Description	Notes	Map No.	Building Permit	Grading Permit	Stormwater Permit
Burton Ranch (Jensen) DR 07-02, LOM 567 Contact: Donald M. Jensen (805) 654-6977 dj@jdscivil.com Planner: Brian Halvorson (805) 875-8273 g_stones@ci.lompoc.ca.us	PC approved 5/14/08 CC approved time extension for the Specific Plan Development Agreement (includes DR and LOM) to 5/31/24 Active	56 Residential Units (on 53 lots) 50 Single Family lots, 2 lots for two triplex affordable units, and 1 lot for a storm basin	A replacement map (LOM 629) is in process.	20.			Predates storm water requirements. SWPPP reqd. PCRs will apply if proposal is modified.
Burton Ranch (New Jensen Map) LOM 629 Contact: Donald M. Jensen (805) 654-6977 dh@jdscivil.com Planner: Brian Halvorson (805) 875-8273 g_stones@ci.lompoc.ca.us	Submitted 1/28/21 Incomplete 3/1/21 Submitted 5/6/21 Complete 6/7/21 Active	66 lots (63 SFR lots and 3 common lots for detention) basin, in-tract roads and paseo)	Map pending based on amendments in process to the Burton Ranch Specific Plan Under Environmental Review	20.			

<p>Burton Ranch (Martin) Tentative Tract Map LOM 571 APN's: 097-250-013 & -040 Contact: Jon Martin (805) 962-8299 jmartin@m3multifamily.com Planner: Brian Halvorson (805) 875-8228 b_halvorson@ci.lompoc.ca.us</p>	<p>PC approved 7/13/16 CC approved time extension request for the Specific Plan Development Agreement to 5/31/24 <u>Map Expires</u> <u>1/13/24</u> Active</p>	<p>64 Single Family Homes & 1 Apartment Lot</p>	<p>Map amendment submitted on 2/10/22 Amendment pending based on Burton Ranch Specific Plan amendments in process and under Environmental Review</p>	<p>15.</p>		
<p>Burton Ranch (Towbes) DR 07-01, LOM 570 Contact: The Towbes Group (805) 962-2121 Planner: Brian Halvorson (805) 875-8228 b_halvorson@ci.lompoc.ca.us</p>	<p>PC approved 5/14/08 CC approved time extension for the Specific Plan Development Agreement to 5/31/24 <u>Map Expires</u> <u>11/14/2022</u> Active</p>	<p>210 Single Family Homes</p>	<p>Map amendment submitted on 2/10/22 Incomplete: 3/10/22 Amendment pending based on Burton Ranch Specific Plan amendments in process and under Environmental Review</p>	<p>21.</p>		<p>Predates storm water requirements. SWPPP reqd. PCRs will apply if proposal is modified.</p>
<p>*River Terrace / Coastal Vision DR 04-03, EIR 04-01, LOM 533 (This project was replaced by Williams Homes) Laurel Avenue and Twelfth Street APN: 099-141-021 Contact: Marco Vujicic (918) 991-6629 marcovujic@yahoo.com Planner: Brian Halvorson (805) 875-8228 b_halvorson@ci.lompoc.ca.us PROJECT B</p>	<p>PC approved 7/25/05 CC approved 8/16/05 Map time extension to <u>8/16/26</u> DA CC approved 11/15/16 and effective to <u>11/15/36</u> Inactive</p>	<p>308 dwelling units (62 single-family, 65 townhome units, 181 attached condo units), approx. 17,650 sq. ft. commercial, 9,100 sq. ft. community recreation center</p>		<p>18.</p>		

<p>River Terrace / Williams Homes DR 20-09, LOM 625, TA 20-03 Laurel Avenue and Twelfth Street APN: 099-141-021 Contact: Gordon Cloes (760) 484-8683 gcloes@williamshomes.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>PC approved 9/22/21 DR Expires: <u>9/22/22</u> Map Expires:<u>9/22/23</u> Active</p>	<p>257 residential dwelling units (107 detached single family, 76 duplexes, 75 townhomes), text amendment for inclusionary housing</p>	<p>10/19/21 City Council Approved Inclusionary Housing Amendments</p>	<p>18.</p>	<p>GRA 22-02 Appl: 5/10/22 Corr: 6/28/22</p>	
<p>Mosaic Walk 1038 West Ocean Avenue LOM 554, DR 05-29, ZC 05-03 Marshall Ochylski (805) 544-4546 mochylski@slollegal.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>PC approved 7/10/06 CC approved 8/1/06 DA CC approved 10/18/16 and effective to <u>10/18/36</u> Map Expires: <u>1/10/23</u> (no more time extensions remaining) Inactive</p>	<p>13 Single Family Residential units</p>		<p>16.</p>		
<p>Housing Authority County of Santa Barbara 15-unit Affordable Apartments CUP 18-04 1401 East Cypress Avenue Contact: Tom Tomasello (805) 963-8283 ttomasello@rrmdesign.com Planner: Greg Stones (805) 875-8277 g_stones@ci.lompoc.ca.us LEMENT B</p>	<p>PC approved 10/9/19 Expires <u>4/9/23*</u> Active</p>	<p>15 affordable one-bedroom apartments</p>	<p>* Per GC 65914.5(b) extended automatically 18 months</p>	<p>48.</p>	<p>B2019-1068 Appl: 12/30/19 Corr: 1/29/20 Appl: 7/1/20 Corr: 7/23/20 Appl: 8/17/21 Corr: 8/26/21 Appl: 3/7/22 Corr: 3/29/22</p>	<p>GRA2021-0010 Appl: 10/15/21 Corr: 11/2/21 Appl: 3/7/22 Corr: 3/29/22</p>

<p>Daniels Single-Family/Duplex DR 20-03 200 North F Street Contact: Steve Reese (805) 736-8117 sr@reeseearchitect.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>Submitted 2/14/20 PC approved 4/22/20 Expires <u>10/22/22*</u> Active</p>	<p>Construct a 1,894 square foot residential duplex and a 1,906 square foot single- family dwelling</p>	<p>* Per GC 65914.5(b) extended automatically 18 months</p>	<p>68.</p>	<p>B2020-0499 Approved: 3/23/21</p>	<p>GRA2020-0009 Approved: 2/10/21</p>
<p>Castillo de Rosas DR 19-04, LOM 616 109 South Third Street Contact: Katie Levy (949) 752-2010 katiel@LGSarchitects.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>PC approved 11/13/19 CC approved 12/17/19 <u>DR Expires</u> <u>6/17/23</u> <u>Map Expires</u> <u>6/17/23*</u> Active</p>	<p>24 Residential condominiums</p>	<p>* Per GC 65914.5(b) extended automatically 18 months</p>	<p>57.</p>	<p>B2019-1059 Appl: 12/19/19 Corr: 1/28/20 Appl: 3/24/20 Corr: 4/23/20 Appl: 6/26/20 Corr: 7/13/20 Appl: 11/5/20 Corr: 11/24/20</p>	<p>GRA2020-0005 Appl: 3/19/20 Corr: 5/7/20 Appl: 12/1/20 Corr: 12/21/20 Appl: 4/26/21 Corr: 5/25/21 Corr: 7/23/21</p>
<p>Coastal Meadows 40 Residential Townhomes DR 05-39, LOM 557 1275 North V Street Contact: Andrew Hanna (949) 222-9119 andrew@globalpremierdevelopment.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>PC approved Map 6/12/06 CC approved 7/18/06 Map time extension approved by PC <u>Map Expires</u> <u>12/12/22*</u> Amended DR approved by PC: 11/10/21 <u>DR Expires</u> <u>11/10/22</u> Active</p>	<p>40 Townhomes on individual lots</p>	<p>Presentation to Planning Commission 10/14/20 * Per GC 65914.5(b) extended automatically 18 months</p>	<p>23.</p>	<p>B2021-0036 Appl: 1/25/21 (however it was voided as the information on the plans was not correct)</p>	<p>GRA2021-0004 Appl: 1/27/21 Issued:3/23/21 (rough grading only) GRA2021-0007 Appl: 5/18/21 Corr: 6/22/21 (fine grading)</p> <p>Predates Stormwater requirements. SWPPP required PCRs will apply if proposal is modified.</p>

<p>La Purisima Court DR 20-07 & LOM 624 930 North V Street Contact: Eric Vasquez (805) 275-1711 erikvasquez@gmail.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>Submitted 6/11/20 Incomplete 7/10/20 Resub 9/18/20 Complete 10/23/20 DRB 11/17/20 Re-Sub (revised project) 3/16/21 Incomplete 4/16/21 Active</p>	<p>20 Single Family Homes</p>	<p>73.</p>			
<p>Burton Ranch Specific Plan Amendments Contact: Brian Schwartz (805) 934-5760 brian@urbanplanningconcepts.com Planner: Brian Halvorson (805) 875-8228 b_halvorson@ci.lompoc.ca.us</p>	<p>Submitted 6/23/20 Incomplete 7/23/20 Complete 1/12/21 Active</p>	<p>Amendments to text, exhibits, and options for City sewer/water service</p>	<p>20. 21. 15.</p>			
<p>Pettit Multi Family DR 22-01 518 North T Contact: Adam Pettit (805) 637-1343 pettitadam@gmail.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>Submitted 3/31/22 Incomplete 4/28/22 Resub 5/31/22 DRB 6/28/22 PC Approved 8/10/22 DR Expires 8/10/23 Active</p>	<p>4 duplexes (total 8 units)</p>	<p>84.</p>			

Commercial Projects							
Project Name / No. / Location / Contact / Project Planner	Status	Description	Notes	Map No.	Building Permit	Grading Permit	Stormwater Permit
<p>ORGN Cannabis Facility Non storefront dispensary, manufacturing and processing CUP 19-06 1551 East Laurel Contact: Karen Streeter (831) 477-1781 karen@streetergroup.com Planner: Cherridah Weigel (805) 875-8213 c_weigel@ci.lompoc.ca.us</p>	<p>PC approved 12/11/19 Amendment Submitted 4/7/22 Incomplete 5/5/22 Complete 8/1/22 DRB 8/23/22 <u>Expires</u> <u>12/11/20*</u></p>	<p>Cannabis dispensary</p>	<p>*Under Construction</p>	<p>60.</p>	<p>B2020-0264 Issued: 12/15/20</p>		
<p>The Human Bean DR 19-07 401 North H Street Contact: Pamela Jardini (805) 594-1960 planningsolutions@charter.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>PC approved 1/27/21 Expires: <u>1/27/2023</u> Active</p>	<p>Drive through coffee shop with walk-up window LOM 634 for lot merger being processed.</p>		<p>62.</p>	<p>B2021-0557 Appl: 9/20/21 Corr: 10/15/21 Appl: 6/27/22 Corr: 7/13/22</p>	<p>GRA2021-0009 Appl: 9/20/21 Corr: 10/15/21 Appl: 6/27/22 Corr: 7/13/22</p>	
<p>Stiizy Dispensary CUP 19-07 1641 West Central Ave. Contact: Brian Mitchell (818) 371-0066 brian@shrynegroup.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>PC approved 5/13/20 Expires <u>3/13/23</u> Active</p>	<p>Cannabis dispensary</p>		<p>63.</p>	<p>B2019-0961 Appl: 11/12/19 Corr: 12/3/19 Appl: 3/23/20 Corr: 4/6/20 Appl: 8/21/20 Corr: 8/26/20 Appl: 4/6/21 Corr: 4/6/21</p>		

<p>Facade Remodel and Creation of 3 Suites for Aldi's and Boot Barn DR 21-03 729 North H Street Contact: Abdul Salehi (949) 701-3346 abdul.salehi@twc.com Planners: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>PC approved 6/9/21 Expires <u>6/9/22*</u> Active</p>	<p>Facade remodel (formerly Vons Grocery Store)</p>	<p>*Under construction</p>	<p>77.</p>	<p>B2021-0496 Issued: 12/8/21 B2021-0641 Issued: 4/5/22</p>	
<p>Solvang Brewing Company DR 21-04 222 & 234 North H Street Contact: Frances Romero (805) 720-1120 fromero@twlandplan.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>Submitted 12/21/21 Incomplete 1/21/22 Active</p>	<p>4,950 square foot Bottling Facility</p>		<p>81.</p>		
<p>Coast Hills Parcel Map LOM 635 1320 North H Street Contact: Robert Winslow (805) 706-0401 robert@civil-studio.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>Submitted 6/7/22 Incomplete 7/7/22 Re-submitted 7/21/22 PC 10/12/22 Active</p>	<p>Parcel map to split one lot in order to create two lots</p>		<p>86.</p>		
<p>KFC Remodel DR 22-03 1401 North H Street Contact: Roger Lyon (805) 541-5275 roger@jeffersonarchitecture.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>Submitted 6/12/22 Incomplete 7/12/22 Active</p>	<p>Remodel of existing KFC building</p>		<p>87.</p>		

<p>Smart and Final DR 22-04 1025 North H Street Contact: Kate Gottlieb (818) 635-2355 Kate.gottlieb@rea-incorp.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>Submitted 6/23/22 Incomplete 7/22/22</p> <p>Active</p>	<p>Demo of existing building and construction of new 27,000 sq.ft. building for Smart and Final</p>	<p>88.</p>			
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Industrial Projects									
Project Name / No. / Location / Contact / Project Planner	Status	Description	Notes	Map No.	Building Permit	Grading Permit	Stormwater Permit		
<p>Central Coast Business Park DR 13-14, EIR 14-01, SP 14-01, LOM 599 1401 West Central Avenue Contact: John A. Smith (805) 466-5660 john@tataglia-engineering.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>PC approved 9/9/15 CC approved 10/20/15 PC approved 2nd map time extension 10/20/18 PC approved 3rd map time extension 10/9/19 PC approved 4th map time extension 11/18/20 Map Expires <u>10/20/22</u> Inactive</p>	<p>Subdivide an existing 40 acre parcel of land into 12 parcels and development of up to 581,635 square feet of industrial and warehouse space</p>		25.			SWPPP will be mod. PCR's apply		
<p>Campbell Cooling Expansion DR 19-08 1501 North L Contact: Hawkins Engineering (831)761-7400 rachel@hawkinsengineering.net Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>PC Approved 4/8/20 DR expires <u>4/8/21*</u> Active</p>	<p>33,670 square foot addition and 2,000 square foot addition to an existing foot vegetable and berry cooling warehouse and office building, and Lot Line Adjustment</p>	<p>*Grading Permit issued 9/15/20</p>	65.	<p>B2020-0395 Approved: 3/15/21 Issued: 4/1/22</p>	<p>GRA2020-0007 Issued: 9/15/20</p>			

<p>Organic Liberty Lompoc Cannabis Indoor Cultivation DR 20-01 / LOM 626 1025/1035 West Central Contact: Mathew Primm (858) 245-3277 matt@olibrary.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>PC approved 10/13/21 DR Expires <u>10/13/22</u> Active</p>	<p>Construction for an approximately 109,000 sq. ft. building for cannabis administration, manufacturing, processing, storage, and distribution facility</p>	<p>66.</p>	<p>11.</p>	<p>B2017-0433 Appr: 4/24/18 Issued: 5/22/18 B2019-0299 Approved 5/11/21 Issued 5/11/21</p>	<p>GRA2017-0006 Appr: 5/1/18 Issued: 5/22/18</p>	<p>*Phase I PCR infiltration area</p>
<p>Wine Storage Warehouse DR 16-06 440 Commerce Court Contact: Michelle Rodriguez (909) 827-2520 al@ameriantraffiproducts.com Planner: Greg Stones (805) 875-8277 g_stones@ci.lompoc.ca.us</p>	<p>PC approved 1/11/17 DR Expires <u>1/11/18*</u> Active</p>	<p>13,906 sq. ft. wine warehouse including storage and production for up to three tenants</p>	<p>*Under construction Various inspections are being conducted Building being used for cannabis</p>	<p>3.</p>	<p>GRA2013-0003 Appl: 3/4/13 Appr: 4/17/13 Issued: 4/22/13 Finalized: 12/11/13</p>	<p>Phase 1 for the wine storage and production facility of the Santa Rita Wine Center is complete. Tenant improvements for current wineries have been finalized. The applications for Phases 2-4, which include a resort hotel-spa and retail buildings, will be submitted for review at a later date.</p>	
<p>Santa Rita Hills Wine Center DR 12-01 / CUP 12-01 CUP 12-02 300 North Twelfth Street Contact: Steve Zotovich (949) 271-1775 szotovich@peregrinerp.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>PC approved 3/14/12 Inactive</p>	<p>76,560 sq. ft. for warehousing, wine tasting and office in 4 buildings</p>	<p>66.</p>	<p>11.</p>	<p>B2017-0433 Appr: 4/24/18 Issued: 5/22/18 B2019-0299 Approved 5/11/21 Issued 5/11/21</p>	<p>GRA2017-0006 Appr: 5/1/18 Issued: 5/22/18</p>	<p>*Phase I PCR infiltration area</p>

<p>Mustang Cannabis Indoor Cultivation DR 20-06 1501 North O Contact: Gary Madjedi (805) 473-2731 gmadjedi@gwmarhitect.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>PC approved 9/22/21 Expires <u>9/22/22</u> Active</p>	<p>69,700 sq. ft. building for cannabis administration, growing, processing/manufacturing, testing, storage, and distribution facility</p>		<p>72.</p>	<p>B2022-0058 Appl: 2/1/22 Corr: 3/17/22 Appl: 7/14/22 Corr: 8/4/22</p>	<p>GRA2022-0001 Appl: 2/3/22 Corr: 3/17/22 Appl: 7/14/22 Corr: 8/4/22</p>
<p>11 Industrial Parcels GP 15-01, ZC 15-01 091-225-001, 089-231-011, 089-213-027, 025, 089-221-014, 011, 010, 009, 008, 005, 021. Planner: Brian Halvorson (805) 875-8228 b_halvorson@ci.lompoc.ca.us</p>	<p>PC 1st review 3/11/15 PC recommend approval 4/8/15 CC approved 6 parcels for change on 6/16/15, return 2 parcels to PC Inactive</p>	<p>Proposed General Plan Amendment and Zone Change for 11 parcels</p>	<p>Site visit with owners 07/25/18 *Only the property owner of 415 West Laurel Ave has agreed to return to PC for the GP amendment and ZC. The property owner of 921 W. Laurel is not interested in changing the zoning to industrial.</p>	<p>30.</p>		
<p>Central Coast Agriculture Cannabis Containers CUP 20-01 1101-1401 West Central Avenue Contact: Tom G. Reay (805) 544-9700 treay@odgsio.com Planner: Brian Halvorson (805) 875-8228 b_halvorson@ci.lompoc.ca.us</p>	<p>PC approved 4/14/21 Expires <u>4/14/26</u> Active</p>	<p>ca Storage Containers for Frozen Cannabis Storage</p>		<p>71.</p>	<p>B2021-0087 Issued: 10/29/21 Finalized: 3/28/22</p>	<p>GRA2021-0005 Approved: 7/22/21 Issued: 7/28/21</p>

<p>Manny's Fitness Gym CUP 21-02 305 East Chestnut Ave Contact: Manuel Ramos (805) 430-8091 mannyfitnessprogram@gmail.com Contact: Cherridah Weigel (805) 875-8270 c_weigel@ci.lompoc.ca.us</p>	<p>Submitted 5/26/21 Incomplete 6/4/21 Resubmittal 5/24/22 Deemed complete 6/23/22 PC approved 8/10/22 Active</p>	<p>Fitness gym in the Industrial zone</p>	<p>76.</p>			
<p>Central Coast Agriculture Cannabis Facility DR 22-02 1401 West Central Ave. Contact: Lindsay Cokeley (818) 317-8414 lindsay@ccagriculture.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>Submitted 4/13/22 Active</p>	<p>853,000 sq. ft. cannabis facility for manufacturing storage, lab, office, cultivation, other ancillary uses, and site improvements</p>	<p>71.</p>			
<p>Yeska Dispensary CUP 22-02 432 Commerce Court Contact: Christina Perez Duval (818) 669-7231 christinaduval007@outlook.com Planner: Cherridah Weigel (805) 875-8213 c_weigel@ci.lompoc.ca.us</p>	<p>Submitted 8/11/22 Active</p>	<p>5,244 sq. ft. cannabis dispensary in the BP Zone, including retail, warehouse, office, and storage.</p>	<p>91.</p>			

Mixed Use and Other Projects									
Project Name / No. / Location / Contact / Project Planner	Status	Description	Notes	Map No.	Building Permit	Grading Permit	Stormwater Permit		
<p>Lompoc Record Mixed Use CUP 18-01 115 North H Street Ron Alex (805) 220-1776 ralex2765@aol.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>PC approved 5/9/18 <u>Expires 5/9/2023</u> Inactive</p>	<p>7 Residential units and 9,187 square feet commercial development within an existing building (with a third floor addition)</p>		36.					
<p>233 Mixed Use Development DR 19-03 233 North H Street Contact: Thomas Reay Omni Design Group, Inc. (805) 544-9700 treay@adgclo.com Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>PC approved 10/9/19 <u>Expires 10/9/20*</u> Active</p>	<p>Three-story mixed use with 6 residential units and commercial offices on first & second floors</p>	<p>*Under construction/grading/demo</p>	51.	<p>B2020-0283 Approved: 12/4/20 Issued: 1/7/22</p>	<p>GRA 2020-0002 Issued: 8/27/20</p>			
<p>City Transit Yard DR 15-13, LOM 601 320 North D Street Contact: Craig Dierling (805) 875-8224 c_dierling@ci.lompoc.ca.us Planner: Greg Stones (805) 875-8273 g_stones@ci.lompoc.ca.us</p>	<p>PC approved 6/14/17 <u>Map expires 6/14/23</u> <u>DR expires 6/14/23</u> Active</p>	<p>14,888 sq. ft. Transit Operation and Fleet Maintenance Facility</p>		22.					
<p>Metro PCS Monopole CUP 18-02 116 North I Street Contact: Alyoshka Romero (809) 855-6916 aly.romero@risusa.com Planner: Greg Stones (805) 875-8277 g_stones@ci.lompoc.ca.us</p>	<p>PC approved 1/18/20 <u>Expires 11/18/21*</u> Active</p>	<p>Replace existing cell tower with 65' high monopole</p>	<p>*Under construction</p>	44.	<p>B2021-0240 Approved: 10/25/21 Issued: 12/20/21</p>				

<p>Dish Telecommunications Facility CUP 21-03 1050 West Cypress Contact: Jerry Ambrose (805) 637-7407 jambrose@wireless01.com Planner: Greg Stones (805) 875-8277 g_stones@ci.lompoc.ca.us</p>	<p>PC approved 1/26/22 Expires <u>1/26/2032</u> Active</p>	<p>Construct new light pole with telecom antennas within Ryon Park</p>	<p>79.</p>		
<p>T-Mobile Telecommunications Facility DR 22-05 1621 North H Street Contact: Lynda McClung (714) 328-3385 lmcclung@synergy.cc Planner: Greg Stones (805) 875-8277 g_stones@ci.lompoc.ca.us</p>	<p>Submitted 7/29/22 Incomplete 8/25/22 Active</p>	<p>Modification to an existing T-Mobile facility including building tower element on top of an existing hotel for new wireless equipment</p>	<p>89.</p>		
<p>Comcast Equipment Building PRE 22-03 204 East Laurel Avenue Contact: Jay Reynolds (323) 931-1007 jay@ojmraarchitects.net Planner: Cherridah Weigel (805) 875-8213 c_weigel@ci.lompoc.ca.us</p>	<p>Submitted 8/1/22 Active</p>	<p>Construct new 200 sq. ft. Modular equipment building on a vacant lot</p>	<p>90.</p>		

Planning Grants				
Project Name / No. / Location / Contact / Project Planner	Status	Description	Map No.	Notes
<p>SB 1 – Sustainable Communities Caltrans Grant</p> <p>Streetscape Multi-Modal Improvement Plan</p>	<p>In process</p> <p>Active</p>	<p>A complete streets plan to improve the streetscape and quality of key connections for a variety of transportation modes along Highway 1 and 246.</p>	N/A	<p>Held kick-off meeting with Caltrans Oct/19</p> <p>Selected consultant 2/20</p> <p>Consultant Kick-off meeting on 5/4/20</p> <p>Stakeholder List complete 9/17/20</p> <p>Existing Conditions Opportunity Constraints Review Meetings 11/10/20 & 12/22/20</p> <p>Project Logo selection 2/21 4/1 to 5/1</p> <p>Public Outreach 5/25 & 5/27</p> <p>Oct 21, 2021: Charrette</p> <p>Oct 28, 2021: Virtual Charrette</p> <p>Nov 17, 2021: Community Workshop</p> <p>Pop-Up Workshop 12/18/21</p> <p>Draft Plan Received 1/24/22</p> <p>Joint PC/CC Meeting 7/19/22</p> <p>Project Awarded 8/26/22</p>
Other Planning Projects				
Project Name / No. / Location / Contact / Project Planner	Status	Description	Map No.	Notes
<p>Bailey Avenue Sphere of Influence Adjustment & Annexation (Annex 76)</p> <p>APN's: 093-070-065, 093-111-007, 008, 009, 010, 011, 012.</p> <p>Contact(s):</p> <p>Alexander Marc Annotti (918) 730-4061</p> <p>CHUCK Jack Bodger (905) 735-8888</p> <p>PLANNING Planner: Brian Halvorson (905) 875-8228 b_halvorson@ci.lompoc.ca.us</p>	In process	<p>Extend the Sphere of Influence Boundary and Annexation of two non-contiguous properties (approximately 148 acres) located north of Olive Avenue, south of North Avenue, east of Bailey Avenue, and west of Z Street and V Street adjacent to existing City Limit Line.</p>	29.	<p>County Meetings 1/16/18, 6/25/18 & 10/1/18</p> <p>LAFCO application submitted 7/26/18</p> <p>County Planning Memo received 9/28/18 Response to County 8/26/19. Final County Meeting on 10/24/19</p> <p>Draft MOA routed to County 12-6-19. Response received on 12-19-19 not supporting proposal.</p> <p>Revised documentation sent to LAFCO/County Surveyor 2/24/21. Corrections received from the County Surveyor on 6/3/20</p> <p>Resubmittal to County Surveyor on 7/7/20. Signed/Sealed survey documents sent to County Surveyor week of 2/8/21</p> <p>SOI and Annexation Applications to be separated</p> <p>Draft Addendum for SOI only received 11/22/21</p>

	Active				City Council 6/21/22 (Amended SOI Application)
Update to Accessory Dwelling Unit Ordinance (and SB 9 compliance) Planner: Brian Halvorson (805) 875-8228 b_halvorson@ci.lompoc.ca.us	Active	Amendments for consistency with new State Laws relating to ADU's and Senate Bill 9	N/A		
General Plan Text Amendment (Economic Development Committee -City Council Initiated) Planner: Brian Halvorson (805) 875-8228 b_halvorson@ci.lompoc.ca.us	Inactive	Elimination of references to the Economic Development Committee from the General Plan	NA		PC: 3/10/21 CC:5/4/21 <u>On hold</u> until further review of FY 21-23 budget
General Plan Housing Element & Technical Updates Planner: Brian Halvorson (805) 875-8228 b_halvorson@ci.lompoc.ca.us	In process	Update to the Housing Element addressing 6 th Cycle RHNA Allocation and other Technical Element Updates			Approval of Appropriations CC: 2/15/22 Kick-Off Meeting 3/16/22 Public Engagement 5/17/22 Housing Inventory and Stakeholder Coordination in process Public Workshop #1: 8/18/22 Public Workshop #2: 10/13/22
Zoning Text Amendments to In-Lieu Fee (TA 22-01) Planner: Brian Halvorson (805) 875-8228 b_halvorson@ci.lompoc.ca.us	Active	Consideration of Planning Commission Recommendations to the City Council to Amend the City's Inclusionary Housing Ordinance, Including Adopting a New Mechanism for Calculating the In-Lieu Fee			

Status of Projects:

36 Active Projects
8 Inactive Projects

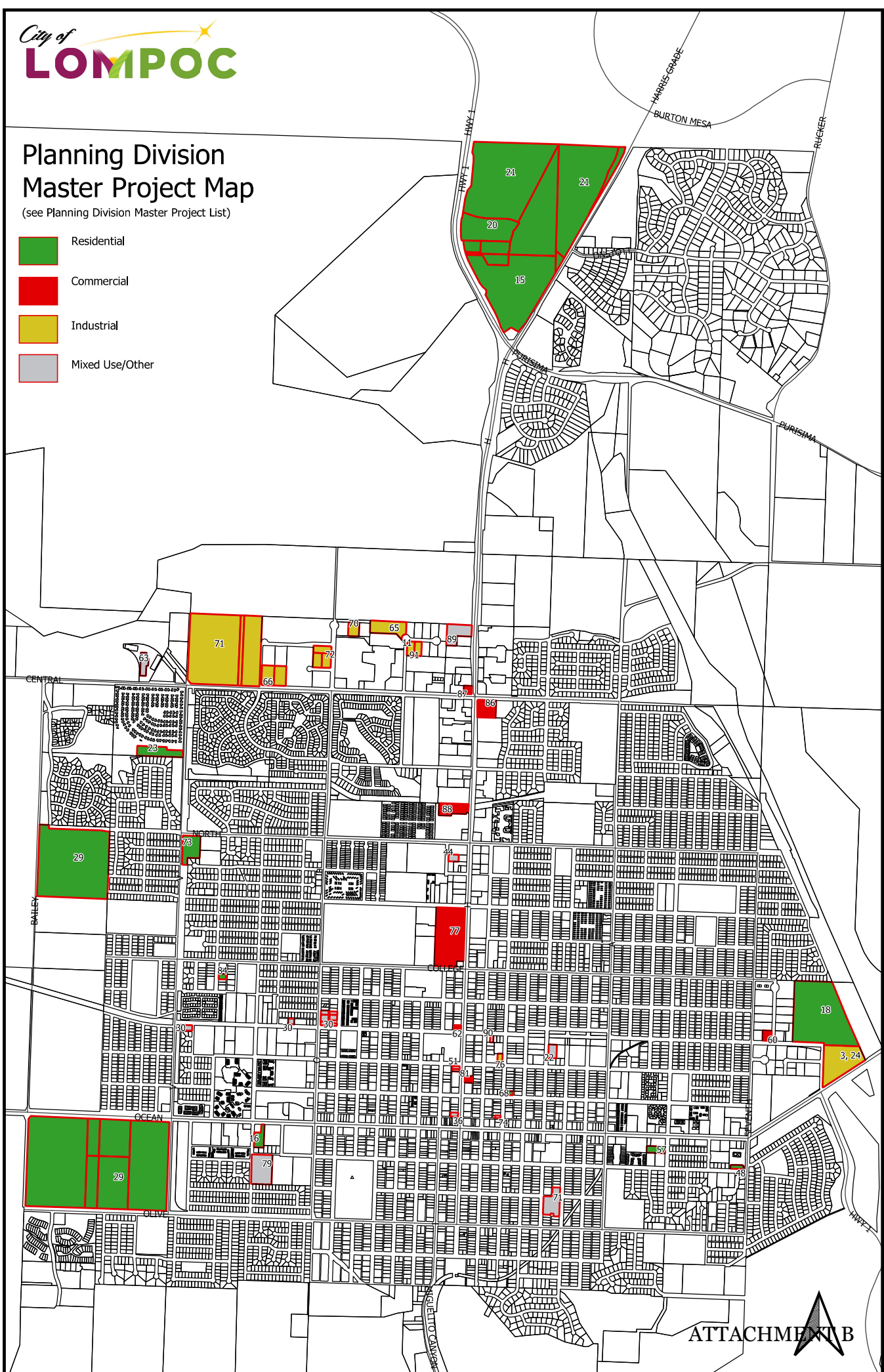
Accessory Dwelling Units (ADU) Applications in 2022 (reporting period since January 1st)
Total Number of Applications: 10

Lompoc Valley Projects Adjacent to City – Santa Barbara County Jurisdiction	
Development Review Projects	
Project Description	Status
Clubhouse Estates Tract Map 52 residential lots, APN: 097-371-008	Under construction
Stoker Development Plan 14 residential lots, APN: 097-730-021	Approved
Pence Ranch Winery (Tier II) APN: 099-220-013	Approved
Santa Rosa Road Winery (Tier II) APN: 083-170-015	In process
Spear Winery (Tier II) 19,775 square feet commercial space, APN:099-210-058	In process
Oak Hills Estates LLC TRACT MAP (TM 14,810), APN 097-371-010 29 residential units/lots	In process
Hilt Winery (Tier III) 54,263 square feet commercial space, APN: 083-070-023	Built
Pence Ranch Winery Development Plan Amendment, APN 099-220-013	In process
Peake Ranch Winery (Tier II) 17,300 square feet commercial space, APN: 083-170-015	In process
Brouillard (TIER II) Winery, APN 099-170-021 12,066 square feet commercial space	In process
Tyler Winery (TIER II), APN 099-100-045 17,725 square feet commercial space	In process
Rancho De Zo, LLC Winery, APN 083-170-016 15,000 square feet space	In process
https://www.countyofsb.org/plndev/projects/cumulativelist.sbc https://www.countyofsb.org/uploadedFiles/plndev/Content/Projects/CrystalReportViewer1.pdf (updated December 2021) Note: The projects for Santa Barbara County are not included on the map.	
Energy, Minerals and Compliance Projects	
Project Description	Status
https://www.countyofsb.org/plndev/projects/energy/Strauss.sbc Note: The projects for Santa Barbara County are not included on the map.	

Planning Division Master Project Map

(see Planning Division Master Project List)

- Residential
- Commercial
- Industrial
- Mixed Use/Other



Attachment C

Provided under separate cover posted on the SBLAFCO.org website for December 8, 2022 Meeting.

Attachment C - FEIR & Addendums No.7 & No. 3 Clearinghouse No. 2008081032

Attachment C - Exhibit A Reso 5668 10 GP FEIR Comments and Responses

CERTIFIED COPY

RESOLUTION NO. 5668 (10)

**A Resolution Of The Council Of The City Of Lompoc,
County Of Santa Barbara, State of California,
Certifying The Final Environmental Impact Report (EIR 09-01) and
adopting the California Environmental Quality Act (CEQA) Findings
of Fact For General Plan Update
(Planning Division File No. EIR 09-01 / SCH No. 2008081032)**

WHEREAS, the City of Lompoc has initiated a comprehensive update to the City's General Plan in conformance with Government Code Section 65300 (the "Update"), which requires a City to adopt a comprehensive General Plan and update it as needed. City staff and Rincon Consultants, Inc. have conducted workshops and meetings with members of the community and the decision makers to assure public participation in the process; and

WHEREAS, the City of Lompoc as Lead Agency determined the Update to the General Plan is a "Project" under the California Environmental Quality Act (CEQA) and State CEQA Guidelines and issued a Notice of Preparation (NOP) to interested parties on August 11, 2008; and

WHEREAS, a Scoping Meeting was held on August 26, 2008 to receive comments from the public regarding issues to be addressed in the EIR; and

WHEREAS, a Draft Environmental Impact Report (DEIR) was circulated for public review from October 12 through November 25, 2009 and comments were received from seven (7) individuals and agencies in response to the Draft EIR; and

WHEREAS, a Final Environmental Impact Report (FEIR 09-01) (SCH NO. 2008081032) has been prepared by Rincon Consultants, Inc. in conformance with CEQA, the State CEQA Guidelines and the Environmental Guidelines of the City of Lompoc to study the environmental impacts of the proposed Project; and

WHEREAS, a Mitigation Monitoring and Reporting Program has been prepared pursuant to Section 15097 of the State CEQA Guidelines and considered as part of the Planning Commission FEIR review for consideration by the City Council; and

WHEREAS, the project was considered by the Planning Commission at duly noticed public hearings on June 9, June 23, July 14, and August 11, 2010 and the Commission adopted Resolution No. 677 (10) recommending the City Council certify the Final Environmental Impact Report for the General Plan Update project based on the attached Findings of Fact (EIR 09-01); and

WHEREAS, all or portions of the project was considered by the City Council at duly noticed public hearings on September 7, September 13, September 21, October 5, and October 19, 2010.

NOW, THEREFORE, THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1: After hearing public testimony, considering the evidence presented, including the Planning Commission recommendation, and engaging in due deliberation of the following:

- a) the Lompoc General Plan FEIR;
- b) the Findings of Fact and Statement of Overriding Considerations prepared for Planning Commission review;
- c) the Mitigation Monitoring and Reporting Program; and

The City Council, in the exercise of its independent judgment, and taking into consideration the comments and responses to comments included within the Final Environmental Impact Report:

- a) finds the Final Environmental Impact Report reflects the City of Lompoc's independent judgment and analysis;
- b) certifies the Final Environmental Impact Report – FEIR 09-01 for the City of Lompoc General Plan Update (Exhibit A) as complete and in compliance with the California Environmental Quality Act (Public Resources Code Sections 21000 et seq.) and State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.); and
- c) adopts the proposed Findings of Fact and Statement of Overriding Considerations (Exhibit B);
- d) adopts the Mitigation Monitoring and Reporting Program (Exhibit C).

SECTION 2: The City Council finds FEIR 09-01 for the General Plan Update project is complete and adequate pursuant to the California Environmental Quality Act (Public Resources Code Sections 21000 et seq.) and State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.) based on Attachments A, B, & C.


SECTION 3: This resolution is effective upon adoption.

PASSED AND ADOPTED on October 19, 2010

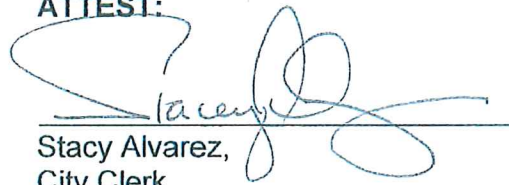
The foregoing Resolution was proposed by Councilmember Siminski, seconded by Councilmember Ruhge, and duly passed and adopted by the Council of the City of Lompoc at its regular meeting on October 19, 2010 by the following electronic vote:

AYES: Councilmember Durham, Ruhge, Siminski

NOES: Councilmember Martner, Lingl


Michael Siminski, Mayor
City of Lompoc

ATTEST:

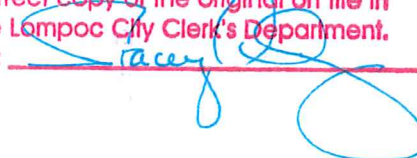

Stacy Alvarez,
City Clerk

Attachments:

- Exhibit A - Final Environmental Impact Report
- Exhibit B - CEQA Findings of Fact
- Exhibit C - Mitigation Monitoring Reporting Program

I HEREBY CERTIFY THAT THE

foregoing instrument is a true and correct copy of the original on file in the Lompoc City Clerk's Department.

ATTEST: 

1.0 INTRODUCTION

1.1 Findings of Fact and Statement of Overriding Considerations

The California Environmental Quality Act (CEQA) requires that the environmental impacts of a project be examined and disclosed prior to approval of a project. CEQA Guidelines Section 15091 provides the following guidance regarding findings:

- “(a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
- (1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.
 - (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
 - (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.”

CEQA Guidelines Section 15093 provides the following additional guidance regarding a Statement of Overriding Considerations:

- “(a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposal project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."
- (b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.
- (c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.”

Having received, reviewed and considered the Final Environmental Impact Report for the Lompoc General Plan Update, SCH #2008081032; GP No. 07-04 (FEIR), dated January 2010, as well as all other information in the record of proceedings on this matter, the following Findings and Statement of Overriding Considerations Regarding the Final Environmental Impact Report for the Lompoc General Plan Update (Project) are hereby adopted by the City of Lompoc.

1.2 Document Format

These Findings have been categorized into the following sections:

- 1) Section 1.0 provides an introduction to these Findings.
- 2) Section 2.0 provides a summary of the Project and overview of other discretionary actions required for the Project, and a statement of Project objectives.
- 3) Section 3.0 provides a summary of those activities that have preceded the consideration of the Findings for the Project as part of the environmental review process, and a summary of public participation in the environmental review for the Project.
- 4) Section 4.0 sets forth findings regarding those potentially significant environmental impacts identified in the FEIR which the City has determined to be less than significant with the implementation of Project design features and/or Project conditions included in the MMRP for the Project.
- 5) Section 5.0 sets forth findings regarding those significant or potentially significant environmental impacts identified in the FEIR which the City has determined can feasibly be mitigated to a less than significant level through the imposition of mitigation measures included in the MMRP for the Project.
- 6) Section 6.0 sets forth findings regarding those significant or potentially significant environmental impacts identified in the FEIR which will or which may result from the Project and which the City has determined cannot feasibly be mitigated to a less than significant level.
- 7) Section 7.0 sets forth findings regarding growth inducement impacts.
- 8) Section 8.0 sets forth findings regarding alternatives to the Project.
- 9) Section 9.0 contains findings regarding the MMRP for the Project.
- 10) Section 10.0 contains other relevant findings adopted by the City with respect to the Project.
- 11) Section 11.0 consists of a Statement of Overriding Considerations, which sets forth the City's reasons for finding that specific economic, legal, social, technological, and other considerations associated with the Project outweigh the Project's potential unavoidable environmental impacts.

The Findings set forth in each section herein are supported by findings and facts identified in the administrative record of the Project.

1.3 Custodian and Location of Records

The documents and other materials which constitute the administrative record for the City's actions regarding the Project are located at the City of Lompoc Planning Division, 100 Civic Center Plaza, Lompoc, California, 93438. The City is the custodian of the administrative record for the Project.

2.0 PROJECT SUMMARY

2.1 Project Location

The City of Lompoc is located along Highway 1 approximately 15 miles west of Highway 101 and the City of Buellton, and eight miles east of the Pacific Ocean. The plan area for the 2030 General Plan encompasses all areas within and outside the City's boundaries that bear a relation to the City's planning as contemplated by State Government Code Section 65300. This includes the City's Sphere of Influence (SOI) and Urban Limit Line. In addition to the areas within the Lompoc corporate boundaries, the General Plan update addresses four (4) unincorporated areas surrounding the City that may be considered for future annexation: Bailey Avenue Specific Plan Area (Area A), River Area (Area B), Miguelito Canyon (Area C), and the Wye Residential Area (Area D). These potential annexation areas total approximately 1.56 square miles (995 acres) and include rural residential uses, open space, parks, and agricultural fields.

2.2 Project Description

The project is Phase 1 of an update to the City of Lompoc General Plan and includes an update of the Land Use, Housing, and Circulation Elements. The existing (1997) General Plan consists of several additional elements, which will be updated in Phase 2 and reviewed under a separate CEQA document. These remaining elements of the General Plan typically contain policies and guidelines to implement goals of the Land Use, Housing and Circulation Elements.

Policies and implementation measures contained in the General Plan Land Use, Circulation, and Housing Elements reflect the City's vision. The updated General Plan also defines allowable land uses and programs to facilitate the provision of needed housing, and guidance with respect to the development of circulation system improvements needed to enhance citywide mobility.

For the most part, proposed land use designation descriptions within the City are similar to those contained in the 1997 General Plan. The key differences are: (1) the addition of the Rural Density Residential designation; (2) expansion of the Mixed Use designation to include increased densities and maximum floor-to-area ratios (FAR); (3) expansion of the Old Town Commercial designation to allow for additional floor area and increased maximum densities for residential uses; and (4) the addition of the H Street Corridor Infill area within the Overlay Designations. In addition, the 2030 General Plan identifies four Expansion Areas which would accommodate new development under the 2030 General Plan. Development in these areas represents the most substantial additions to the existing General Plan.

This project is the update of the Lompoc General Plan, as analyzed in the FEIR dated January 2010. The following findings are based on this project description. The project and alternatives are described in more detail in the 2030 General Plan FEIR, and Appendices thereto, as well as the staff report accompanying these findings.

2.3 Discretionary Actions

With recommendations from the Planning Commission, the Lompoc City Council will need to take the following discretionary actions in conjunction with the draft 2030 General Plan:

- 1) Certification of the FEIR
- 2) Adoption of a Mitigation Monitoring and Reporting Program (MMRP)
- 3) Approval of an Update to the City of Lompoc General Plan Land Use, Housing, and Circulation Elements

2.4 Statement of Objectives

State law (Government Code Section 65300) requires that the City adopt a comprehensive general plan and update it as needed. The proposed 2030 General Plan Update fulfills this requirement. The objectives of the General Plan Update are to:

- 1) Respond to changes that have occurred since initial Plan adoption and subsequent amendment of some, but not all, of the Plan elements;
- 2) Refine/update the provisions of the General Plan on a comprehensive basis in recognition of the changes that have occurred and the new opportunities that are now available as a result of these changes;
- 3) Integrate the General Plan elements at a policy level into a cohesive document;
- 4) Identify potential annexation areas where incorporation into the City at some time during the period to 2030 may be appropriate;
- 5) Address geographic areas within the City and within annexation areas that have distinct planning issues, constraints, and opportunities; and
- 6) Comply with the State housing mandates and the requirement for an updated Housing Element to be submitted to the Department of Housing and Community Development.
- 7) Annex unincorporated areas into the City to create logical and orderly urban boundaries for planned development that are contiguous to existing urban development and all necessary public services and utilities.
- 8) Protect and enhance the quality of life of Lompoc residents through the creation and maintenance of affordable, attractive, and well-served residential and mixed-use neighborhoods.
- 9) Provide and maintain high-quality parkland, public facilities and services within the City.

3.0 ENVIRONMENTAL REVIEW AND PUBLIC PARTICIPATION

On August 11, 2008, a Notice of Preparation (NOP) was distributed by the City of Lompoc for the Project. The State of California Clearinghouse issued a project number for the Lompoc General Plan Update, SCH #2008081032.

In accordance with CEQA Guidelines Section 15082, the NOP was circulated to interested agencies, groups, and individuals for a period of 30 days, during which comments were solicited and received, pertaining to environmental issues/topics that the Draft EIR should evaluate. These NOP responses were considered in the preparation of the Draft EIR, which upon release, was made available to all Responsible/Trustee Agencies and interested groups and individuals, as required under CEQA Guidelines Sections 15105 and 15087.

The State-mandated public review of the Draft EIR began on October 12, 2009 and ended on November 25, 2009 (45 days). The FEIR includes a Response to Comments package (Section 3.0 of the FEIR), which presents all written comments received during the public review period of the Draft EIR, and includes responses to these comments and associated changes made to the EIR.

The Planning Commission held a noticed public hearing to consider certification of the FEIR and approval of the 2030 General Plan Update on June 9 2010. Following the Planning Commission's review, the Planning Commission formulated its recommendations regarding the General Plan Update and the accompanying CEQA documentation, and forwarded those recommendations to the City Council for consideration. The Planning Commission adopted Resolution No. 677 (10) recommending certification of the FEIR and Project approval.

4.0 FINDINGS REGARDING ENVIRONMENTAL IMPACTS DETERMINED TO BE LESS THAN SIGNIFICANT

The City finds, based upon the analysis presented in Section 4.0 of the DEIR, dated October 2009, as amended by the Final EIR, dated January 2010, that the following environmental effects of the project are less than significant, and, therefore, no mitigation measures are required. The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been identified and incorporated into the General Plan Update which avoid or substantially lessen the potentially significant effect on the environment to a less than significant level.

4.1 Aesthetics

4.1.1 Less Than Significant Impact AES-1. The 2030 General Plan would facilitate new development along designated scenic view corridors within Lompoc. However, adherence to General Plan policies and the City's Architectural Review Guidelines would reduce potential impacts to a Class III, *less than significant*, level.

Finding – The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Development facilitated by the 2030 General Plan could result in increased urbanization along the view corridors described in Section 4.1.1, *Setting*, of the FEIR. During construction, development and re-development that could be facilitated by the 2030 General Plan would be visible to travelers moving through the City along view corridors. Construction in these areas could create short-term visual impacts to these visual corridors.

With regard to long-term aesthetic impacts, new buildings, signage, parking, and accessory facilities have the potential to cause significant impacts. The degree of these impacts is heavily dependent on the siting and design of these features relative to important scenic views. The proposed Land Use Element encourages infill development in areas already within the City Limits. Infill development typically reduces the pressure to develop on the edges of the City which could have impacts on surrounding scenic resources. In summary, along the viewing corridors identified above.

While future development under the General Plan Update would result in increased urbanization and impacts to view corridors as discussed above, adherence to General Plan policies and the City's Architectural Review Guidelines would ensure that impacts to these corridors remain less than significant. No mitigation measures are necessary beyond adherence to existing policies in the 1997 General Plan Urban Design Element, proposed policies in the 2030 General Plan Land Use Element, and the City's Architectural Review Guidelines.

Reference - FEIR pages 4.1-10 through 4.1-16.

4.1.2 Less Than Significant Impact AES-2. Development that could be facilitated by the 2030 General Plan would introduce new sources of light and glare. However, adherence to policies included in the City's Zoning Ordinance and Architectural Review Guidelines would reduce potential impacts to a Class III, *less than significant*, level.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - Development that could be facilitated by the 2030 General Plan would increase the ambient nighttime lighting throughout the City and proposed Expansion Areas. Increased lighting could come from streetlights, parking lot lights, and signage on business establishments. Lighting could adversely affect adjacent properties, as well as the overall nighttime lighting levels of the City. Increased glare could potentially occur as a result of building materials, roofing materials, and windows reflecting sunlight. Areas that would experience the greatest potential for increased lighting are those areas likely to experience the greatest development potential. However, the City's Architectural Review Guidelines contain specific lighting requirements for residential and commercial land uses. Adherence to these requirements would reduce any such impacts to a less than significant level. No mitigation measures are necessary beyond adherence to the existing Zoning Ordinance and compliance with the City's Architectural Review Guidelines.

Reference - FEIR pages 4.1-17 through 4.1-20.

4.1.3 Less Than Significant Impact AES-3. The 2030 General Plan emphasizes both reuse of existing urbanized lands, infill development on vacant parcels, and new development on urban fringe parcels. The development of such areas would result in visual changes to the character of the community. However, the General Plan protects the City's visual features through plan review and policies. Therefore, impacts that would occur from development would be Class III, *less than significant*.

Facts in Support of Finding - The 2030 General Plan would facilitate the development and redevelopment of lands within the City of Lompoc and proposed Expansion Areas. These areas include reuse of existing urbanized lands, infill development on vacant parcels, and new development on the urban fringe. The intensification of land use anticipated to occur in certain areas of the City may be considered an adverse effect to some viewers due to the presence of larger buildings and the corresponding reduction in vacant land within the City's framework. However, the reuse and intensification of already developed areas would be expected to reduce the pressure for development at the City's periphery, thus minimizing the potential for the loss of open lands throughout the City, protected for their visual value.

Much of the intensification and reuse that would be facilitated under the 2030 General Plan would also generally be expected to enhance the visual character of the community. In particular, it is anticipated that future redevelopment in the H Street Corridor Infill area would enhance visual quality by adding attractive infill development and the formation of redeveloped community centers. No mitigation measures are necessary beyond adherence to existing and draft General Plan policies.

Reference - FEIR pages 4.1-21 through 4.1-27.

4.2 Air Quality

4.2.1 Less Than Significant Impact AQ-2. Individual development projects facilitated by the proposed 2030 General Plan would generate construction-related emissions. Such emissions may result in temporary adverse impacts to local air quality. However, compliance with SBCAPCD requirements would ensure that impacts remain Class III, *less than significant*.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - Construction activity facilitated by the proposed 2030 General Plan within the existing City Limits and proposed Expansion Areas, would cause temporary emissions of various air pollutants. Although construction could occur throughout the City, it is anticipated that the areas where the highest amount of construction activity would occur are the vacant and/or underutilized parcels throughout the City, within the H Street Corridor Infill area, and the Bailey Avenue Expansion Area. Ozone precursors ROG and NO_x, as well as CO, would be emitted by the operation of construction equipment, while fugitive dust (PM₁₀) would be emitted by activities that disturb soil, such as grading and excavation, road construction and building construction. The Santa Barbara County portion of the SCCAB is designated non-attainment for ozone (State standard) and PM₁₀ (State and Federal standards).

Taken individually, construction activities are not generally considered to have significant air quality impacts because of their short-term and temporary nature. However, given the amount of development that could occur under the proposed 2030 General Plan, it is reasonable to conclude that some major construction activity could be occurring at any given time over the life of the Plan. Impacts could also be complicated by the fact that multiple construction projects could occur simultaneously in any portion of the City.

According to the SBCAPCD's *Scope and Content of Air Quality Sections in Environmental Documents* (June 2008), because Santa Barbara County violates the State standard for PM₁₀, standard dust control measures are required for any discretionary construction activities regardless of project size or duration. These requirements would ensure that any construction-related air quality impacts remain less than significant. Implementation of standard dust and emissions control measures required by the SBCAPCD would ensure that construction-related air quality impacts remain less than significant.

Reference - FEIR pages 4.2-26 through 4.2-30.

4.3 Biological Resources

4.3.1 Less Than Significant Impact BIO-1. New development that would be facilitated by the 2030 General Plan may result in impacts to sensitive habitats. However, adherence to General Plan policies would reduce potential impacts to a Class III, *less than significant*, level.

Finding – The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - New development that would be facilitated by the 2030 General Plan may result in impacts to sensitive habitats. Several vacant and underutilized parcels exist throughout the City's urban limits. The majority of these parcels are highly disturbed and are dominated by non-native weedy plant species. However, some of these parcels, particularly along the periphery of the urban limits, may contain limited areas of natural habitats such as coastal sage scrub and oak woodlands. However, adherence to General Plan policies and compliance with applicable regulatory agency requirements would ensure that impacts remain less than significant. The northern portion of the H Street Corridor Infill area abuts the Santa Ynez River, which contains sensitive riparian habitats. However, the City Land Use Map currently designates this portion of the H Street Corridor Infill area as open space, thus prohibiting future development in this area.

The Bailey Avenue Specific Plan Expansion Area consists of intensively managed row crop agriculture and ruderal habitat. No native or otherwise undisturbed habitats are present within the Expansion Area. The Bailey Wetland is located to the north of the Expansion Area is a recognized jurisdictional area. However, the Expansion Area will not have an influence on this wetland.

The Santa Ynez River and San Miguelito Creek riparian corridors have been designated as Biologically Significant Areas in the 1997 General Plan Resource Management Element and are known to contain sensitive habitats. These corridors also fall within the jurisdictions of the USACE, RWQCB, and CDFG. Future development of the River and Miguelito Canyon Expansion Areas in accordance with the 2030 General Plan may result in impacts to sensitive habitats associated with these riparian corridors. However, adherence to General Plan policies and compliance with applicable regulatory agency requirements would ensure that impacts remain less than significant.

The Wye Residential Expansion Area consists of disturbed grassland and experiences periodic disturbance due to mowing activities. No sensitive habitats are present within this area and no impacts are expected to occur.

The policies and measures outlined in the 1997 General Plan aim to protect sensitive habitats through protection of biologically significant habitats, replacement of these habitats where avoidance is not feasible, and encouragement of restoration and management of natural habitats. In addition, the Santa Ynez River and San Miguelito Creek riparian corridors fall within the jurisdictions of the USACE, RWQCB, and CDFG. As a result, individual permit requirements on a project-specific basis may require a greater replacement ratio for impacted habitat. Additional coordination with these regulatory agencies may be required, including obtaining a Streambed Alteration Agreement from the DFG pursuant to Section 1600 *et. seq.* of the California Fish and Game Code. Adherence to General Plan policies and compliance with applicable regulatory agency requirements would ensure that impacts remain less than significant. No additional mitigation is required.

Reference - FEIR pages 4.3-24 through 4.3-30.

4.3.2 Less Than Significant Impact BIO-4. Development under the 2030 General Plan may result in impacts to fish, including steelhead, in the Santa Ynez River. These impacts are Class III, *less than significant*.

Finding – The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - The proposed update to the General Plan contemplates a population increase of 16,566 people by 2030. The estimated water demand for this new increment of population is 2,320 acre-feet per year (AFY), as described in Section 4.14, *Utilities and Service Systems*. To the extent the City is unable to offset the increase in demand through water conservation and retrofit programs, the new demand will be met by increased pumping from municipal wells. Increased groundwater pumping decreases flow in the Santa Ynez River, which could adversely impact fish in the mainstem Santa Ynez River downstream of the narrows, and in the lagoon. Furthermore, depletion of flow could impair steelhead passage opportunities in the lower Santa Ynez River.

The potential for groundwater pumping-surface water flow interactions is restricted to the area of the Santa Ynez River downstream of the Narrows (approximately 35 miles downstream of Bradbury Dam). Steelhead/rainbow trout are found in the mainstem below Bradbury Dam, and depletion of flow could also impact habitat for resident fish (e.g., arroyo chub, largemouth bass, prickly sculpin, and catfish). Stream flow in this section of the Santa Ynez River is low or absent during the low flow periods of the year, so all fish are forced into intermittent pool habitats in the first 10 miles downstream of Bradbury Dam. Habitat from about the Narrows downstream to the Lompoc Regional Wastewater Reclamation Plant (LRWRP) discharge is often not directly related to mainstem flow. Therefore, buildout of the General Plan is not expected to significantly impact habitat conditions for resident fish species along this section of the mainstem Santa Ynez River.

The mainstem Santa Ynez River below Lompoc extends 8.3 miles. Deep pools, formed by numerous beaver ponds, dominate habitat two miles below the LRWRP. Downstream of Bailey Avenue in Lompoc, the growth of willows and other vegetation in this area is supported by freshwater (treated effluent) releases to the channel from the LRWRP. The volume of wastewater discharge will increase under the 2030 General Plan Update; as a result, flow-dependent in-stream habitat and riparian vegetation bordering this section of the Santa Ynez River would be expected to be maintained in the future.

Depletion of river inflow to the lagoon, if it were to occur, could potentially cause adverse impacts on fish habitat in the lagoon by altering water quality, particularly salinity. However, buildout of the General Plan is not anticipated to substantially affect the magnitude, frequency or duration of high winter flows and, therefore, would not significantly impact winter-related fish habitat conditions in the lagoon. Moreover, during the summer low-flow period, future development would not be expected to substantially reduce the magnitude, frequency or duration of lagoon inflow because the volume of wastewater discharge from the LRWRP will increase under the 2030 General Plan.

Adult steelhead trout primarily migrate upstream in the Santa Ynez River from January through April. To allow steelhead/rainbow trout to migrate within the mainstem and into the tributaries, passage flows must be available within the system and for steelhead, the sandbar at the mouth of the lagoon must be open. The anticipated increase in municipal pumping resulting from implementation of the City of Lompoc's General Plan Update in 2030 would deplete river flow along the reach near Lompoc during January-April by an estimated average of 2.7 cubic feet per second (cfs). Flow depletion associated with buildout of the General Plan would be expected to result in a minor reduction (approximately 3-5 percent) in the total number of adult steelhead passage days or events, relative to existing conditions.

Compliance with existing 1997 General Plan resource management and water conservation policies will ensure that impacts remain less than significant. Therefore, no mitigation measures are required.

Reference - FEIR pages 4.3-36 through 4.3-39.

4.4 Geology

4.4.1 Less Than Significant Impact GEO-1. Future seismic events could produce ground-shaking within the Lompoc area that could damage structures and/or create adverse health and safety effects. However, compliance with required building codes and implementation of General Plan policies would ensure Class III, *less than significant*, impacts.

Finding – The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – The City of Lompoc is located in Seismic Zone 4, the highest level of potential earthquake threat in the State of California. However, the City contains no Alquist-Priolo fault rupture zones. No hazards related to fault rupture would be expected because no historically active, active or potentially active faults are located within or in the near vicinity of the City. However, regional faults that could result in strong ground-shaking within the City of Lompoc include the San Andreas, Santa Ynez, Hosgri, Los Alamos-Baseline, and Casmalia faults. The range of maximum probable magnitudes for earthquakes emanating from these faults ranges from 6.5 to 8.25.

Future development in this area would likely experience strong ground-shaking from any of the regional faults described above. However, new development within the City Limits, and proposed Expansion Areas, would conform to the CBC (as amended at the time of permit approval) as required by law and Policy 4.3 in the General Plan Safety Element, which would minimize the risk to life and property. Impacts to new development from ground-shaking would therefore be less than significant.

Reference - FEIR pages 4.5-16 through 4.5-18.

4.4.2 Less Than Significant Impact GEO-2. Future seismic events could result in liquefaction of soils near the Santa Ynez River and low lying areas near River Park and Central Avenue west of V Street. Development in these areas could be subject to liquefaction hazards. The compliance of future development projects with the California Building Code (CBC) and General Plan policies would result in Class III, *less than significant*, impacts.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - As identified on the Geologic and Soils Hazards map in the General Plan Safety Element, potential liquefaction hazards occur near the channel of the Santa Ynez River and low lying areas near River Park and near Central Avenue west of V Street. Although the Bailey Avenue, Miguelito Canyon, and Wye Residential Expansion Areas are not identified as potential liquefaction zones, 2030 General Plan buildout within the existing City Limits could result in development within liquefaction zones. In particular, areas near Central Avenue west of V Street and the northernmost portion of the H Street Corridor Infill area could potentially accommodate future residential and non-residential development/ redevelopment that could be subject to liquefaction hazards.

The General Plan Safety Element contains policies and implementation measures which are specifically intended to identify and minimize the risks associated with liquefaction. The CBC also includes specific requirements to address liquefaction hazards. Compliance with Safety Element policies and CBC requirements would ensure that impacts remain less than significant.

Reference - FEIR pages 4.5-19 through 4.5-21.

4.4.3 Less Than Significant Impact GEO-3. Development facilitated by the 2030 General Plan could occur on soils that have the potential to present hazards (expansive soils, erosive soils, seismic and differential settlement) to structures and roadways. However, compliance of future development projects with the CBC and adopted General Plan policies would ensure that impacts remain Class III, *less than significant*.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - Several soils within the City of Lompoc and proposed Expansion Areas have moderate to high shrink-swell potential. The potential for soil settlement could result in significant impacts to new development in these areas. In addition, several soils throughout the City of Lompoc and proposed Expansion Areas have high to very high erosion potential. Structures and facilities constructed on highly erosive soils, as well as occupants of the structures, would have the potential to be exposed to hazards related to erosion.

The California Building Code (CBC) includes requirements to address soil related hazards. Typical measures to treat hazardous soil conditions involve removal, proper fill selection, and compaction. Expansion, erosion, or large-scale settlement problems would not be a substantial constraint to development of individual sites provided that adequate soil and foundation studies are performed prior to construction and that CBC guidelines are followed.

Compliance with the CBC would reduce soil related hazard impacts to a less than significant level. No additional policy-oriented mitigation would be required to address this impact. As individual development projects are considered for construction, separate environmental review may be required, which could result in the implementation of project-specific mitigation measures.

Reference - FEIR pages 4.5-21 through 4.5-23.

4.4.4 Less Than Significant Impact GEO-4. Steep slopes south of the existing City Limits present potential landsliding hazards. Landsliding has the potential to damage or destroy structures, roadways and other improvements as well as to deflect and block drainage channels, causing further damage and erosion. The compliance of future development projects with the California Building Code (CBC) and General Plan policies would result in Class III, *less than significant*, impacts.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – As shown on the Geologic and Soils Hazards map in the 1997 General Plan Safety Element, potential slope hazards occur south of the existing City Limits. Potential impacts from buildout within the existing City Limits as well as buildout of the Bailey Avenue Specific Plan, River, and Wye Residential Expansion Areas would be less than significant due to the relatively flat terrain in these areas.

The Miguelito Canyon Expansion Area contains steeper slopes, and is identified as potentially hazardous in the Safety Element. The low density of allowable development in this area, and limitation of development to within the proposed Urban Limit Line would somewhat minimize the potential for landslide-related property damage. Nevertheless, any development within identified slope hazard areas would have the potential for landslide-related damage. Slope instability may result in landslides, mudslides, or debris flows that can cause substantial damage and disruption to buildings and infrastructure. Impacts from these types of soil hazards are generally reduced to less than significant levels by the standard development review process. Standard building and grading procedures, including geotechnical engineering of landslide areas, would mitigate most soil hazards.

In addition, the General Plan Safety Element and 2030 General Plan Land Use Element contain goals and policies (described below) which would minimize the risks associated with slope instability. The CBC also includes specific requirements to address landslide hazards. Compliance with General Plan policies and CBC requirements would ensure that impacts remain less than significant.

Reference - FEIR pages 4.5-24 through 4.5-27.

4.5 Hazards and Hazardous Materials

4.5.1 Less Than Significant Impact HAZ-2. The transportation of hazardous materials could potentially create a public safety hazard for new development that could be accommodated along major transportation corridors under the General Plan Update. However, compliance with existing regulations and General Plan policies would ensure that impacts remain Class III, *less than significant*.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - The City of Lompoc has designated a route for transportation of explosive materials that traverses around the City to the east. Under current State regulations, trucks transporting hazardous materials or wastes are allowed to use normal truck routes. Within the 2030 General Plan area, State Highways 1 and 246 (H Street and Ocean Avenue within the City Limits) are designated as truck routes. Therefore, the transport of hazardous materials on these roadways through the City is not prohibited. In addition, the Union Pacific Railroad runs through the City Limits and the Bailey Expansion Area. The freight trains that run on this line could transport hazardous materials. The Vandenberg Air Force Base (VAFB) also constitutes a potential hazardous materials threat to the City of Lompoc, as the main route to Vandenberg is through the City. A large tank storage facility for launch vehicle fuels located on the base is part of this threat. This facility is filled from truck tankers traveling through or near the City. The fuels include oxidizers, hydrogenics, and highly toxic fuels. While incidents related to hazardous materials spills are infrequent, accidents along major transportation corridors are a possibility. When

properly contained, these materials present no hazard to the community. However, in the event of an accident, such materials may be released, either in liquid or gas form.

Development along H Street and East Ocean Avenue would be the most susceptible to hazardous materials impacts associated with highway accidents, including those associated with truck tankers traveling to the VAFB storage facility. However, all transport of hazardous materials is subject to numerous federal, state, and local regulations and future development facilitated by the 2030 General Plan would be subject to independent environmental review and regulations in place to minimize any potential health risks. In addition, the Lompoc Fire Department participates in the North Santa Barbara County multi-agency HazMat Team, which also includes the Santa Barbara County and Santa Maria Fire Departments. The Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan, prepared in 2004, states that the Lompoc Fire Department, Police Department, and the City Public Works staff shall respond to disasters involving hazardous materials clean up, oversee traffic and perimeter control efforts, and perform traffic accident clean up and evacuation routing. The Lompoc Fire Department has additionally established a direct line of communication with the VAFB. In addition, General Plan Safety Element policies would minimize human exposure to hazardous material spills. Therefore, impacts would remain less than significant without mitigation.

Reference - FEIR pages 4.6-21 through 4.6-24.

4.5.2 Less Than Significant Impact HAZ-3. Development consistent with the proposed 2030 General Plan would introduce residential land uses into areas designated as Moderate or High Wildland Fire Hazard areas. However, compliance with existing policies and state and local regulations would ensure Class III, *less than significant*, impacts.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - Buildout of the 2030 General Plan would facilitate the development of residential uses in areas of the City that are at risk of damage from wildland fires. As described in the setting section above and illustrated on Figure 4.6-1, the northern portion of the City, north of the Santa Ynez River, is a High to Very High Fire Hazard area. The southeast quadrant of the intersection of Highway 1 and Highway 246/E Ocean Avenue is also designated as a High Fire Hazard area. In addition, Moderate to Very High Fire Hazard Areas are located along the southern portion of the City, and within the four (4) proposed Expansion Areas. The remainder of the urbanized City has a low potential for wildland fires. However, mountains with steep terrain that is covered with brush and trees surround Lompoc, and during fire season, areas within the City Limits are susceptible to wild fire damage if nearby fires cannot be controlled

As development of any vacant and underutilized parcels in these hazard areas occurs, the risk of exposure to wildland fires would increase. In addition, the Miguelito Canyon Expansion Area is outside of the Lompoc Fire Department's five-minute response time zone. The Uniform Fire Code (UFC) and the California Building Code (CBC) set construction requirements for residences and structures in wildland fire hazard areas. Compliance with these requirements would minimize risks associated with development in these areas. Compliance with General Plan policies would further reduce the risks in these areas.

Santa Barbara County has adopted fire safety standards relating to road standards for fire equipment access, standards for signs identifying streets, roads, and buildings, minimum private water supply reserves for emergency fire use, and fuel breaks and greenbelts. These standards apply to all development outside of the incorporated City, and would help to reduce the risk of wildfires spreading and impacting the City.

When development is proposed outside of the five-minute response zone, it is subject to review by the Fire Department, and will need to comply with project-specific building requirements beyond the standard UFC, CBC and General Plan policies. Additional requirements such as stricter vegetation management, fire-resistant building materials, or roadway access requirements may be required for future development proposed in this area.

The specific requirements will depend on the location and size of the structures, and will be determined by the Fire Department on an individual project-specific basis, as part of the environmental review and permitting process.

Compliance with General Plan policies and existing regulations would reduce the risk of injury or damage from wildland fires to a less than significant level. No mitigation is required.

Reference - FEIR pages 4.6-25 through 4.6-27.

4.5.3 Less Than Significant Impact HAZ-4. Aircraft from the Lompoc or Vandenberg Airports would fly over portions of the City of Lompoc, which may result in a safety hazard for people residing or working in these areas. Impacts would be Class III, *less than significant*.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - The Lompoc Airport is located immediately north of the Santa Ynez River and the Vandenberg Air Force Base is located northwest of the City. Portions of the City of Lompoc and proposed Expansion Areas are overflown by aircraft approaching or departing from these two airports. Aircraft overflights of occupied urban areas present a potential for off-airport aircraft accidents, which could result in personal injury or property damage. While aircraft from the Lompoc Airport are generally able to avoid flying over residential areas, flight paths currently pass over a portion of the Mesa Oaks area, La Purisima highlands, northeast of the airport, and occasionally along Central Avenue (Lompoc Airport Master Plan, 1993).

The H Street Corridor Infill area is located in the Area of Influence (AIA), and flight paths are designated over certain parcels. In addition, the northernmost parcels in this infill area are within the City's Airport Overlay Zone. Development within these zones will be subject to existing land use and zoning restrictions. The Bailey Avenue Specific Plan Expansion Area is located in the AIA for the Lompoc Airport. Furthermore, a designated flight path for the Vandenberg Airport passes directly over the Specific Plan area. The River Expansion Area is located within the Lompoc AIA. However, flight paths do not pass over this property. The Wye Residential Expansion Area is located less than one half mile northeast from the runway at the Lompoc Airport. However, the "Clear Zones" for this runway do not include this proposed Expansion Area and airport flight paths identified in the ALUP do not pass directly over this property. Development within the Lompoc AIA will continue to be subject to ALUC review to ensure that future land uses are compatible with airport-related land use restrictions. Compliance with existing regulations, including coordination with the ALUC,

would ensure that future development under the 2030 General Plan would not result in significant airport-related safety hazards.

The Miguelito Canyon Expansion Area is not located within the Lompoc AIA. However, flight paths from the Vandenberg Airport pass through portions of this area, and over the southwest portion of the City. These flight patterns overlap with the Lompoc Airport's Area of Influence. However, as stated in the ALUP, the slope of the flight path from the end of the Vandenberg Air Force Base runway does not impose practical height or safety restrictions on land uses, and because the aircraft are so high above the City, the Vandenberg Air Force Base presents no substantial hazards to any off-base land uses (SBCAG, 1993). The Santa Barbara County ALUC will continue to coordinate with the VAFB to reduce potential impacts to off-base land uses.

Reference - FEIR page 4.6-28 through 4.6-30.

4.6 Hydrology and Water Quality

4.6.1 Less Than Significant Impact HWQ-1. New residential development within the 100-year flood plain could be subject to flooding. However, with implementation of General Plan policies and adherence to the City's Floodplain Ordinance, impacts related to flooding would be Class III, *less than significant*.

Finding – The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – For most of Lompoc, the 100-year floodplain occupies land around the Santa Ynez River. Additional areas within the 100-year floodplain include San Miguelito Creek where it enters the City, the storm drain which conveys San Miguelito Creek through the City of Lompoc to the Santa Ynez River, and the East-West Channel. Portions of the River and San Miguelito Canyon Expansion Areas are also within designated floodplains. The General Plan Land Use Map designates all areas of the city within the 100-year floodplain as open space, community facility, or proposed park. Development within the 100-year flood plain must comply with the City's Floodplain Ordinance. Impacts to new development within the 100-year flood plain would therefore be less than significant.

Reference - FEIR pages 4.7-7 through 4.7-9.

4.6.2 Less Than Significant Impact HWQ-2. The majority of the City of Lompoc is located within an identified dam inundation hazard area associated with the Bradbury Dam. There is potential to expose people and structures to associated dam inundation hazards. However, compliance with an existing Hazard Mitigation Plan would ensure that impacts remain Class III, *less than significant*.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - Of the nine major dams in the County, there is the greatest concern over failure of Bradbury Dam because floodwaters from the rupture of this dam could affect Cachuma Village, Solvang, Buellton, Lompoc City, Lompoc Valley and south Vandenberg AFB. The Dam Location and Inundation Map included in the Multi-Jurisdictional

Hazard Mitigation Plan (Santa Barbara County, November 2006) identifies dam inundation perimeters within Santa Barbara County, including the City of Lompoc. As identified therein, much of the City of Lompoc, including areas near the Santa Ynez River and south from the Santa Ynez River to approximately Ocean Avenue, is located within a dam inundation area. The entire H-Street Corridor Infill area, and portions of the Bailey Avenue and River Expansion Areas are included in this dam inundation area.

The Bradbury Dam has been constructed to withstand the maximum credible earthquake, based upon extensive geological and geotechnical studies. The dam is inspected regularly and is certified safe by the U.S. Department of Interior, Bureau of Reclamation. Buildout of the 2030 General Plan would not affect the potential for a failure of the Bradbury Dam. Nevertheless, the increased levels of human activity within the potential inundation area would expose additional people to this potential hazard.

The City of Lompoc has installed a reverse 911 system and designated evacuation routes as part of the Multi-Jurisdictional Hazard Mitigation Plan, in which the City of Lompoc is a participating jurisdiction (Santa Barbara County, November 2006). Compliance with this Hazard Mitigation Plan would ensure that impacts related to the potential for dam inundation remain less than significant.

Reference - FEIR pages 4.7-10 through 4.7-12.

4.6.3 Less Than Significant Impact HWQ-3. Development facilitated by the 2030 General Plan has the potential to increase the amount of impervious surface within the City. This could result in a minor decrease in percolation to the Lompoc Groundwater Basin. Compliance with the City's Stormwater Management Plan (SWMP) would reduce impacts to a Class III, *less than significant*, level.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - Most development that could be facilitated by the 2030 General Plan would occur in vacant and/or underutilized parcels throughout the City that presently contain permeable surfaces. Future development facilitated by the 2030 General Plan could result in additional runoff from the impervious area constructed. This additional impervious area could result in an increase in the amount of runoff within the watershed, as well as a marginal decrease in percolation to the Lompoc Groundwater Basin. However, based on the current regulations of the RWQCB reflected in the City's Stormwater Management Program (SWMP), effective October 17, 2008, future development and redevelopment projects within the City of Lompoc will be required to comply with the SWMP requirements or with Central Coast Regional Water Quality Control Board approved requirements determined to be as effective as the approved SWMP requirements. Compliance with the City's SWMP would ensure that impacts remain less than significant.

Reference - FEIR pages 4.7-12 through 4.7-16.

4.6.4 Less Than Significant Impact HWQ-4. Point and non-point sources of contamination could affect water quality in San Miguelito Creek, the Santa Ynez River, and groundwater in the City of Lompoc. However, compliance with existing regulations and implementation of General Plan policies and the City's Stormwater Management Plan (SWMP) would result in Class III, *less than significant*, impacts.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - Water quality impacts from potential future projects are directly related to specific site drainage patterns and stormwater runoff amounts. As noted in Impact HWQ-3 above, development within the City Limits in accordance with the 2030 General Plan and in compliance with the City's SWMP would minimally increase the amount of impermeable surface compared to current conditions. The City requires that all storm water flowing from paved areas used for vehicular access or parking be filtered for trash, sediment, oil and grease. Any pollutants from impervious roadway surfaces that remain once the storm water is filtered could directly enter surface water bodies in and near the City. Construction activities could also result in the pollution of natural watercourses or underground aquifers. The types of pollutant discharges that could occur as a result of construction include accidental spillage of fuel and lubricants, discharge of excess concrete, and an increase in sediment runoff.

Regulations under the federal Clean Water Act and the State require construction activity that disturbs greater than one acre, or that disturbs less than one acre but is part of a larger common plan of development, to comply with the National Pollutant Discharge Elimination System (NPDES) State General Construction Permit. The Permit requires the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that contains specific actions, termed Best Management Practices (BMPs), to control the discharge of pollutants, including sediment, into local surface water drainages. A Notice of Intent (NOI) to perform work under the Permit must be filed with the State. In the State of California, Regional Water Quality Control Boards administer the NPDES permit process for construction sites, with implementation coordinated with the local agencies under their Phase I and Phase II NPDES Municipal Permits (SWMP).

Increases in development intensity that could occur under the 2030 General Plan within the existing City Limits and proposed Expansion Areas may incrementally increase pollutants in surface runoff. On the other hand, new development would be required to comply with current federal, state, and local requirements, which are more stringent than what was required at the time most existing development within the City was built. As such, redevelopment of these areas with new projects that incorporate current BMP requirements could actually improve water quality in area drainages. Overall, impacts are anticipated to be less than significant without mitigation.

Reference - FEIR pages 4.7-16 through 4.7-19.

4.7 Land Use and Agriculture

4.7.1 Less Than Significant Impact LU-1. The 2030 General Plan would alter the present land use on sites throughout the City and may result in incompatibilities with adjacent existing and planned land uses, particularly where urban and agricultural uses would directly abut each other. However, the General Plan reduces land use conflicts through plan review and policies. Therefore, impacts that would occur from development would be Class III, *less than significant*.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially

lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - The 2030 General Plan would facilitate the development and redevelopment of lands within the Lompoc Plan Area. These areas include reuse of existing urbanized lands, infill development on vacant parcels, and new development on the urban fringe. This reuse and intensification would reduce potential land use conflicts, as relatively few land use changes are proposed within the City. Within the City Limits, the primary change in land use would occur in the proposed H Street Corridor Infill area. New commercial or industrial uses developed in close proximity to sensitive land uses, such as residences, may create noise, odors, or other incompatibility issues with adjacent existing uses. In some cases new residential uses could be developed adjacent to an existing use that has incompatible characteristics. Mixed-use development could also occur in the H Street Corridor Infill area, which would place a mix of uses on the same site. Residential uses on the same site as commercial uses can result in noise nuisances to residential uses because of the traffic, loading docks, mechanical equipment (such as generator, heating, ventilation and air conditioning (HVAC) units), deliveries, trash hauling activities, and customer and employee use of the facilities associated with commercial uses. The design of a project has a great influence on its impacts relative to differing uses. As future applications for individual projects are submitted at a project level of detail, the precise evaluation of land use compatibility impacts would be coordinated through individual project-level environmental review. In addition, the proposed 2030 General Plan Land Use Element and existing Zoning Ordinance requirements reduce impacts related to land use compatibility. Adherence to these requirements would reduce any impacts to a less than significant level.

The Bailey Avenue and River Expansion Areas would accommodate development at the periphery of the City of Lompoc, in an area currently used for agriculture. Because these sites are directly adjacent to additional agricultural land, potential land use conflicts between proposed urban and existing agricultural land uses could occur. The Bailey Avenue Specific Plan is anticipated to include a 200-foot wide open space setback along the entire western site boundary, thereby buffering future residences from agricultural production to the west. This would partially limit land use compatibility impacts in this area. In addition, the proposed 2030 General Plan Land Use Element and existing Zoning Ordinance requirements (discussed below) would further reduce impacts related to land use compatibility. Adherence to these requirements would reduce any future impacts to a less than significant level. The Miguelito Canyon and Wye Residential Expansion Areas do not abut agricultural uses and existing land uses in the vicinity of these Expansion Areas are similar to those that would occur under the 2030 General Plan. Therefore, land use compatibility impacts would be less than significant in these areas.

Reference - FEIR pages 4.8-12 through 4.8-16.

4.8 Noise

4.8.1 Less Than Significant Impact N-1. Construction of individual projects facilitated by the 2030 General Plan could produce noise levels ranging from 75 to 95 dBA at 50 feet from the source. Such noise could cause temporary disturbance to nearby receptors. Impacts would be Class III, *less than significant*.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - Noise from individual construction projects that could be facilitated under the 2030 General Plan would create temporary noise level increases on and adjacent to individual construction sites throughout the City and proposed Expansion Areas. This is especially true given the relatively dense urban development in the H-Street Corridor Infill area, where demolition and redevelopment may occur in close proximity to existing sensitive receptors. In general, the grading phase of project construction tends to create the highest noise levels because of the operation of heavy equipment. Noise levels associated with heavy equipment typically range between 75 to 95 dBA at 50 feet from the source, (EPA, 1971). Continuous operation of this equipment during a nine-hour workday can cause high noise levels above pre-project ambient levels. Construction noise would therefore be a short-term impact for any individual project within the existing City Limits or proposed Expansion Areas. However, compliance with the City of Lompoc Noise Ordinance would ensure that impacts remain less than significant without mitigation.

Reference - FEIR pages 4.9-6 through 4.9-9.

4.8.2 Less Than Significant Impact N-2. Development facilitated by the 2030 General Plan would increase traffic and associated noise levels along area roadways in and around Lompoc, exposing existing land uses to increased noise. With maximum development facilitated by the General Plan, local roadways may experience a noise level increase that exceeds Federal Interagency Committee on Noise (FICON) thresholds. However, implementation of General Plan policies would reduce impacts to a Class III, *less than significant*, level.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - Development facilitated by the 2030 General Plan and associated regional traffic growth would increase noise along all study area roadways over the life of the General Plan. The predicted noise level increase would range from 0.3 dB along H Street/Highway 1 between North and College Avenues and along Central Avenue between Bailey Avenue and V Street, to 4.4 dB along V Street between Olive and Ocean Avenues. Noise levels along the roadway edges exceed the normally acceptable range for residential and other sensitive uses along all of the major roadways in the area. In addition, 12 of the 19 modeled roadway segments would experience a noise level increase that exceeds the FICON thresholds described in Section 4.9.2(a): a 1.5 dB increase when the post-project noise level exceeds 65 dBA CNEL or a 3.0 dB increase when post-project noise level is between 60 and 65 dBA CNEL. This includes Purisima Road east of H Street/Highway 1; H Street/Highway 1 north of Purisima Road and between Ocean Avenue and Olive Avenue; Central Avenue between V Street and O Street; all three studied segments of Ocean Avenue/Highway 246; all three studied segments of V Street; and North Avenue from V Street to O Street and between H Street/Highway 1 and D Street.

It should be noted, however, that these increases assume maximum development under the 2030 General Plan (including development of every remaining vacant property in Lompoc, redevelopment of the H Street Corridor Infill area, and buildout of all four identified Expansion Areas), which is not likely to occur. In addition, implementation of General Plan

policies would ensure that noise impacts are considered and individual development projects and transportation improvements incorporate appropriate noise attenuation techniques. As necessary, the City may consider a range of traffic noise attenuation techniques, potentially including the use of sound barriers. In addition, as noted in numerous Circulation Element policies, the City will continue to emphasize vehicle trip reduction techniques to address traffic issues, with the added benefit that the use of such techniques would also reduce vehicular noise. With implementation of General Plan policies, increases in roadway noise would be reduced to a less than significant level.

Reference - FEIR pages 4.9-10 through 4.9-14.

4.8.4 Less Than Significant Impact N-4. Future development in accordance with the 2030 General Plan would be exposed to noise generated by aircraft flying overhead. However, compliance with existing Airport Land Use Plan (ALUP) regulations and coordination with the Airport Land Use Commission (ALUC) would reduce impacts to a Class III, *less than significant*, level.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - The Lompoc Airport is located immediately north of the Santa Ynez River and the Vandenberg Air Force Base (VAFB) is located northwest of the City. Noise contour mapping included in the Santa Barbara County Airport Land Use Plan (ALUP) shows that the 60 and 65 dBA CNEL contours associated with the Lompoc Airport are restricted to areas north of existing City development, while comparable noise contours associated with the VAFB cover much of the western and southern portions of the City. The Bailey Avenue and Miguelito Canyon Expansion Areas are also located within the 60 dBA CNEL noise contour associated with the VAFB (ALUP, 2003). Development in accordance with the 2030 General Plan within the existing City Limits and the Bailey and Miguelito Expansion Areas may therefore be exposed to noise levels exceeding City standards as a result of VAFB operations.

However, the ALUP restricts sensitive land uses from being constructed in airport noise zones. Specifically, institutional land uses such as schools and hospitals are not permitted within 65 dBA CNEL airport noise contours, and multi-family and single family residential uses are only permitted within 65 dBA CNEL and 60 dBA CNEL contours, respectively, when project-specific acoustical analysis can show that structures have been designed to limit intruding noise to not more than 45 dBA in any habitable room. Development facilitated by the General Plan that falls within VAFB 60 dBA CNEL noise contours will continue to be subject to ALUC review to ensure that future land uses are compatible with airport-related land use and noise restrictions. Compliance with existing regulations, including coordination with the ALUC, would ensure that future development under the 2030 General Plan would not result in significant airport-related noise impacts.

Reference - FEIR pages 4.9-19 through 4.9-22.

4.8.5 Less Than Significant Impact N-5. Future development in accordance with the 2030 General Plan could place sensitive receptors in the vicinity of the Union Pacific Railroad (UPRR), thereby exposing future residents to noise levels exceeding City Standards. Although railroad operations could produce periodic noise levels greater than 60 dBA, the 24-hour CNEL noise levels from this noise source would not exceed the City CNEL threshold of 60 dBA. This is a Class III, *less than significant*, impact.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - The UPRR line crosses the City in an east-west direction, and bisects the Bailey Avenue Expansion Area. The Miguelito Canyon Expansion Area is also located adjacent to a UPRR line that runs along San Miguelito Road, and serves the Celite Corporation mining operation. Noise generated by the UPRR within the City Limits is limited to a few trips per week that occur on this section of track since it primarily serves as a cargo rail that delivers to and from VAFB. The actual timing and volume of trains that use the tracks is confidential; therefore actual noise levels cannot be estimated with any certainty. Nevertheless, it is reasonable to assume that railroad operations may temporarily result in noise levels exceeding 60 dBA near the railroad tracks. However, the City regulates noise over a 24-hour period (CNEL, refer to Table 4.9-1). Because of the infrequent use of this UPRR line, 24-hour noise levels would not exceed the 60 dBA CNEL standard. Therefore, impacts are less than significant.

Reference - FEIR pages 4.9-22 and 4.9-23.

4.9 Population and Housing

4.9.1 Less Than Significant Impact PH-1. Implementation of the 2030 General Plan would not result in the displacement of substantial numbers of people or housing. Rather, the 2030 General Plan would facilitate the development of new housing in accordance with state and local housing requirements. Impacts would be Class III, *less than significant*.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - The 2030 General Plan would facilitate the development and redevelopment of lands within the Lompoc plan area. These areas include reuse of existing urbanized lands, infill development on vacant parcels, and new development on the urban fringe within proposed Expansion Areas. In some instances, such infill development could occur in areas of the City that are currently developed with residential uses. As a result, displacement of existing residences could potentially occur over the life of the 2030 General Plan. However, even if such displacement occurs, any new development would be expected to more than replace existing residences.

Reference - FEIR pages 4.10-4 through 4.10-7.

4.9.2 Less Than Significant Impact PH-2. Additional population anticipated under the 2030 General Plan would exceed current SBCAG population forecasts for 2030. Because population forecasts are based on the General Plan, this inconsistency would be addressed in future updated population projections and impacts would remain Class III, *less than significant*.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - SBCAG's Regional Growth Forecast 2007 (August 2008) presents forecasts of population and employment between 2005 and 2040 for Santa Barbara County and its eight incorporated cities, including the City of Lompoc. SBCAG forecasts the City of Lompoc to have a population of 48,200 residents in 2030. Maximum buildout within the existing City Limits (including the H Street Corridor Infill area) and within the four (4) identified Expansion Areas would add a total of 5,753 new units to the City of Lompoc. Based on an average household size of 2.88 persons per unit (U.S. Census, 2000), a cumulative total of 16,568 residents could be added to the City of Lompoc as a result of the 2030 General Plan. This would bring the citywide population to 59,525, which would exceed SBCAG's 2030 growth forecast for the City by 11,325 people (or 23.5%).

It should be noted that this maximum buildout estimate assumes not only that every remaining vacant or underdeveloped property in Lompoc would be developed by 2030, but that the H Street Corridor Infill area would completely redevelop over the same time frame. Moreover, this estimate includes development of the annexation areas, which are currently outside the City and therefore not considered as part of SBCAG's forecasts.

Although buildout population would be inconsistent with regional planning forecasts, population growth itself does not constitute an environmental impact. Physical effects of 2030 General Plan Buildout are addressed throughout Section 4.0 of the EIR. In addition, SBCAG and SBCAPCD population estimates are periodically updated based on General Plan Updates, at which time any inconsistencies between regional planning documents and the population growth anticipated under the 2030 General Plan would be rectified. This would be a less than significant impact.

Reference - FEIR pages 4.10-7 through 4.10-10.

4.9.3 Less Than Significant Impact PH-3. Development facilitated by the 2030 General Plan would add both jobs and housing, which would affect the jobs/housing balance. The Land Use Plan and objectives and policies included in the General Plan encourage a mix of commercial and residential uses and districts. Therefore, impacts relating to jobs/housing balance are Class III, *less than significant*.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - According to the Santa Barbara County Association of Governments (SBCAG), a jobs/housing ratio within the range of 0.75 to 1.25 evidences a job-housing balance. The current jobs/housing ratio in Lompoc is 1.03, which is within the identified range (SBCAG *Regional Growth Forecast 2005-2040*, Appendix 4 Table 28). Maximum development facilitated by the 2030 General Plan within the existing City Limits as well as buildout of all four (4) proposed Expansion Areas would be less than significant. Full buildout of the 2030 General Plan would add 5,753 new units and 1,731,434 square feet of non-residential development. Using a standard factor of one employee per 500 square feet, this non-residential development would create approximately 3,462 new jobs. When added to the 2005 population and employment figures from SBCAG, maximum development under the 2030 General Plan would result in a jobs/housing ratio of 0.89, which is within the acceptable range identified by SBCAG. Impacts related to the jobs-housing balance would therefore be less than significant.

Reference - FEIR pages 4.10-10 through 4.10-14.

4.10 Public Services

4.10.1 Less Than Significant Impact PS-1. Development facilitated by the 2030 General Plan would introduce new development into areas outside the Fire Department's five minute response zone. However, review of subsequent development by the Fire Department pursuant to existing City development review practices, the required provision of emergency access, and payment of impact mitigation fees would reduce potential impacts to Class III, *less than significant*, levels.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – All development within the City Limits and proposed Expansion Areas that could be facilitated by the 2030 General Plan would either be within the existing five (5) minute fire response zone or added to the zone once the site is developed and emergency access is provided. Per the requirements of the Fire Department, all future development would be within the five (5) minute response zone. Therefore, new or expanded fire facilities, the construction of which could cause environmental impacts, would not be needed to serve such development. In addition, new development would be required to pay impact mitigations fees as set forth by the City of Lompoc. Payment of impact mitigation fees would result in funding equivalent to the provision of additional fire fighters and/or equipment for the Fire Department. Therefore, impacts related to fire protection services and the need for new or expanded facilities would be less than significant.

Reference - FEIR pages 4.11-10 through 4.11-14.

4.10.2 Less Than Significant Impact PS-2. The 2030 General Plan Update would allow some increases in building heights for future development, which may inhibit adequate fire protection to such buildings. However, the installation of sprinkler systems and standpipes, as required by the Lompoc Fire Department, would reduce impacts to Class III, *less than significant*, levels.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - Development facilitated by the 2030 General Plan would not exceed 75 feet in height except potentially within the H Street Corridor Infill Area. Currently, the Fire Department has the capacity to reach buildings up to 75 feet in the event of a fire. As such, buildings in excess of 75 feet could not be adequately served in the event of a fire. However, new development with heights exceeding 75 feet would be required to adhere to standard requirements set forth by the California Building Code (CBC) and additional project-specific requirements of the Lompoc Fire Department for such development. The Lompoc Fire Department would require, among other conditions, that any development in excess of 75 feet to have standpipes and automatic sprinkler systems integrated into the building design. The Fire Department has indicated that the provision of these design features would ensure that adequate fire projection can be provided to buildings in excess of 75 feet. In addition, new development would be required to comply with any additional fire safety measures set forth by the CBC, including providing adequate water pressure and

water for fire flows. Therefore, the requirements of CBC and the Lompoc Fire Department would reduce impacts related to fire hazards to a less than significant level.

Reference - FEIR pages 4.11-14 through 4.11-16.

4.10.3 Less Than Significant Impact PS-3. Development facilitated by the 2030 General Plan would increase demand for police protection service, which would further exacerbate existing service ratio deficiencies and therefore require new or expanded police facilities. However, payment of impact mitigation fees would reduce impacts to Class III, *less than significant*, levels.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - Upon 2030 General Plan buildout (including development within the City Limits and proposed annexation areas), the population increase would be approximately 16,568, resulting in a total City population of 59,525. This population increase would require 24 additional police officers and further diminish the currently inadequate service ratio of 1.19 officers per 1,000 residents to 0.86 officers per 1,000 residents. Currently, the police station does not have the capacity to support any new police officers. Therefore, this increase in population would require new or expanded facilities to support additional police officers, the construction of which could cause environmental impacts. Since the location or design of these facilities has not been determined, impacts associated with their construction would be too speculative to evaluate at this time. Environmental impacts associated with construction of future police facilities would be evaluated in a separate environmental document prepared pursuant to the California Environmental Quality Act (CEQA). All future development in accordance with the 2030 General Plan Update would be required to pay impact fees. Payment of impact fees would result in funding equivalent to the provision of additional police officers and/or new or expanded facilities. Upon payment of required fees, impacts would be less than significant.

Reference - FEIR pages 4.11-16 through 4.11-20.

4.10.4 Less Than Significant Impact PS-4. Buildout under the 2030 General Plan would increase student enrollment beyond current capacity. However, the payment of State-mandated school impact fees is deemed adequate mitigation by the State of California. Therefore, impacts to schools would be Class III, *less than significant*.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - Upon 2030 General Plan buildout (including development within the City Limits and proposed annexation areas), up to 5,753 residential units could be developed. This development could generate 1,530 elementary school students, 811 middle school students and 742 high school students. Currently, the Lompoc Unified School District (LUSD) has the capacity to accommodate up to 998 elementary school students, 567 middle school students and 1,955 high school students within City Limits. As a result, cumulative buildout of the 2030 General Plan would cause the LUSD to exceed current student capacity in elementary and middle schools, which would create the need for new or expanded school facilities. Additionally, the closure of El Camino Middle School would decrease available

middle school capacity by 531 students. This would further exacerbate overcrowding at local middle schools and create the need for new or expanded school facilities.

Although development facilitated by the 2030 General would increase student enrollment and cause LUSD to exceed operating capacity at local elementary and middle schools, Section 65995(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998) states that payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." Therefore, pursuant to compliance with CGC §65994(h), cumulative impacts relating to school capacity would be less than significant.

Reference - FEIR pages 4.11-20 through 4.11-24.

4.10.5 Less Than Significant Impact PS-5. The Lompoc Public Library is currently undersized by 6,064 square feet. The increase in population associated with development facilitated by the 2030 General Plan will substantially increase the deficit of the facility's size. However, payment of required library impact mitigation fees would reduce potential impacts. Therefore, impacts related to City library system would be Class III, *less than significant*.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - Upon 2030 General Plan buildout (including development within the City Limits and proposed annexation areas), the population increase would be approximately 16,568, resulting in a total City population of 59,525. Based on the National Library planning ratio of 0.6 square feet of library per capita, General Plan buildout within existing City Limits and all four Expansion Areas would require an additional 16,005 square feet of space, or 9,940.8 square feet above existing deficiencies, to serve this population. The demand for additional library space would create the need for new or expanded library facilities, the construction of which could cause adverse environmental impacts. Since the location or design of these facilities has not been determined, impacts associated with their construction would be too speculative to evaluate at this time. Environmental impacts associated with construction of future library facilities would be evaluated in a separate environmental document prepared pursuant to the California Environmental Quality Act (CEQA). Future development within the City Limits or proposed Expansion Areas would be required to pay impact fees. Payment of impact fees would result in funding equivalent to the provision of additional library space. Upon compliance with these existing requirements, impacts to library services would be less than significant.

Reference - FEIR pages 4.11-24 through 4.11-28.

4.10.6 Less Than Significant Impact PS-6. Development facilitated by the 2030 General Plan would increase demand for hospital services; however, the Lompoc Valley Medical Center has the capacity to accommodate the increased demand. Therefore, impacts would be Class III, *less than significant*.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - Upon 2030 General Plan buildout (including development within the City Limits and proposed annexation areas), the population increase would be approximately 16,568, resulting in a total City population of 59,525. Based on a ratio of one (1) hospital bed per 1,000 persons, this increased population would require a total of 59 hospital beds. With an existing capacity of 60 beds, the Lompoc Valley Medical Center would have a one (1) bed surplus upon maximum buildout of the General Plan. Therefore, this increase in population would not impact hospital services such that new or expanded facilities would be needed. Impacts would be less than significant without mitigation.

Reference - FEIR pages 4.11-28 through 4.11-30.

4.11 Recreation

4.11.1 Less Than Significant Impact REC-1. Development facilitated by the 2030 General Plan would increase City population and proportionate demand on parkland such that the City would not meet its parkland to population ratio upon buildout. However, development of proposed parks and payment of in-lieu fees would reduce potential impacts to a Class III, *less than significant*, level.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - Upon 2030 General Plan buildout (including development within the City Limits and proposed annexation areas), the population increase would be approximately 16,568, resulting in a total City population of 59,525. This population would generate a need for 119.1 acres of neighborhood parkland (33.3 acres above existing demand), 296.3 acres of community parkland (81.8 acres above existing demand) and 296.3 acres of regional parkland (81.8 acres above existing demand). The 59 acres of community parkland in the Bailey Avenue Specific Plan area would accommodate some of this demand, as would the existing 12.5 acre surplus in regional parkland. However, the additional demand would still exceed current and anticipated supplies. This additional demand for parkland would create the need for new or expanded recreational facilities, the construction of which could cause adverse environmental impacts. Since the location or design of these facilities has not been determined, impacts associated with their construction would be too speculative to evaluate at this time. Environmental impacts associated with construction of future parks facilities would be evaluated in a separate environmental document prepared pursuant to the California Environmental Quality Act (CEQA). Future development within the City Limits and proposed Expansion Areas would be required to pay in-lieu fees. Payment of in-lieu park fees would result in funding equivalent to the provision of public parks in accordance with State Quimby Act standards. Upon compliance with these existing requirements, impacts would be less than significant.

Reference - FEIR pages 4.12-7 through 4.12-12.

4.12 Transportation and Circulation

4.12.1 Less Than Significant Impact TC-2. The 2030 General Plan would not accommodate design features that would create traffic hazards. While the placement of new residential development along highly traveled thoroughfares may incrementally increase hazards for pedestrians, implementation of proposed policies relating to traffic calming and improving walkability would reduce such impacts to a Class III, *less than significant*, level.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - By emphasizing intensification and reuse of developed areas of the City, the General Plan could accommodate new mixed use and residential development along relatively highly traveled corridors, such as H Street. The placement of residences along main travel corridors is expected to increase pedestrian activity in these areas, with the potential for increased hazards for pedestrians. However, the 2030 General Plan includes a range of policies and actions specifically intended to increase traffic calming and enhance the walkability throughout the City. Implementation of proposed policies, in combination with continued application of standard safety requirements and ongoing City programs, is expected to generally improve overall safety conditions for pedestrians throughout the City. Implementation of General Plan policies and ongoing City programs on any future development in any of the potential mixed-use areas would also minimize traffic-related hazards associated with the development of those areas. Therefore, impacts related to traffic safety as a result of development under the 2030 General Plan would be less than significant.

Reference - FEIR pages 4.13-45 and 4.13-46.

4.12.2 Less Than Significant Impact TC-3. Implementation of the 2030 General Plan would be expected to generally enhance the use of alternative transportation modes, including transit, bicycling, and walking. Hence, impacts relating to alternative transportation are classified as *beneficial*.

Finding - The City hereby finds that policies, and/or project conditions have been incorporated into the General Plan Update which avoid potentially significant environmental effects on the environment and would serve to reduce environmental impacts.

Facts in Support of Finding - The 2030 General Plan includes a range of policies aimed at enhancement of alternative transportation mode opportunities throughout the City. In addition, the General Plan emphasizes intensification and reuse of already developed areas of the City. In particular, future development is focused on the proposed mixed-use areas. Mixed-use areas are generally supportive of alternative transportation since residences, employment centers, and services are generally closer together. Research indicates that in compact neighborhoods, where destinations are nearer to one another, people are more willing to walk, bicycle and ride transit. According to one study, every time a neighborhood doubles in compactness, the number of vehicle trips residents make is reduced by 20% to 30%. Implementation of the policies included in the 2030 General Plan is expected to improve the availability of sidewalks, bike paths, and transit over time. By making these transportation alternatives more attractive, General Plan implementation is expected to foster a gradual increase of alternative transportation use. Consequently, conflicts with policies relating to alternative transportation are not anticipated.

Reference - FEIR pages 4.13-46 through 4.13-48.

4.13 Utilities and Service Systems

4.13.1 Less Than Significant Impact U-1. Maximum development facilitated by the 2030 General Plan would generate a net increase in water demand of approximately 2320 acre feet per year, which currently must be offset by participating in and providing water conservation measures and remedies to the existing City supply and distribution system that decrease existing demand by an amount equal to the demand added under buildout of the General Plan. Existing water conveyance and treatment facilities are adequate and water supplies are available to accommodate the delivery of water. Therefore, water supply impacts would be Class III, *less than significant*.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - Upon 2030 General Plan buildout (including development within the City Limits and proposed annexation areas), the population increase would be approximately 16,566. Based on a ratio of 125 gallons per capita per day (GPCD), this population would increase water demand by 2,320 AFY (accounts for the 186 AFY decrease in demand due to land use changes in the Bailey Avenue Specific Plan Expansion Area). This increase in demand is equivalent to 2.1 MGD. When added to existing demand, total demand would be 7.1 MGD. It should be noted, however, that new development is required to offset its projected water usage by participating in and providing water conservation measures that decrease existing water demand by an amount equal to the calculated project demand (Title 13 Public Services, Chapter 13.04, Section 13.04.070 of the City Code).

The combined pumping capacity of the City's wells is currently 10 MGD, which meets the Lompoc Water Treatment Plant maximum output of 10 MGD, or 11,201 AFY. Based on an estimated demand of 7.1 MGD the existing water conveyance and treatment facilities would be adequate to serve anticipated demands from maximum buildout of the 2030 General Plan. Additionally, development within City limits would connect to existing water mains located throughout the City to provide water to individual project sites. Impacts would therefore be less than significant.

The additional water demand generated by 2030 General Plan buildout within City Limits would not cause the groundwater basin to enter a state of overdraft. Increased river percolation could balance an increase in municipal pumping of up to approximately 5,400 AFY without substantially depleting river flows below the pre-1989 conditions. Therefore, the groundwater supply is adequate to meet the additional demand associated with the 2030 General Plan without causing overdraft or temporarily impairing the capacity of the City's well field. Impacts related to water supply would therefore be less than significant.

Reference - FEIR pages 4.14-13 through 4.14-21.

4.13.2 Less Than Significant Impact U-2. Development facilitated by the 2030 General Plan would increase wastewater generation in excess of existing treatment facility capacity. Therefore, wastewater impacts would be Class III, *less than significant*.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - Upon 2030 General Plan buildout (including development within the City Limits and proposed annexation areas), the population increase would be approximately 16,566. Based on an estimated rate of 78 gallons of wastewater generation per capita per day, this population would generate 1.29 MGD. Combined with the existing City wastewater flow, which includes a maximum generation of 0.65 MGD and 0.50 MGD from VAFB and Vandenberg Village, waste generation would total 4.31 MGD. With the recently completed (November 2009) improvements at the Lompoc Regional Wastewater Reclamation Plant (LRWRP), the plant now has the capacity for 5.5 MGD. Upon 2030 General Plan buildout, wastewater generation would not exceed the existing capacity of the LRWRP. Existing General Plan policies require that the LRWRP has sufficient capacity to serve development projects prior to approval. Impacts would therefore be less than significant without mitigation.

Reference - FEIR pages 4.14-21 through 4.14-25.

4.13.3 Less Than Significant Impact U-3. Depletion of baseflow in the Santa Ynez River due to increased groundwater pumping at City of Lompoc municipal wells could decrease the amount of water available for dilution. This impact is Class III, *less than significant*.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - Increased groundwater pumping at City wells to supply growth envisioned in the 2030 General Plan would deplete flow in the Santa Ynez River by an average of 3.2 cfs. The LRWRP discharges treated effluent to the Santa Ynez River near the downstream end of the reach where flow depletion would occur. If a minimum amount of flow in the river is needed or relied upon to dilute the discharge, flow depletion could potentially impair the City's ability to meet a discharge permit's conditions.

This impact is less than significant for two reasons. First, NPDES Permit CA0048127 issued for the LRWRP does not require or allow for consideration of dilution in the receiving water. Instead, it requires the discharged effluent to comply with applicable water quality standards at the point of discharge. The permit also requires the City to complete a salt management study and complete a salt management plan by January 2011. Second, flow in the river at the discharge point is already often zero in summer months. Therefore, there is no dilution under existing conditions, and flow depletion would not alter the minimum flow or impact the City's ability to meet permit requirements or comply with applicable water quality standards.

By the same token, flow in the river downstream of the discharge point will continue to consist entirely of treated effluent during certain periods. This represents the maximum possible effect of the wastewater discharge on downstream water quality. This maximum effect will not change under the 2030 General Plan, so the impact of the General Plan is less than significant.

Reference - FEIR pages 4.14-25 through 4.14-26.

4.13.4 Less Than Significant Impact U-4. Development facilitated by the 2030 General Plan would incrementally increase the amount of impervious surfaces within the City, resulting in increased stormwater runoff and the need for additional stormwater infrastructure. Compliance with the City's Stormwater Management Plan (SWMP), and State regulatory requirements, including restricting the amount of impervious surface introduced by future development projects, would reduce impacts to a Class III, *less than significant*.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding – Upon 2030 General Plan buildout (including development within the City Limits and proposed annexation areas), up to 5,753 residential units could be developed. Development in these areas would incrementally increase the amount of impervious surface area and place additional demand on existing stormwater conveyance infrastructure, such that new or expanded infrastructure may be needed. However, future development and redevelopment projects will be required to comply with the current regulations of the Regional Water Quality Control Board (RWQCB) reflected in the City's Stormwater Management Plan (SWMP), effective October 17, 2009.

In accordance with these requirements, future development facilitated by the 2030 General Plan would result in a minimal increase in effective impervious area, thereby placing limited demand on existing or planned stormwater infrastructure. As development occurs, site-specific stormwater infrastructure needs would be determined on a project-specific basis. Upon compliance with the City's SWMP, impacts related to the need for additional stormwater infrastructure would be less than significant.

Reference - FEIR pages 4.14-26 through 4.14-30.

4.13.5 Less Than Significant Impact U-5. Buildout of the 2030 General Plan would generate additional solid waste. Existing landfills, including the Lompoc Sanitary Landfill, have adequate capacity to accommodate projected increases in solid waste generation. Therefore, the solid waste generated by the 2030 General Plan would result in Class III, *less than significant*, impacts.

Finding - The City hereby finds that existing regulatory requirements, policies, and/or project conditions have been incorporated into the General Plan Update which avoid or substantially lessen the potentially significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - Upon 2030 General Plan buildout (including development within the City Limits and proposed annexation areas), the population increase would be approximately 16,568. Using the City's average rate of 12.2 pounds per day of solid waste generated per person, and assuming a 50 percent diversion rate, this additional population would generate 100,000 pounds per day of solid waste. Therefore, development facilitated by the 2030 General Plan could generate approximately 18,500 tons of solid waste per year. When combined with the existing disposal rate of 38,500 tons per year of solid waste from City and County sources, General Plan 2030 buildout within the City would total 57,000 tons per year of solid waste, which would represent an increase of 48 percent. However, it should be noted that this buildout demand would not be reached until approximately the year 2030.

The remaining airspace capacity of the Lompoc Sanitary Landfill is 2,146,779 cubic yards. Using a conversion rate of 800 pounds of solid waste per cubic yard, the landfill currently has capacity to accept an additional 858,700 tons of waste over its lifespan. The life of the landfill would depend on the rate of development in the City and from County sources. With source reduction plans, current facilities, potential for diversion and other regional landfill capacity, cumulative buildout of the 2030 General Plan would be served by a landfill with sufficient permitted capacity to accommodate solid waste disposal needs. Nevertheless, development facilitated by the 2030 General Plan would hasten the need to provide additional landfill capacity. Compliance with existing City policies that require development to provide fees to fund necessary improvements to public services, such as solid waste services, would ensure that impacts remain less than significant.

Reference - FEIR pages 4.14-30 through 4.14-35.

5.0 FINDINGS REGARDING POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS WHICH CAN BE MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT

The City finds, based upon the threshold criteria for significance presented in the FEIR, that the following potentially significant environmental effects of the project can be avoided or reduced to insignificance with feasible mitigation measures identified in the FEIR and adopted by the City as conditions of project approval. No substantial evidence has been submitted to or identified by the City that indicates that the following impacts would, in fact, occur at levels that would necessitate a determination of significance.

5.1 Air Quality

5.1.1 Potentially Significant Impact AQ-3. The 2030 General Plan would facilitate development of projects with the potential to cause significant odor impacts, as well as projects which have the potential to be affected by nuisance odor. Impacts associated with objectionable odors would be Class II, *significant but mitigable*.

Finding - Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - Some commercial and industrial uses developed under the 2030 General Plan may generate odor nuisance effects to the public or to adjoining residents. Examples of commercial uses that have the potential to cause odor nuisance impacts include fast food restaurants, photographic studios, and laundry facilities. Industrial uses may also generate nuisance odors. The proposed 2030 General Plan would also facilitate the development of residential units that could be developed adjacent to or downwind from existing sources of odor. This could include commercial or industrial uses as discussed above, as well as agricultural production or the Lompoc Regional Wastewater Reclamation Plant (LRWRP). Within the H Street Corridor Infill area and the proposed Bailey Avenue Expansion Area, which allow mixed-use type development, residential uses could be located in close proximity to potential odor generators.

The extent of perceived odor impacts depends on the nature of the operation, the proximity to residential and other sensitive uses, as well as an individual's tolerance for the odor generated. With implementation of the required mitigation measures, the proposed 2030 General Plan would have less than significant odor nuisance impacts.

Mitigation Measures - Based upon the analysis presented in Section 4.2 of the FEIR, which is incorporated herein by reference, the following mitigation measures are feasible and are made binding through the MMRP.

- Mitigation Measure AQ-3(a) Odor Abatement Plan. The 2030 Update to the Conservation/Open Space Element shall include the following new policy.

Applicants for potential odor generators shall develop and implement an Odor Abatement Plan (OAP), which shall be submitted to the Community Development Department and approved by the City prior to zoning clearance. The OAP shall include the following:

- *Name and telephone number of contact person(s) responsible for logging and responding to odor complaints;*
- *Policy and procedure describing the actions to be taken when an odor complaint is received, including the training provided to the responsible party on how to respond to an odor complaint;*
- *Description of potential odor sources (i.e. odors associated with a fast food restaurant may include cooking and grease aromas);*
- *Description of potential methods for reducing odors, including minimizing potential add-on air pollution control equipment; and*
- *Contingency measures to curtail emissions in the event of a continuous public nuisance.*

- Mitigation Measure AQ-3(b) Prohibited Commercial Uses in Mixed-Use Zones. To ensure that future residents of mixed-use development would not be exposed to nuisance odors, the following revisions to the 2030 Update of the Land Use Element shall be made:

- 1) Table LU-1 shall be revised to include in the Description for both the Old Town Commercial (OTC) and Mixed Use (MU) land use designations the following additional text:

Prohibited uses include photographic studios, laundry facilities, and other potentially incompatible uses.

- 2) A new implementation measure shall be added as follows:

Measure 36. The Zoning Code shall be updated to include a list of prohibited uses in mixed use developments. The list shall include photographic studios, dry-cleaning laundry facilities, and other potentially incompatible uses.

Reference - FEIR pages 4.2-30 through 4.2-33.

5.1.2 Potentially Significant Impact AQ-4. Development facilitated by the proposed 2030 General Plan Land Use, Circulation, and Housing Elements would result in an increase in greenhouse gas (GHG) emissions within the South Central Coast Air Basin and would hinder the implementation of AB 32. Impacts would be Class II, *significant but mitigable*.

Finding - Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - The combined area source and operational GHG emissions for the proposed General Plan (including development within the City Limits and four proposed annexation areas) total approximately 131,303 metric tons per year in carbon dioxide equivalency units. This total represents roughly 0.03% of California's total 2004 emissions of 492 MMT. These emission projections indicate the majority of the draft General Plan GHG emissions are associated with vehicle miles traveled, and to a lesser extent from electricity consumption. There is no adopted GHG Reduction Plan or applicable strategy for the City of Lompoc. Therefore, the significance of emissions under the proposed 2030 General Plan is determined based on their impact on the ability of the State to reach AB 32's goals [refer to Section 4.2.2(a) of the FEIR].

Appendix B of the CAPCOA White Paper (2008) identifies mitigation measures and their reductions in GHG emissions and a range of percentage reductions for a variety of categories including bicycles, pedestrian pathways, parking, design, mixed-use, energy, and construction features. The ranges are indicative of the reductions each of the features reduce GHG emissions from a numerical low to high. Generally, in determining emissions reductions achieved by a particular policy, low percentage reductions would be used to provide a conservative emissions reduction estimate. The proposed 2030 General Plan includes policies which are intended to limit, mitigate, and reduce criteria pollutant emissions, and which would also reduce GHG emissions (see *General Plan Policies Which Reduce Impacts*, below). However, these General Plan policies do not specifically address greenhouse gas reductions, nor are they equivalent to mitigation measures recommended in the CAPCOA White Paper for measurable greenhouse gas reduction. Therefore, the General Plan does not include measurable GHG reductions from the unmitigated project emissions inventory presented in the above section (Quantification of GHG Emissions), and would therefore hinder implementation of AB 32. Impacts from buildout of the proposed 2030 General Plan within the existing City Limits would therefore be potentially significant. The required mitigation measures would ensure City compliance with regional efforts to meet GHG emissions targets in AB 32. Impacts would be reduced to a less than significant level.

Mitigation Measures - Based upon the analysis presented in Section 4.2 of the FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP.

- Mitigation Measure AQ-4(a) GHG Emissions Reduction Planning. To ensure that future development under the General Plan meets the GHG emissions reduction requirements in AB 32, the following policy shall be added to the General Plan Conversation/Open Space Element:

The City shall participate in regional planning efforts with SBCAG and the SBCAPCD to reduce basin-wide GHG emissions in compliance with AB 32 and SB 375.

The City's participation in regional planning efforts to reduce basin-wide GHG emissions is anticipated to include City assistance in developing a GHG emissions inventory, and identifying reduction measures related to site design, energy conservation, and trip reduction.

- Mitigation Measure AQ-4(b) Consideration of Project Greenhouse Gas Emissions Reduction Measures. The following policies shall be added to the 2030 General Plan Conversation/Open Space Element:
 - *New development subject to environmental review shall comply with California Environmental Quality Act guidelines for the analysis of greenhouse gas emissions developed pursuant to SB 97 and adopted on December 30, 2009.*
 - *Through the CEQA environmental review process for discretionary permit applications, the City shall consider all feasible GHG emissions reduction measures to reduce direct and indirect emissions associated with project vehicle trip generation and energy consumption.*

Reference - FEIR pages 4.2-33 through 4.2-40.

5.2 Biological Resources

5.2.1 Potentially Significant Impact BIO-2. Development that could be facilitated by the 2030 General Plan may result in impacts to special status plant and animal species. These impacts are Class II, *significant but mitigable*.

Finding - Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - Most of the vacant and underutilized parcels throughout the City are highly disturbed and lack conditions sufficient to support special status plant and animals species. However, there is potential for special status species, such as the American badger, the coast horned lizard, the silvery legless lizard, and several raptor species, to occur, particularly within those parcels on the periphery of the City's boundary where native habitat remains. Development of these areas may result in impacts to special status species. In addition, the northern portion of the H-Street infill area abuts the Santa Ynez River, which is designated as Biologically Significant in the 1997 General Plan Resource Management Element. However, the proposed 2030 General Plan Land Use Map designates this portion of the H Street Corridor Infill area as having a Proposed Park overlay, thus prohibiting future urban development.

The Bailey Avenue Expansion Area is highly disturbed due to active agricultural practices. No special status plant or animal species have been documented within this area. The high level of disturbance on-site creates conditions unsuitable for the survival of most native plants and animals and special status species are not expected to occur.

The dominance of non-native plant species within the developable portion of the River Expansion Area reduces the overall habitat value for special status plant and animals species. However, some special status species may still occur on-site. Furthermore, development of this area may result in disturbance to special status plant and animals species within the adjacent (off-site) Santa Ynez River riparian corridor through introduction of increased light and noise, through increased human activity, and through introduction of domestic animals. Development of the River Expansion Area may result in impacts to special status species.

The riparian corridor within the Miguelito Canyon Expansion Area has been designated as Biologically Significant in the 1997 General Plan Resource Management Element and has the potential to support several special status species. Development of this Expansion Area in accordance with the 2030 General Plan may therefore result in impacts to special status plant and animal species.

The periodic disturbance in the Wye Residential Expansion Area reduces the functions and values of the habitat on-site and precludes many special status species from occurring. This area is also surrounded by a residential community to the north and east, Harris Grade Road to the west and Purisima Road to the south, all of which further degrades the habitat value of the site. Nevertheless, some special status species, such as the American badger, may utilize the site and may be impacted by future development of the site in accordance with the 2030 General Plan.

The 1997 General Plan RME includes policies that address the protection and preservation of natural habitats. In addition, special status plant and animal species are protected by the USFWS, NOAA Fisheries, and the CDFG under a variety of federal and state regulations [refer to Section 4.3.1(e) (Regulatory Setting) for additional discussion]. However, the 1997 General Plan does not contain policies specifically addressing the protection and preservation of special status species. Therefore, mitigation is required to ensure that potential impacts are reduced to a less than significant level.

Mitigation Measures - Based upon the analysis presented in Section 4.3 of the FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Imposition of these mitigation measures will reduce potentially significant impacts to less than significant.

- Mitigation Measure BIO-2(a) Special Status Species Policy. The following policy shall be added to the General Plan Conservation/Open Space Element:

The City shall encourage the protection of significant biological resources, including sensitive plant and animal species.

- Mitigation Measure BIO-2(b) Native Tree Protection Policy. The following policy shall be added to the General Plan Conservation/Open Space Element:

The City shall encourage the protection, preservation, and restoration of native trees, particularly oak tree species.

Reference - FEIR pages 4.3-30 through 4.3-33.

5.2.1 Potentially Significant Impact BIO-3. Development under the 2030 General Plan may result in impacts to wildlife movement. These impacts are Class II, *significant but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - Vacant and underutilized parcels within the existing City Limits are scattered throughout the City and therefore do not offer substantial wildlife movement opportunities due to adjacent development. Parcels found on the periphery of the General Plan area may offer marginal opportunities for wildlife movement. The Santa Ynez

River and its associated riparian habitats offer a substantial wildlife movement corridor through the Lompoc Valley and provide an important link between the Santa Ynez Valley and the Pacific Ocean. Development facilitated by the 2030 General Plan in areas adjacent to the Santa Ynez River may result in impacts to wildlife movement in this corridor through encroachment into riparian habitat, increased light and noise pollution, and increased human activity and presence of domestic animals. The northern portion of the infill area abuts the Santa Ynez River and includes native habitats that may support wildlife traveling through the river corridor. However, the General Plan Land Use Map currently designates this portion of the H Street Corridor Infill area as open space, thus prohibiting future development in this area.

Wildlife movement across the Bailey Avenue Expansion Area is highly unlikely due to its proximity to existing development, and the highly disturbed nature of the area. The lack of native habitat further reduces the habitat functions and values and discourages use by wildlife. The Burton Mesa Ecological Reserve, which is managed by CDFG, is located less than one mile to the north of the Wye Residential Expansion Area. However, this expansion area is directly bordered by residential development to the north, east and south and is bordered by roads on the west and south. In addition, the expansion area itself is highly disturbed. Buildout of the Bailey and Wye Expansion Areas in accordance with the 2030 General Plan is therefore not expected to impact wildlife movement.

The River Expansion Area is adjacent to the Santa Ynez River riparian corridor, which offers a substantial wildlife movement corridor. Development of the fallow agricultural field adjacent to the river may result in impacts to wildlife movement due to encroachment into riparian habitat, increased light and noise pollution, and increased human activity and presence of domestic animals.

The San Miguelito Creek riparian corridor and the abundant open space habitat throughout Miguelito Canyon provide opportunities for wildlife movement in the Lompoc Hills along the southern boundaries of the City. Development that could be facilitated along the San Miguelito Road corridor would be Rural Density Residential (RDR) in nature. The RDR designation would be a new residential land use designation under the General Plan Update, and would only apply to the Miguelito Canyon Expansion Area. The purpose of this designation is to provide rural residential areas on the fringe of urban development which provide for the selection of appropriate building sites and protection of the area's natural features and resources (refer to Table 2-1 in Section 2.0, *Project Description*). In addition, the Urban Limit Line would extend into the canyon areas only, thereby prohibiting future development on the adjacent hillsides, outside of this limit. Development would consist of large-lot detached single-family homes. As a result, even with development occurring in these areas, lands would remain primarily undeveloped and development would be compatible with the rural character of the area. Impacts to wildlife movement in this area would therefore be somewhat limited due to the nature of the anticipated development. However, residential development in this area may discourage wildlife from using the adjacent hills through increases in light and noise, increased human activity and presence of domestic animals.

The existing 1997 General Plan Resource Management Element (RME) does not include goals or policies that specifically address wildlife movement corridors. However, the RME contains policies reduce impacts to the Santa Ynez River and its tributaries, which serve as important wildlife movement corridors in the Lompoc area. With compliance with existing General Plan policies, regulatory programs, and required mitigation measures, impacts would be reduced to a less than significant level.

Mitigation Measures - Based upon the analysis presented in Section 4.3 of the FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP.

- Mitigation measures BIO-2(a) (Special Status Species Policy) and BIO-2(b) (Native Tree Protection Policy) are required to reduce potential impacts to wildlife movement. Refer to Mitigation Measures under Impact BIO-2.

Reference – FEIR pages 4.3-33 through 4.3-36.

5.3 Cultural Resources

5.3.1 Potentially Significant Direct Impact CR-1. Development facilitated by the proposed 2030 General Plan could adversely affect identified and previously unidentified prehistoric and historical archaeological resources. General Plan policies would ensure that such impacts are addressed on a case-by-case basis. Impacts would be Class II, *significant but mitigable*.

Finding - Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - Twenty-five known prehistoric and historical sites have been recorded within the General Plan area, and others are likely to exist in unsurveyed areas. Therefore, the potential to encounter additional, undiscovered resources within the City Limits is considered moderate to high.

Although the Bailey Avenue and River Expansion Areas are identified as being within a low archaeological sensitivity zone (as identified in the 1997 General Plan Resource Management Element), the potential to encounter additional, undiscovered resources exists.

The Miguelito Canyon and Wye Residential Expansion Areas are identified as having a high archaeological potential (as identified in the 1997 General Plan Resource Management Element). Additional development in these areas could therefore adversely affect Native American and Mission-era resources.

Existing codes and policies discussed in Section 4.4.1(c) (Regulatory Setting) of the FEIR require that Phase 1 archaeological and historical surveys be conducted for proposed development within high sensitivity areas. However, these policies rely on a sensitivity map prepared more than 20 years ago (Spanne, 1988). Moreover, the map does not consider historical archaeology or the built environment. Mitigation is therefore required to ensure preparation of an updated Archaeological Sensitivity Map.

If archaeological resources are found to be present, existing codes and policies stipulate treatment methods for evaluation and treatment of the resources. In addition, the Resource Management Element of the 1997 General Plan includes specific policies intended to ensure that potential impacts to archaeological resources are addressed in conjunction with development of individual sites within the plan area. Implementation of these policies on a project-by-project basis would require the preparation of site-specific archaeological studies in areas of potential sensitivity as well as mitigation of impacts to any identified resources.

Mitigation Measures - Based upon the analysis presented in Section 4.4 of the FEIR, which is incorporated herein by reference, the following mitigation measures are feasible and are

made binding through the MMRP. With imposition of the following mitigation measures, impacts are less than significant.

- Mitigation Measure CR-1(a): Update Archaeological Sensitivity Map and Guidelines. The City shall update the existing Archaeological Sensitivity Map to encompass all areas covered by the General Plan Update to take into account the currently available data on the nature and distribution of prehistoric and historical archaeological sites (including buried archaeological sites) and the most current methods of sensitivity modeling. The City also shall update the Guidelines for use of the sensitivity map and provide training to planning staff in its application and use. The Sensitivity Map and Guidelines update as well as training shall be performed by professionals certified by the Register of Professional Archaeologists who have expertise in the historical and archaeological resources of the Lompoc Valley.

Reference – FEIR pages 4.4-20 through 4.4-24.

5.4 Geology

5.4.1 Potentially Significant Direct Impact GEO-5. Areas with elevated radon gas levels have been identified in the City and Expansion Areas. Exposure of people to high levels of radon gas could result in adverse health effects. Impacts would be Class II, *significant but mitigable*.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - Radon gas levels exceeding the EPA's remedial action level of 4.0 pCi/L have been measured throughout the City of Lompoc and proposed annexation areas. In addition, the California Division of Mines and Geology radon zone map identifies the southern portion of the Miguelito Canyon Expansion Area as containing moderate potential for indoor radon levels exceeding this standard. The potential for radon gas exposure could therefore result in significant impacts to new development throughout the General Plan area. The General Plan Safety Element does not contain policies related to radon gas exposure. Therefore, mitigation is required to reduce impacts to a less than significant level.

Mitigation Measures - Based upon the analysis presented in Section 4.5 of the FEIR, which is incorporated herein by reference, the following mitigation measures are feasible and are made binding through the MMRP. With imposition of the following mitigation measures, impacts are less than significant.

- Mitigation Measure GEO-5(a): Radon Gas Policies. The following policies shall be added to the 2030 General Plan Safety Element:
 - *Promote community education regarding potential hazards associated with radon exposure.*
 - *Require radon testing for new development within areas with moderate or high potential for indoor radon levels exceeding U.S. EPA recommended limits.*
 - *Where radon levels may exceed U.S. EPA recommended limits, require developers to implement effective measures – such as "sub-slab depressurization" systems – to limit exposure to radon.*

Reference – FEIR pages 4.5-27 through 4.5-29.

5.5 Hazards and Hazardous Materials

5.5.1 Potentially Significant Impact HAZ-1. Potential development that could be facilitated near known hazardous material users, or construction in areas with existing hazardous materials, could expose individuals to health risks due to soil/groundwater contamination or emission of hazardous materials into the air. This is a Class II, *significant but mitigable*, impact.

Finding – Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - The 2030 General Plan would facilitate development (including residences) within several areas in and around the City where hazardous materials could be stored or used, or where previous use has resulted in contamination of the site. Development of residential uses in proximity to commercial or industrial uses that use or store hazardous materials could increase the risk of exposure to harmful health effects. Areas where users of hazardous materials are located are confined primarily to commercial and industrial areas of the City. By allowing for residential or mixed use development in commercial and industrial areas where there may have been past use or there may be current use of hazardous materials, the potential for exposure may increase due to: (1) potential soil/groundwater contamination resulting from past practices; and (2) the proximity of new residential development to ongoing activity involving the use of hazardous materials. Development or redevelopment in these areas would have the potential for exposure of hazardous materials to the public. The magnitude of hazards for individual projects would depend upon the location, type, and size of development and the specific hazards associated with individual sites.

Older structures throughout the City could potentially contain asbestos-containing materials (ACM) and/or lead-based paint (LBP). If demolition of these structures occurred, ACM or LBP could be released, resulting in adverse health effects. To prevent health risks to occupants or construction workers, standard ACM and LBP abatement and disposal procedures, are required to be undertaken whenever the demolition is considered for structures that were built prior to 1979.

The presence of soil or groundwater contamination would depend upon the location of the construction site and its proximity to sources of contamination. Depending on the previous land uses, new development could present potential risk of exposure to contamination associated with agricultural pesticide use, leaking underground storage tanks (LUSTs), undocumented abandoned oil and gas wells, and/or various industrial contaminants. Hence, development of vacant and underutilized sites under Plan buildout would increase the potential for exposure to soil and groundwater contamination hazards. However, any necessary assessment and remediation of the properties would be completed in accordance with applicable regulatory requirements prior to development.

Under the proposed H Street Corridor Infill, development and redevelopment could occur on sites that may have existing contamination due to past commercial or industrial uses. Development on contaminated sites could result in hazardous conditions for construction workers and future occupants by exposing them to hazardous materials that may be found in the soil. Many LUST sites are located near this area, which may pose a greater risk of

exposure than other areas of the City. Remediation, including soil and groundwater sampling, under the appropriate oversight agency would reduce the risk of possible contamination. Nevertheless, impacts in this area are considered potentially significant.

The 270-acre Bailey Avenue Specific Plan Expansion Area would accommodate development in an area currently used for agriculture. No sources of contamination were listed in the GeoTracker database for this site. However, the use and storage of chemicals associated with existing agricultural facilities may have resulted in contamination of the site. Furthermore, the historical use of the site for agricultural production may have resulted in undocumented residual quantities of presently-banned agricultural chemicals, such as arsenic, which could pose a health hazard to construction workers or future residents. Arsenic exceeding naturally occurring background levels has been detected on property north of the Expansion Area, which was historically used for agriculture. Therefore, it is likely that arsenic may be located on the Bailey Avenue Specific Plan Expansion Area as well.

The presence of railroad tracks through the central portion of the Bailey Expansion Area is also an indication of potential soil contamination. Historically, oil and pesticides were used for weed abatement along railroad tracks. Therefore, there is the potential that soil beneath and along the railroad tracks could be contaminated with petroleum hydrocarbons and/or pesticides. Further analysis of the Bailey Avenue Specific Plan area, including testing, is necessary to determine the full extent to which these present and historic uses could have contaminated the site. Impacts related to hazardous materials in this area would be potentially significant.

No sources of contamination were listed in the GeoTracker database for the River Expansion Area. However, surrounding agricultural uses and an on-site fallow agricultural field suggest that the Expansion Area was previously used for agricultural production. Further research, testing and remediation, including soil and groundwater sampling, under the appropriate oversight agency would reduce the risk of possible contamination.

There are no records of previous or existing sources of contamination in the Miguelito Canyon or Wye Residential Expansion Areas. Given that these sites are not located in a commercial or industrial area, the potential for contamination is low.

As individual development projects are considered for construction, separate environmental review may be required, which could result in the implementation of project-specific mitigation measures. In addition, compliance with federal, state, and local regulations, in combination with General Plan policies, would partially reduce impacts related to past usage of hazardous materials. However, mitigation is required to ensure that the public and environment are protected from exposure to previously unidentified hazardous materials that may exist in the General Plan area.

Mitigation Measures - Based upon the analysis presented in Section 4.6 of the FEIR, which is incorporated herein by reference, the following mitigation measures are feasible and are made binding through the MMRP. With imposition of the following mitigation measure, impacts are less than significant.

- Mitigation Measure HAZ-1 Previously Unidentified Hazardous Materials. The following policies shall be added to the 2030 General Plan Safety Element:

Any work on a known remediation site or discovery of hazardous materials during excavation must be reported to the Santa Barbara County Fire

Department Hazardous Materials Unit (HMU). In the event that hazardous waste and/or materials, including chemical odors or stained soils, are encountered during construction of future development sites, the following actions shall be taken by the applicant or authorized agent thereof: (1) all work in the vicinity of the suspected contaminant will be halted; (2) all persons shall be removed from the area; (3) the site shall be secured under the direction of the County Fire Department; and (4) the City of Lompoc Hazardous Waste/Materials Coordinator shall be notified. Work shall not recommence until such time as the find is evaluated and appropriate measures are implemented as necessary to the satisfaction of the California Department of Toxic Substances Control.

Reference – FEIR pages 4.6-16 through 4.6-20.

5.6 Noise

5.6.1 Potentially Significant Impact N-3. Development facilitated by the 2030 General Plan could place residences and other noise-sensitive land uses in areas exposed to noise levels exceeding City standards. Although implementation of General Plan policies would reduce traffic-related noise impacts to a Class III, *less than significant*, level, nuisance noise associated with mixed-use developments would be Class II, *significant but mitigable*.

Finding - Implementation of General Plan policies would reduce traffic-related noise impacts to a Class III, *less than significant*, level. Pursuant to Public Resources Code Section 20181(a) and State CEQA Guidelines Section 15091(a), the City hereby finds that changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect on the environment to below a level of significance.

Facts in Support of Finding - The 2030 General Plan would facilitate the development of new residential and other noise-sensitive uses that could be exposed to noise levels exceeding 60 dBA CNEL. For most areas, the primary generator of noise that could affect noise-sensitive uses would be roadway traffic. Specifically, at 2030 General Plan buildout, the 60 dBA contour would extend outward from the centerline of Central Avenue in the range of 172 to 231 feet, from Ocean Avenue/Highway 246 in the range of 149 to 280 feet, from V Street in the range of 100 to 122 feet, from North Avenue in the range of 63 to 109 feet, from Purisima Road in the range of 253 to 326 feet, and from H Street north of Purisima Road at a distance of 220 feet. The proposed 2030 General Plan would facilitate the development of residential and other sensitive land uses within these distances throughout the City Limits, and in the Bailey, River, and Wye expansion areas, thereby exposing future residents to noise exceeding City standards. However, implementation of General Plan Noise Element policies would ensure that projects proposed in areas exceeding City noise standards would be evaluated and that appropriate sound attenuation techniques would be implemented on a case-by-case basis. Depending on what is proposed and the location and source of noise, sound attenuation techniques may include site design to shield noise-sensitive uses from noise, special building standards to reduce interior noise, or the use of barriers to reduce exterior noise. Adherence to applicable General Plan policies would reduce the potential for traffic-related noise impacts to a less than significant level.

Development facilitated by the 2030 General Plan within the existing City Limits could place residences and other noise-sensitive land uses in areas exposed to noise levels exceeding City standards. However, implementation of General Plan Noise Element policies would ensure that projects proposed in areas exceeding City noise standards would be evaluated

and that appropriate sound attenuation techniques would be implemented on a case-by-case basis. Depending on what is proposed and the location and source of noise, sound attenuation techniques may include site design to shield noise-sensitive uses from noise, special building standards to reduce interior noise, or the use of barriers to reduce exterior noise.

Much of the development accommodated along the H Street Corridor would be infill development surrounded by existing residential and commercial development. Residential units within mixed-use developments or adjacent to commercial uses could be exposed to noise generated by commercial activity that exceeds the normally acceptable range. This would include noise associated with deliveries, loading dock operations, mechanical equipment, and parking lot activities. Mitigation measures would reduce impacts resulting from commercial operations in mixed-use developments to a less than significant level.

Mitigation Measure - Based upon the analysis presented in Section 4.10 of the FEIR, which is incorporated herein by reference, the following mitigation measures are feasible and made binding through the MMRP. With imposition of the following mitigation measures, impacts are less than significant.

- Mitigation Measure N-3(a) Truck Delivery Limitations. The following policy shall be added to the 2030 General Plan Noise Element:

Truck deliveries to commercial uses on mixed-use development sites shall be limited to between the hours of 8:00 AM and 6:00 PM on weekdays and Saturdays. No deliveries shall occur on Sundays.

- Mitigation Measure N-3(b) Common Wall Insulation. The following policy shall be added to the 2030 General Plan Noise Element:

Common walls between horizontal (side-by-side) and vertical (stacked) mixed use commercial/residential development shall be noise-insulated to provide attenuation of indoor noise levels.

- Mitigation Measure N-3(c) Sound Barriers for External Equipment. The following policy shall be added to the 2030 General Plan Noise Element:

External noise-generating equipment associated with commercial uses (e.g., HVAC units, etc.) that are located in mixed use developments and/or adjacent to residential uses shall be shielded or enclosed with solid sound barriers.

Reference - FEIR pages 4.9-14 through 4.9-19.

6.0 FINDINGS REGARDING SIGNIFICANT ENVIRONMENTAL IMPACTS THAT CANNOT FEASIBLY BE AVOIDED OR MITIGATED TO BELOW A LEVEL OF SIGNIFICANCE

The City finds, based upon the threshold criteria for significance presented in the FEIR, that the following environmental effects of the project will be significant and cannot be avoided or substantially lessened through mitigation to a level of insignificance. Nevertheless, as explained in the Statement of Overriding Considerations set forth below, all feasible mitigation has been applied, and these effects are considered to be acceptable when balanced against the economic, legal, social, technological, and other benefits of the project. Environmental effects in the following areas were found to be significant: Air Quality; Cultural Resources; Land Use/Agriculture; and Transportation/Circulation.

6.1 Air Quality

6.1.1 Significant Impact AQ-1. Population growth that could occur under the proposed 2030 General Plan would exceed the 2007 Clean Air Plan (CAP) population forecasts. Although Transportation Control Measures (TCMs) incorporated into the General Plan Update would likely offset emissions associated with this population increase, based on Air Pollution Control District thresholds, impacts related to CAP consistency would be Class I, *significant and unavoidable*.

Finding - The City hereby finds that all feasible changes or alterations have been required in, or incorporated into, the project that will avoid or substantially lessen the significant environmental effects on the environment. However, despite such measures, the impacts will still be significant. The City finds that there are no feasible mitigation measures which might avoid or reduce the significant environmental effects of the project because specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or alternatives identified in the FEIR. Nevertheless, these unavoidable significant effects are considered acceptable when balanced against the overriding benefits of the project, as set forth in the Statement of Overriding Considerations. [Public Resources Code Section 21081(a)(3), CEQA Guidelines Section 15091(a)(3)]

Facts in Support of Finding - Buildout within the existing City Limits (including the H Street Corridor Infill area) and within the four identified Expansion Areas would add a total of 5,753 new units to the City of Lompoc. Based on an average household size of 2.88 persons per unit (U.S. Census, 2000), a cumulative total of 16,568 residents could be added to the City of Lompoc as a result of the 2030 General Plan. This would bring the citywide population to 59,525, which would exceed SBCAG's 2030 growth forecast for the City by 11,325 people (or 23.5%). It should be noted, however, that this maximum buildout estimate assumes not only that every remaining vacant or underdeveloped property in Lompoc would be developed by 2030, but that the H Street Corridor Infill area would completely redevelop over the same time frame.

Although buildout population would be inconsistent with current CAP forecasts, SBCAG and SBCAPCD population estimates are periodically updated based on General Plan Updates, at which time any inconsistencies between regional planning documents and the population growth anticipated under the 2030 General Plan would be rectified (refer also to Section 4.10, *Population and Housing*). Nevertheless, because development facilitated by the 2030 General Plan would exceed SBCAG current CAP population growth assumptions, it would be inconsistent with this 2007 CAP consistency criterion. In addition, as noted above, development of the Miguelito Canyon Expansion Area would increase vehicle miles traveled (VMTs) due to its locations at the periphery of the City. Transportation Control Measures (TCMs) contained in the 2007 Clean Air Plan (CAP) would reduce overall air quality impacts to the extent feasible. However, no feasible mitigation measures are available that would

reduce impacts to a less than significant level. CAP consistency impacts would therefore be Class I, *significant and unavoidable*.

Reference - FEIR pages 4.2-15 through 4.2-25.

6.2 Cultural Resources

6.2.1 Significant Direct Impact CR-2. Development facilitated by the proposed 2030 General Plan could adversely affect historical buildings, structures, and districts. Although adherence to General Plan policies would ensure that impacts are addressed on a case-by-case basis, these policies may not avoid them altogether. Impacts would therefore be Class I, *significant and unavoidable*.

Finding - The City hereby finds that all feasible changes or alterations have been required in, or incorporated into, the project that will avoid or substantially lessen the significant environmental effects on the environment. However, despite such measures, the impacts will still be significant. The City finds that there are no feasible mitigation measures which might avoid or reduce the significant environmental effects of the project because specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or alternatives identified in the FEIR. Nevertheless, these unavoidable significant effects are considered acceptable when balanced against the overriding benefits of the Project, as set forth in the Statement of Overriding Considerations. [Public Resources Code Section 21081(a)(3), CEQA Guidelines Section 15091(a)(3)]

Facts in Support of Finding - The City has identified a downtown historical district bounded by A Street on the east, O Street on the west, College Avenue on the north, and Willow Avenue on the south. The district encompasses a portion of the H Street Corridor Infill area and all of the Old Town Specific Plan Area. Development within the historic district and surrounding areas has the potential to impact significant historical resources by damaging or destroying historical buildings or structures and their associated archaeological remains, diminishing the integrity of the context and setting of individual properties, or diminishing the integrity of the historical district.

Loss of significant historic buildings or new developments within the existing historic district may not be fully mitigable. Careful review of design and siting of new development in compliance with proposed and existing historic preservation policies and programs would reduce this impact but may not avoid perceptible and significant changes to the historical character of the district. The City can take specific actions to promote and facilitate historic preservation, avoid significant impacts whenever feasible, and reduce those impacts when they are unavoidable. Those actions have been outlined in the 2005 *Historic Resources Survey and Planning Analysis*. The following mitigation is required to ensure consistency with this analysis and to reduce historical resource impacts to the extent feasible. However, impacts on historical resources would remain Class I, *significant and unavoidable*.

Mitigation Measures - Based upon the analysis presented in Section 4.4 of the FEIR, which is incorporated herein by reference, the following mitigation measures are feasible and are made binding through the MMRP. Nevertheless, impacts would remain significant.

- Mitigation Measure CR-2(a) Adopt a Historic Landmarks Ordinance. The City shall include a new Implementation Measure in the 2030 Conservation/Open Space Element, as follows.

The City shall revise its current Landmarks Ordinance to accomplish the following, as recommended in the 2005 Historic Resources Survey and Planning Analysis:

- Formally adopt the historic district defined in the 2005 Historic Resources Survey and Planning Analysis*
 - Establish a formal process for landmark designation including application, nomination form, and research and documentation requirements, as well as designate a reviewing entity;*
 - Adopt designation criteria for individual landmarks and historic district contributors, possibly using other municipalities' criteria as a basis;*
 - Establish an adequate and qualified historic preservation review commission or reactivate the Advisory Landmarks Committee as outlined in the City's Landmark Ordinance;*
 - Establish design review guidelines for designated landmarks and contributing structures to historic districts based upon the Secretary of the Interior's standards;*
 - Provide for use of the California State Historical Building Code, as appropriate, to include designated city landmarks and district contributors. Currently the SHBC is only used in the Old Town Lompoc Specific Plan Area.*
- Mitigation Measure CR-2(b) Adopt a Historic Resource Inventory and Districts Ordinance. The City shall include a new Implementation Measure in the 2030 Conservation/Open Space Element, as follows.

The City shall adopt an ordinance that relates specifically to the conduct of historic resource surveys and designation of historic districts. The city shall extend the current survey into adjacent parts of the City, as recommended in the 2005 Historic Resources Survey and Planning Analysis, use available data from prior surveys to prepare a formal historic resources inventory, and develop procedures for maintaining the accuracy of the inventory, updating its information, and covering additional areas of the City by conducting surveys on a regular basis.

Reference – FEIR pages 4.4-24 through 4.4-27.

6.3 Land Use and Agriculture

6.3.1 Significant Impact LU-3. Future development in accordance with the 2030 General Plan would occur in areas that contain prime agriculture soils and/or important farmland. Buildout within the City Limits and the Wye Residential Expansion Area would result in Class III, *less than significant*, impacts to agricultural conversion. However, the Bailey Avenue Specific Plan Expansion Area is currently used for agriculture, and both the River and Miguelito Canyon Expansion Areas contain prime soils which could be feasibly farmed. Buildout of these three Expansion Areas would therefore result in Class I, *significant and unavoidable* impacts related to agricultural conversion.

Finding - The City hereby finds that all feasible changes or alterations have been required in, or incorporated into, the project that will avoid or substantially lessen the significant environmental effects on the environment. However, despite such measures, the impacts will still be significant. The City finds that there are no feasible mitigation measures which might avoid or reduce the significant environmental effects of the project because specific economic, legal, social, technological, or other considerations make infeasible the mitigation

measures or alternatives identified in the FEIR. Nevertheless, these unavoidable significant effects are considered acceptable when balanced against the overriding benefits of the Project, as set forth in the Statement of Overriding Considerations. [Public Resources Code Section 21081(a)(3), CEQA Guidelines Section 15091(a)(3)]

Facts in Support of Finding – In total, approximately 3,610 acres of prime soils are located within the existing City Limits, including 258 acres in the H Street Corridor Infill area. However, none of the areas within the existing City Limits are currently used for agricultural production or designated for agricultural land use, nor are any portions of the City under Williamson Act Contract (Department of Conservation, Williamson Act Program, July 2008). Although some farming occurs on Penitentiary and Federal Correctional Institution property north of the Santa Ynez River, land use in this area is regulated by the U.S. Army and no land use changes are proposed for this area as part of the 2030 General Plan. The Wye Residential Expansion Area is not used for agricultural production and is not under a Williamson Act Contract. In addition, the site does not contain any prime soils or any important farmland.

Development and re-development in areas containing prime soils would not convert these soils to non-agricultural use because none of these areas are used for agriculture. Although a small area along the City's western boundary, north of the proposed Bailey Avenue Specific Plan Expansion Area, is composed of prime farmland, this area is currently being developed and will therefore be re-designated as urban or built-up land by the Farmland Mapping and Monitoring Program in the future. The other areas designated as prime farmland within the north-central portion of the City are located on Lompoc airport property and would not be impacted by the 2030 General Plan (refer to Figure 4.8-2). Overall, impacts related to agricultural lands conversion within the City Limits and the Wye Residential Expansion Area would be less than significant.

The Bailey Avenue Expansion Area is currently used for agricultural production. In addition, the Bodger seed facility is located in the southern portion of the Expansion Area, south of Ocean Avenue. The entire site is composed of prime soils (approximately 270 acres). In addition, the site contains approximately 260 acres of Prime farmland and 12 acres of unique farmland. The northern half of this Expansion Area is currently under Williamson Act Contract. However, a notice of non-renewal has been filed for the northernmost parcel, which comprises approximately half of the land under contract. Development of the Bailey Avenue Expansion Area in accordance with the 2030 General Plan would result in conversion of important farmland to non-agricultural use. In addition, development in the southern portion of the site would eliminate the active seed facility in this area, which may conflict with General Plan Policy 7.5 of the Land Use Element to protect and enhance the flower industry. Impacts are therefore potentially significant.

The River Expansion Area is currently developed with the 45-acre River Park, which includes a recreational vehicle (RV) campground with 35 campsites and a small human-made fishing pond. The remainder of the site is in open space. Additional development that could occur in this area under the 2030 General Plan would include expansion of the existing RV campground by 126 full hookup RV campsites. The River area is composed of approximately 111 acres of prime soils. In addition, the site contains 91 acres of prime farmland and 1.5 acres of unique farmland. The site is not currently used for agricultural production and is not currently under Williamson Act Contract. However, the River Expansion Area contains some fallow agricultural land. This and undeveloped (open space) portions of the Expansion Area could be feasibly farmed in the future. Because this area contains prime soils which could be feasibly farmed, development of non-agricultural uses would constitute a potentially significant impact.

The Miguelito Canyon Expansion Area would accommodate up to 25 rural density residences in an area currently composed of open space and scattered residences. The area is not used for agricultural production and is not currently under Williamson Act Contract. However, as shown in Figure 4.8-1, the portions of the site within the proposed Urban Limit Line Expansion Area contain approximately 65 acres of prime soils. In addition, as shown in Figure 4.8-2 and listed in Table 4.8-2, the site contains approximately 7.5 acres of prime farmland and 11 acres of farmland of local importance. Prime soils are located primarily in the flatter canyons of this Expansion Area, portions of which could potentially be farmed in the future. Development of non-agricultural uses in these areas would therefore constitute a potentially significant impact.

Compliance with Mitigation Measure LU-3 would reduce impacts within the Bailey Avenue Specific Plan, River and Miguelito Canyon Expansion Areas to the extent feasible; however this mitigation measure does not necessarily guarantee a net increase in farmland, and therefore impacts would remain significant and unavoidable.

Mitigation Measures - Based upon the analysis presented in Section 4.8 of the FEIR, which is incorporated herein by reference, the following Mitigation Measure is feasible and is made binding through the MMRP. Nevertheless, impacts would remain significant.

- Mitigation Measure LU-3 Purchase of Agricultural Conservation Easements (PACE) Program. The City shall include a new Implementation Measure in the 2030 Conservation/Open Space Element, as follows.

The City shall implement a program that facilitates the establishment and purchase of on- or off-site Agricultural Conservation Easements for prime farmland and/or important farmland converted within the Expansion Areas, at a ratio of 1:1 (acreage conserved: acreage impacted). A coordinator at the City shall oversee and monitor the program, which will involve property owners, developers, the City, and potentially a conservation organization such as The Land Trust for Santa Barbara County. Implementation of a PACE program shall be coordinated with similar efforts of Santa Barbara County.

Reference - FEIR pages 4.8-23 through 4.8-27.

6.4 Transportation and Circulation

6.4.1 Significant Impact TC-1. Development facilitated by the 2030 General Plan would result in deficiencies to the local circulation system based on recommended level of service standards. Mitigation options are available to address all projected deficiencies for intersections within the City. However, the traffic increase at the Ocean Avenue/A Street intersection would exceed City thresholds, and feasible mitigation is not available. Therefore, the impact at that location would be Class I, *significant and unavoidable*.

Finding - The City hereby finds that all feasible changes or alterations have been required in, or incorporated into, the project that will avoid or substantially lessen the significant environmental effects on the environment. However, despite such measures, the impacts will still be significant. The City finds that there are no additional feasible mitigation measures which might avoid or reduce the significant environmental effects of the project to a level that is less than significant because specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or alternatives identified in the FEIR. Nevertheless, these unavoidable significant effects are considered acceptable when

balanced against the overriding benefits of the Project, as set forth in the Statement of Overriding Considerations. [Public Resources Code Section 21081(a)(3), CEQA Guidelines Section 15091(a)(3)]

Facts in Support of Finding - Development facilitated by the draft 2030 General Plan would increase traffic on the City of Lompoc roadway system. Increases in traffic would affect both intersections and roadway capacities. Impacts to intersections and roadway capacities resulting from estimated General Plan buildout under the draft 2030 General Plan are discussed below. It should be noted, however, that full buildout is not likely to occur as this scenario assumes development of every vacant parcel in the City.

Year 2030 Intersections Levels of Service. Levels of service (LOS) were calculated for the key City intersections assuming the full build-out scenario traffic volumes and the programmed improvement to Central Avenue and traffic signal timing described in Section 4.14 of the FEIR. The following eleven (11) intersections are forecast to operate at levels of service that do not meet the City's LOS C operating standard at build-out of the General Plan in year 2030:

- *V Street/North Avenue (A.M. and P.M.)*
- *V Street/College Avenue (A.M. and P.M.)*
- *V Street/Laurel Avenue (A.M. and P.M.)*
- *V Street/Ocean Avenue-SR 246 (A.M. and P.M.)*
- *O Street/North Avenue (P.M.)*
- *O Street/Pine Avenue (P.M.)*
- *H Street/Central Avenue (P.M.)*
- *D Street/North Avenue (P.M.)*
- *A Street/North Avenue (P.M.)*
- *A Street/Ocean Avenue (P.M.)*
- *SR 1-12th Street /Ocean Avenue-SR 246 (P.M.)*

The intersections of H Street/Central Avenue, A Street/Ocean Avenue, and 12th Street–S.R. 1/Ocean Avenue–S.R. 246 do not meet City LOS standards but do meet the SBCAG CMP standard of LOS D. The results of the traffic modeling for General Plan buildout indicate all of the segments would operate at LOS C or better except for the V Street segments. The V Street segments would operate at an unacceptable LOS (LOS D or worse) in the year 2030 scenario. However, with the implementation of mitigation measures TC-1(a), TC-1(b), and TC-1(c), the LOS at the V Street segments would improve to LOS C or better.

Implementation of mitigation measures TC-1(a) through TC-1(k) would reduce impacts to a less than significant level for all intersections except the A Street/Ocean Avenue intersection. Although Mitigation Measure TC-1(j) could reduce impacts to a less than significant level for the A Street/Ocean Avenue intersection, it is not considered a feasible mitigation measure due to the high costs associated with the improvements. As such, buildout of the draft 2030 General Plan would have an unavoidably significant impact to the A Street/Ocean Avenue intersections. It should be noted that the intersections of H Street/Central Avenue and A Street/Ocean Avenue are in the SBCAG CMP and meet the CMP intersection minimum level of service criteria of LOS D.

Because the intersections of H Street/Central Avenue, A Street/Ocean Avenue, and 12th Street/Ocean Avenue are located on State routes under the jurisdiction of Caltrans, the City of Lompoc does not have direct control over whether recommended improvements at these intersections are implemented. These improvements would need to be coordinated with

Caltrans. If any of the improvements identified in measures TC-1(a) through TC-1(k) are determined to be unacceptable, the City could consider adopting an LOS D policy in the draft Circulation Element.

Mitigation Measures - Based upon the analysis presented in Section 4.13 of the FEIR, which is incorporated herein by reference, the following Mitigation Measures are feasible and are made binding through the MMRP. Nevertheless, impacts would remain significant.

- Mitigation Measure TC-1(a) V Street/North Avenue. This intersection is forecast to operate at LOS F at buildout of the 2030 General Plan. A portion of the traffic added to this intersection would be generated by buildout of the Bailey Avenue Specific Plan, located along Bailey Avenue. In order to achieve an acceptable LOS (LOS C), the improvement described below has been identified for this intersection.
 - Install a traffic signal and restripe northbound and southbound approaches to include left-turn lanes.
- Mitigation Measure TC-1(b) V Street/College Avenue. This intersection is forecast to operate at LOS F at buildout of the 2030 General Plan. A portion of the traffic added to this intersection would be generated by buildout of the Bailey Avenue Specific Plan, located along Bailey Avenue. In order to achieve an acceptable LOS (LOS C), the improvement described below has been identified for this intersection.
 - Install a traffic signal and restripe northbound and southbound approaches to include left-turn lanes.
- Mitigation Measure TC-1(c) V Street/Laurel Avenue. This intersection is forecast to operate at LOS D/E at buildout of the 2030 General Plan. A portion of the traffic added to this intersection would be generated by buildout of the Bailey Avenue Specific Plan, located along Bailey Avenue. In order to achieve an acceptable LOS (LOS C), the improvement described below has been identified for this intersection.
 - Install a traffic signal.
- Mitigation Measure TC-1(d) V Street/Ocean Avenue. This intersection is forecast to operate at LOS E/D at buildout of the 2030 General Plan. A portion of the traffic added to this intersection would be generated by buildout of the Bailey Avenue Specific Plan, located along Bailey Avenue. In order to achieve an acceptable LOS (LOS C), the improvement described below has been identified for this intersection.
 - Install a traffic signal.
- Mitigation Measure TC-1(e) O Street/North Avenue. This intersection is forecast to operate at LOS E during the P.M. peak hour at buildout of the 2030 General Plan. In order to achieve an acceptable LOS (LOS C), the improvement described below has been identified for this intersection.
 - Add a right-turn lane to the westbound approach by restriping the roadway.
- Mitigation Measure TC-1(f) O Street/Pine Avenue. This intersection is forecast to operate at LOS D during the P.M. peak hour at buildout of the 2030 General Plan. In

order to achieve an acceptable LOS (LOS C), the improvement described below has been identified for this intersection.

- Add right-turn lanes to all intersection approaches by restriping the roadways.
- Mitigation Measure TC-1(g) H Street/Central Avenue. This intersection is forecast to operate at LOS D during the P.M. peak hour at buildout of the 2030 General Plan. In order to achieve an acceptable LOS (LOS C), the improvement described below has been identified for this intersection.
 - Add a second left-turn lane to the southbound intersection approach and modify the existing traffic signal. This improvement would require the acquisition of right-of-way (ROW). The intersection is in the SBCAG CMP and would meet the minimum level of service criteria of LOS D under buildout conditions.
- Mitigation Measure TC-1(h) D Street/North Avenue. This intersection is forecast to operate at LOS E during the P.M. peak hour at buildout of the 2030 General Plan. In order to achieve an acceptable LOS (LOS C), the improvement described below has been identified for this intersection.
 - Add right-turn lanes to all intersection approaches by restriping the roadways.
- Mitigation Measure TC-1(i) A Street/North Avenue. This intersection is forecast to operate at LOS D during the P.M. peak hour at buildout of the 2030 General Plan. In order to achieve an acceptable LOS (LOS C), the improvement described below has been identified for this intersection.
 - Add a right-turn lane to the eastbound intersection approach by restriping the roadway.
- Mitigation Measure TC-1(j) A Street/Ocean Avenue. This intersection is forecast to operate at LOS D during the P.M. peak hour at buildout of the 2030 General Plan. In order to achieve an acceptable LOS (LOS C), the improvement described below has been identified for this intersection.
 - Add a right-turn lane to the westbound intersection approach. This mitigation measure will require acquisition of ROW and widening of the roadway. Because of existing development on the northeast corner of the intersection this mitigation may not be feasible. The intersection is in the SBCAG CMP and would meet the minimum level of service criteria of LOS D under buildout conditions.
- Mitigation Measure TC-1(k) 12th Street-S.R. 1/Ocean Avenue-S.R. 246. This intersection is forecast to operate at LOS D during the P.M. peak hour at build-out of the 2030 General Plan. In order to achieve an acceptable LOS (LOS C), the improvement described below has been identified for this intersection.

- Add a through lane to the northbound intersection approach, convert the existing shared left-turn/through lane to an exclusive left-turn lane and modify the existing traffic signal. This mitigation measure may require acquisition of ROW and will require widening of the roadway.

Reference – FEIR pages 4.13-19 through 4.13-43.

7.0 FINDINGS REGARDING GROWTH INDUCING IMPACTS

CEQA Guidelines Section 15126.2(d) requires that an EIR:

“Discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.”

It is the purpose of the 2030 General Plan to accommodate the orderly economic and population growth in the City of Lompoc. Therefore, by its nature, the General Plan is intended to reduce the potential for uncontrolled growth and associated environmental impacts. Annexations would require review and approval by LAFCo, and that agency would specifically consider the potential for growth-inducing impacts in its decision-making process. Nevertheless, plan adoption could indirectly induce both population and economic growth in the City, although the level of growth would depend upon a variety of factors, including the local economy and associated demand for housing in the area. Based on the projections of the proposed 2030 General Plan Update, it is not anticipated that additional regional transportation facilities would be required beyond those already identified in the RTP. Thus, development under the 2030 General Plan is not expected to be growth-inducing from this perspective.

Finding - The City hereby finds that the proposed 2030 General Plan does not result in any significant growth inducing impacts.

Facts in Support of Finding –

Population. As discussed in Section 4.10, *Population and Housing*, of the FEIR, growth facilitated by buildout of the General Plan exceeds the Santa Barbara County Association of Governments (SBCAG) 2030 population forecast for Lompoc. However, SBCAG and SBCAPCD population estimates are periodically updated based on General Plan Updates, at which time any inconsistencies between regional planning documents and the population growth anticipated under the 2030 General Plan would be rectified. In addition, the maximum growth facilitated by the General Plan is unlikely to occur since it would require maximum development of every vacant and underdeveloped parcel in the City as well as development of all four identified Expansion Areas.

Employment. Maximum development facilitated by the 2030 General Plan would add about 3,462 jobs, using a standard figure of one employee per 500 square feet. This increase in jobs would represent growth of about 25.4% over the current level of employment in the City. This projected increase in employment would not exceed SBCAG’s 2030 employment forecast of 17,955 jobs (refer to Table 4.10-2 in Section 4.10, *Population and Housing*).

Removal of Obstacles to Growth. The 2030 General Plan would facilitate the potential future development of four annexation areas outside of the existing City Limits (the Bailey Avenue Specific Plan, the River, the Miguelito Canyon, and the Wye Residential Expansion Areas). Subject to approval of annexations, development would occur beyond the

existing City Limits and would require the extension of roadways or infrastructure into areas that are not already served. However, as discussed in Section 4.8, *Land Use and Agriculture*, expansion into the four identified Expansion Areas area may be consistent with the Santa Barbara Local Agency Formation Commission's (LAFCo's) *Standards for Annexation to Cities*, as well as their *Policies Encouraging Orderly Urban Development and Preservation of Open Space* and *Policies Encouraging Conservation of Prime Agricultural Lands and Open Space Areas*. However, as noted in Section 4.8, a final determination of consistency with LAFCo policies must be made by the Santa Barbara LAFCo. Proposed policies in the 2030 Land Use Element would reduce impacts to the extent feasible, since they promote a compact urban form and cooperation with the Santa Barbara LAFCo.

Under SBCAG's Regional Transportation Plan (RTP), regional transportation facilities are identified based on the growth projections included in the various general plans of the cities within the County. The transportation projects identified in the RTP for the Lompoc area are thus specifically intended to address cumulative growth within the region.

Reference: FEIR pages 5-1 through 5-3.

8.0 FINDINGS REGARDING PROJECT ALTERNATIVES

Because the proposed project will cause unavoidable significant environmental effects, the City must consider the feasibility of any environmentally superior alternatives to the project, evaluating whether these alternatives could avoid or substantially lessen the unavoidable significant environmental effects while achieving most of the project objectives. The proposed project would result in significant impacts in the following areas: Air Quality; Cultural Resources; Land Use/Agriculture; and Transportation/Circulation.

In evaluating and subsequently rejecting the alternatives, the City has examined the objectives of the project and weighed the ability of the various alternatives to meet those objectives. The decision-makers believe that the Project best meets these objectives with the least environmental impact. The specific objectives associated with the 2030 General Plan Update are as follows:

- 1) Respond to changes that have occurred since initial Plan adoption and subsequent amendment of some, but not all, of the Plan elements;
- 2) Refine/update the provisions of the General Plan on a comprehensive basis in recognition of the changes that have occurred and the new opportunities that are now available as a result of these changes;
- 3) Integrate the General Plan elements at a policy level into a cohesive document;
- 4) Identify potential annexation areas where incorporation into the City at some time during the period to 2030 may be appropriate;
- 5) Address geographic areas within the City and within annexation areas that have distinct planning issues, constraints, and opportunities; and
- 6) Comply with the State housing mandates and the requirement for an updated Housing Element to be submitted to the Department of Housing and Community Development.
- 7) Annex unincorporated areas into the City to create logical and orderly urban boundaries for planned development that are contiguous to existing urban development and all necessary public services and utilities.

- 8) Protect and enhance the quality of life of Lompoc residents through the creation and maintenance of affordable, attractive, and well-served residential and mixed-use neighborhoods.
- 9) Provide and maintain high-quality parkland and other public facilities and services within the City.

The proposed 2030 General Plan Update (Project) is superior to the five alternative development scenarios that were evaluated in the EIR for the reasons discussed below. When compared to the Project, all five Alternative Projects are infeasible.

The following alternatives were addressed in the FEIR:

- Alternative 1: No Project (No Further Development)
- Alternative 2: No Project (1997 General Plan Buildout)
- Alternative 3: High Growth Alternative
- Alternative 4: Moderate Growth Alternative
- Alternative 5: Low Growth Alternative

Alternative 1: No Project/No Further Development

Description: This version of the “no project” alternative assumes that no further residential or non-residential development would occur in Lompoc and that environmental conditions would not change. No new roadway infrastructure improvements, parks, or other City facilities would be constructed. It is assumed that the current population (approximately 42,957) would not change, though it should be recognized that the City cannot in reality control whether or not population growth occurs. Absent additional housing, any population growth in the City would be accommodated through increasing the number of persons per household. It should be noted that this is a purely hypothetical alternative that is not realistic given that even if a General Plan update is not adopted, property owners in Lompoc would retain the development rights they have under the current General Plan.

Finding: The City finds that specific economic, legal, social, technological, or other considerations make this alternative infeasible. [Public Resources Code Section 21081(a)(3), CEQA Guidelines Section 15091(a)(3)].

Facts in Support of Finding: Implementation of this alternative would not result in any physical changes as it would not accommodate any new development. As such, it would not have any of the potentially adverse effects associated with new development. This alternative would reduce the magnitude of impacts associated with implementation of the 2030 General Plan. This alternative would not, on the other hand, result in any of the anticipated improvements to the aesthetic character of the community, nor would it add amenities for which the community has expressed a desire. As this alternative would facilitate no changes to the local circulation system, it would not address impacts relating to regional traffic growth, which the City does not control, nor would it add bike lanes, pedestrian facilities, or other circulation system improvements. The failure to facilitate the construction of additional housing and non-residential development could potentially result in overcrowded conditions within the existing housing stock and decreased job opportunities and/or retail shopping opportunities for local residents. This is a purely hypothetical alternative that is not realistic given that even if a General Plan update is not adopted, property owners in Lompoc would retain the development rights they have under the current General Plan. In addition, this alternative would not meet RHNA requirements or housing

needs identified in the City's Housing Element. Under this alternative, none of the project objectives would be met. Therefore, this alternative is not considered feasible (from either a legal or practical standpoint).

Reference: FEIR Section 6.1.

Alternative 2: No Project (1997 General Plan Buildout)

Description: This No Project Alternative assumes that the proposed 2030 General Plan is not implemented, and that development facilitated by the 1997 General Plan, including private development and planned infrastructure improvements, would occur. The overall amount of development anticipated to occur under the 1997 General Plan is roughly equivalent to what could be facilitated under the proposed 2030 General Plan within the existing City Limits. For the most part, proposed land use designations within the City Limits are similar to those contained in the 1997 General Plan. However, the 2030 General Plan would change where and how development may occur in certain locations, and identifies four potential annexation areas. These and other key differences are outlined below:

- The 2030 General Plan identifies four potential expansion areas to accommodate new development. Development in these areas represents the most substantial additions to growth that was envisioned in the 1997 General Plan, and would facilitate the development of up to 2,915 residences and 228,700 square feet of commercial space. This level of development is not accounted for in the current General Plan, and is not included in the No Project Alternative.
- The 2030 General Plan includes the addition of the H Street Corridor Infill area within the Overlay Designations. The purpose of this Overlay Designation in the proposed 2030 General Plan is to encourage infill development along the H Street Corridor. Buildout potential would include 333 multi-family residential units in addition to infill commercial development. This development is not accounted for in the current General Plan, and is not included in the No Project Alternative.
- The 2030 General Plan includes the addition of the Rural Density Residential designation, which would apply only to the Miguelito Canyon Expansion Area.
- The 2030 General Plan expands the Mixed Use designation to include increased densities and larger floor-to-area ratios (FAR).
- The 2030 General Plan expands the Old Town Commercial designation to allow for additional floor area and increased densities for residential uses.

In addition, the 1997 General Plan calls for extension of Central Avenue from A Street to Highway 246 and connection of Rucker Road to the extension. The proposed 2030 General Plan excludes this additional infrastructure. The No Project (1997 General Plan Buildout) Alternative would therefore differ from the proposed 2030 General Plan in its extension of these roadways.

Finding: The City finds that specific economic, legal, social, technological, or other considerations make this alternative infeasible. [Public Resources Code Section 21081(a)(3), CEQA Guidelines Section 15091(a)(3)].

Facts in Support of Finding: Overall, environmental impacts associated with this alternative would be reduced when compared to those of the proposed 2030 General Plan Update because less residential development would occur. However, this alternative does not avoid the Class I traffic impact identified in the EIR and would exacerbate congested conditions at the H Street/Central Avenue intersection. Under the No Project (1997 General Plan Buildout) Alternative, infrastructure improvements that would be facilitated by the 2030

General Plan would not occur. As a result, the relatively large increases in traffic on Central Avenue would further exacerbate anticipated deficiencies at the H Street/Central Avenue intersection. This alternative would result in greater impacts to this intersection than the proposed 2030 General Plan. In addition, the Central Avenue extension would introduce new impacts related to ground disturbance west of A Street at Central Avenue, particularly due to the construction of a new bridge over the Santa Ynez River. This alternative would therefore result in greater impacts to biological and cultural resources, geology, and hydrology and water quality in this area than the proposed 2030 General Plan. Furthermore, most of the project objectives (1, 2, 4, 6, 7, 8, and 9, listed above) would not be met under this alternative. Therefore, this alternative is not considered feasible.

Reference: FEIR Section 6.2.

Alternative 3: High Growth Alternative

Description: Under this alternative, development facilitated by the 2030 General Plan within the existing City Limits, including the H Street Corridor Infill area, and development of three of the four identified expansion areas (including Bailey Avenue Specific Plan, River and Miguelito Canyon) would not change. However, the 10-acre Wye Expansion Area would be designated General Commercial (GC) rather than Low Density Residential (LDR). This alternative would therefore accommodate up to 120,000 square feet of commercial space in this area rather than 46 low-density residential units. Overall site disturbance would be similar; however, the type of development envisioned would change. Residential buildout of this alternative would be reduced by 46 units, with an associated population reduction of approximately 144 residents, when compared to the proposed 2030 General Plan.

Because the only difference between the proposed 2030 General Plan and the High Growth Alternative is the development potential of the Wye Expansion Area, the following analysis focuses on impacts in this area. Impacts associated with development within the existing City Limits and development of the other three identified Expansion Areas would be similar to the proposed 2030 General Plan.

Finding: The City finds that specific economic, legal, social, technological, or other considerations make this alternative environmentally inferior to the proposed Project. [Public Resources Code Section 21081(a)(3), CEQA Guidelines Section 15091(a)(3)].

Facts in Support of Finding: The High Growth alternative could incrementally reduce per capita based impacts (including population growth, public services, recreation and utilities) and would result in similar site disturbance related impacts (including construction-related air quality and noise, biological resources, cultural resources, geology and hydrology). However, none of the Class I impacts identified in the EIR for the proposed 2030 General Plan Update would be avoided. On the contrary, impacts to aesthetics, operational air quality and odors, operational noise, hazardous materials, land use compatibility and transportation would be greater under this alternative. In particular, this alternative would increase traffic volumes on the H Street and Ocean Avenue Corridors, which would exacerbate congested conditions at the H Street/Central Avenue and A Street/Ocean Avenue intersections. Therefore, this alternative is considered environmentally inferior to the proposed 2030 General Plan.

Reference: FEIR Section 6.3.

Alternative 4: Moderate Growth Alternative

Description: Under this alternative, the Bailey Avenue Specific Plan Expansion Area would be removed from consideration for annexation to the City of Lompoc. Under the proposed 2030 General Plan, this Expansion Area is envisioned for development of up to 2,184 single-family residences, 534 multi-family residences, and 228,700 square feet of commercial uses on an approximately 270-acre site. Under this alternative, this potential development would be eliminated and the Bailey Avenue Specific Plan site would remain in its current agricultural use.

Development facilitated by the 2030 General Plan within the existing City Limits, including the H Street Corridor Infill area, and the other three identified Expansion Areas (River, Miguelito Canyon, and Wye Residential) would not change under this alternative. Because the only difference between the proposed 2030 General Plan and the High Growth Alternative is the development potential of the Bailey Avenue Specific Plan Expansion Area, the following analysis focuses on impacts in this area. Impacts associated with development within the existing City Limits and development of the other three identified Expansion Areas would be similar to the proposed 2030 General Plan, since this alternative would not change development potential in these areas.

Finding: The City finds that specific economic, legal, social, technological, or other considerations make this alternative infeasible. [Public Resources Code Section 21081(a)(3), CEQA Guidelines Section 15091(a)(3)].

Facts in Support of Finding: The Moderate Growth alternative would eliminate development in the Bailey Avenue Specific Plan Expansion Area and would therefore reduce direct ground disturbance impacts in this area as well as reduce all per capita based impacts associated with the Specific Plan. Impacts related to aesthetics, hazards, land use and agriculture would also be reduced. However, none of the Class I impacts identified in the EIR for the proposed 2030 General Plan Update would be avoided. In addition, water quality and agricultural land use compatibility impacts may be greater under this alternative, due to the continued agricultural use of the Bailey Avenue site. Furthermore, the Moderate Growth Alternative would not satisfy the City's objective to provide additional housing to the same extent as the proposed project. Therefore, this alternative is not considered feasible.

Reference: FEIR Section 6.4.

Alternative 5: Low Growth Alternative

Description: Under this alternative, development facilitated by the 2030 General Plan within the existing City Limits, including the H Street Corridor Infill Area, would occur as currently proposed. However, the four identified Expansion Areas (Bailey Avenue Specific Plan, River, Miguelito Canyon and Wye Residential) would be eliminated from consideration for annexation to the City. Elimination of these four annexation areas would reduce total General Plan buildout by 2,915 total residential units (including 2,255 single-family and 660 multi-family units) and 228,700 square feet of commercial space. Based on a citywide average of 2.88 persons per unit, this reduction in residential development would result in 8,395 fewer residents when compared to the proposed 2030 General Plan buildout.

Finding: The City finds that specific economic, legal, social, technological, or other considerations make this alternative infeasible. [Public Resources Code Section 21081(a)(3), CEQA Guidelines Section 15091(a)(3)].

Facts in Support of Finding: The Low Growth alternative would eliminate development in the four identified Expansion Areas and would therefore reduce direct ground disturbance impacts as well as reduce all per capita based impacts (including air quality, population growth, public services, recreation, transportation and utilities). Impacts related to aesthetics and hazards, and potential impacts related to LAFCo policy consistency would be eliminated. However, this alternative would not avoid the Class I impacts related to air quality, historic resources, or traffic that were identified in the EIR for the proposed 2030 General Plan Update. In addition, this alternative would not meet several of the proposed project objectives. As described under Impact LU-2 in Section 4.8, *Land Use and Agriculture*, of the Draft EIR, each of the four annexation areas is generally consistent with LAFCo policies regarding logical urban boundaries. In addition, the Bailey, Miguelito and Wye Expansion Areas provide additional opportunities to create additional affordable, attractive, and well-served residential and mixed-use neighborhoods in the City. Without consideration of the potential annexation areas, Objectives #4 and 7, and 8 (above) would not be met. In addition, this alternative would not annex the River Area, which is an existing City-maintained park, which would not meet Objective #9. Therefore, this alternative is not considered feasible.

Reference: FEIR Section 6.5.

9.0 FINDINGS REGARDING THE MITIGATION MONITORING AND REPORTING PROGRAM

Section 21081.6 of the Public Resources Code requires that when making findings required by Section 21081(a) of the Public Resources Code, the Lead Agency approving a project shall adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval, in order to ensure compliance with project implementation and to mitigate or avoid significant effects on the environment. The City hereby finds that:

- 1) A Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Project, and the mitigation measures therein are made a condition of project approval. The MMRP is incorporated herein by reference and is considered part of the record or proceedings for the proposed project.
- 2) The MMRP designates responsibility and anticipated timing for the implementation of mitigation. The City Community Development Director will serve as the overall MMRP coordinator, and will be primarily responsible for ensuring that all Project mitigation measures are complied with.
- 3) The MMRP prepared for the Project has been adopted concurrently with these Findings. The MMRP meets the requirements of Section 21021.6 of the Public Resources Code. The City will use the MMRP to track compliance with Project mitigation measures. The MMRP will remain available for public review during the compliance period.

10.0 OTHER FINDINGS

The City hereby finds as follows:

- 1) The foregoing statements are true and correct;
- 2) The City is the "Lead Agency" for the Project evaluated in the FEIR and independently reviewed and analyzed in the Draft EIR and FEIR for the Project;
- 3) The Notice of Preparation of the Draft EIR was circulated for public review. It requested that responsible agencies respond as to the scope and content of the environmental information germane to that agency's specific responsibilities;
- 4) The public review period for the Draft EIR was for 45 days between October 12, 2009 and November 25, 2009. The Draft EIR and appendices were available for public review during that time. A Notice of Completion and copies of the Draft EIR were sent to the State Clearinghouse, and notices of availability of the Draft EIR were published by the City. The Draft EIR was available for review at the City of Lompoc Planning Division, 100 Civic Center Plaza, Lompoc, California, 93438.
- 5) The Draft EIR and FEIR were completed in compliance with CEQA;
- 6) The FEIR reflects the City's independent judgment;
- 7) The City evaluated comments on environmental issues received from persons who reviewed the Draft EIR. In accordance with CEQA, the City prepared written responses describing the disposition of significant environmental issues raised. The FEIR provides adequate, good faith and reasoned responses to the comments. The City reviewed the comments received and responses thereto and has determined that neither the comments received nor the responses to such comments add significant new information to the Draft EIR regarding adverse environmental impacts. The City has based its actions on full appraisal of all viewpoints, including all comments received up to the date of adoption of these Findings, concerning the environmental impacts identified and analyzed in the FEIR.
- 8) The City finds that the FEIR, as amended, provides objective information to assist the decision-makers and the public at large in their consideration of the environmental consequences of the Project. The public review period provided all interested jurisdictions, agencies, private organizations, and individuals the opportunity to submit all comments made during the public review period;
- 9) The FEIR evaluated the following impacts: (1) aesthetics; (2) air quality; (3) biological resources; (4) cultural resources; (5) geology; (6) hazards and hazardous materials; (7) hydrology and water quality; (8) land use and agriculture; (9) noise; (10) population and housing; (11) public services; (12) recreation; (13) transportation and circulation; and (14) utilities and service systems. Additionally, the FEIR considered, in separate sections, significant irreversible environmental changes and growth inducing impacts of the Project, as well as a reasonable range of project alternatives. All of the significant environmental impacts of the Project were identified in the FEIR;
- 10) The MMRP includes all of the mitigation measures identified in the FEIR and has been designed to ensure compliance during implementation of the Project. The MMRP provides the steps necessary to ensure that the mitigation measures are fully enforceable;
- 11) The MMRP designates responsibility and anticipated timing for the implementation of mitigation; the City Community Development Director will serve as the MMRP Coordinator;
- 12) In determining whether the Project may have a significant impact on the environment, and in adopting these Findings pursuant to Section 21081 of CEQA, the City has complied with CEQA Sections 21081.5 and 21082.2;
- 13) The impacts of the Project have been analyzed to the extent feasible at the time of certification of the FEIR;
- 14) The City made no decisions related to approval of the Project prior to the initial recommendation of certification of the FEIR by the Planning Commission. The City also did

not commit to a definite course of action with respect to the Project prior to the initial consideration of the FEIR by the Planning commission.

- 15) Copies of all the documents incorporated by reference in the FEIR are and have been available upon request at all times at the offices of the City of Lompoc Planning Division, the custodian of record for such documents or other materials;
- 16) The responses to the comments on the Draft EIR, which are contained in the FEIR, clarify and amplify the analysis in the Draft EIR;
- 17) Having reviewed the information contained in the Draft EIR, FEIR, and in the administrative record, the City finds that there is no new significant information regarding adverse environmental impacts of the Project in the FEIR; and
- 18) Having received, reviewed and considered all information and documents in the FEIR, as well as all other information in the record of proceedings on this matter, these Findings are hereby adopted by the City in its capacity as the CEQA Lead Agency.

11.0 STATEMENT OF OVERRIDING CONSIDERATIONS

The California Environmental Quality Act ("CEQA") and the State CEQA Guidelines provide the following:

(a) CEQA requires the decision making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."

(b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the FEIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the FEIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.

(c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

Balance of Competing Goals. The City hereby finds it is important to balance competing goals in approving the Project and the environmental documentation of the Project. Not every environmental impact can be avoided fully or mitigated because of the need to satisfy competing concerns to a certain extent.

The City hereby finds and determines that the Project and the supporting environmental documentation provide for a positive balance of the competing goals and that the social, environmental, land-use and other benefits to be obtained by the Project outweigh any remaining environmental impacts.

The City, pursuant to State CEQA Guidelines Section 15093, has balanced the benefits of the Project against the following unavoidable impacts for which no additional feasible mitigation measures exist to reduce the impact to below a level of significance:

- 1) Air quality impacts (inconsistency with the Clean Air Plan);
- 2) Impacts to cultural resources (changes to the character of the Historic District);

- 3) Impacts on agricultural lands (removal of prime soils, conversion of active agricultural land to non-agricultural uses);
- 4) Traffic impacts (deficient level of service at the Ocean Avenue/A Street intersection).

The City has adopted all feasible mitigation measures with respect to these impacts. The City also has examined a range of alternatives, none of which both met most of the project objectives and was environmentally preferable to the Project.

Accordingly, the City adopts the following Statement of Overriding Considerations based on information in the FEIR SCH #2008081032 and on other information in the record. The City, pursuant to the CEQA Guidelines, after balancing the specific economic, legal, social, technological, and other benefits of the Project against the unavoidable environmental effects which remain significant and after all feasible mitigation measures and alterations have been incorporated into the Project, and after the project alternatives that will lessen or avoid such significant impacts have been rejected as environmentally inferior or infeasible, determines that the unavoidable adverse environmental effects are acceptable due to the following specific considerations, which are sufficient to outweigh the unavoidable, adverse environmental impacts of the Project:

Social and Economic Benefits. The 2030 General Plan would result in the following social and economic benefits:

- a. Development under the 2030 General Plan will result in both short-term and long-term economic benefits to the City of Lompoc and its residents. The Project will increase contribution to City property taxes, sales tax, transient occupancy tax, and other sources of City revenue. The Project will indirectly provide for a number of jobs relating to construction and operation, and maintenance of new residential and commercial uses and related improvements.
- b. Development in accordance with the 2030 General Plan will provide high quality new housing and non-residential development that will complement the existing housing stock and built environment.
- c. The 2030 General Plan encourages the improvement of the general aesthetic character of the community as a whole, and revitalization of the H Street Corridor through well-designed mixed use development.
- d. The 2030 General Plan will provide additional parkland within the City limits for Lompoc residents through annexation of the River and Bailey Avenue Expansion Areas.
- e. The 2030 General Plan will enhance and encourage bicycle, pedestrian, and transit-related travel throughout the City as a result of proposed bike-lanes and circulation improvements.
- f. The 2030 General Plan will annex unincorporated areas into the City to create logical and orderly urban boundaries for planned development that are contiguous to existing urban development and all necessary public services and utilities.

Environmental Benefits. The Project would result in the following environmental benefits:

- a. The 2030 General Plan will provide a comprehensive update to the City's General Plan that reflects current conditions, future goals, and incorporates up-to-date regulatory programs and requirements into policies that will guide future growth and development within the City.

- b. The 2030 General Plan will provide a transition between existing residential land uses within the City Limits and existing agricultural uses on adjacent Santa Barbara County lands. The Project will minimize existing and future land use conflicts by providing a 200-foot agricultural buffer between active agricultural lands and residential uses in the Bailey Avenue Expansion Area.
- c. The 2030 General Plan will result in greater transportation options and mobility, and relieve congestion through proposed roadway improvements.
- d. The 2030 General Plan will enhance protection of the City's aesthetic, agricultural, biological, historical and archaeological resources and reduce impacts on air quality and global climate change through incorporation of new resource protection policies.

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POLICY GUIDELINES AND STANDARDS

LAFCOs are charged with establishing policies and exercising their powers “. . . in a manner that encourages and provides planned, well-ordered, efficient urban development patterns with appropriate consideration of preserving open-space lands within those patterns” and with “. . . the discouragement of urban sprawl and the encouragement of the orderly formation and development of local agencies based upon local conditions and circumstances.” (Government Code Sections 56300 and 56301) In carrying out its responsibilities, each LAFCO must conduct various studies and review and make determinations on changes of organization, reorganizations and spheres of influence. The following policies and standards have been adopted by the Santa Barbara LAFCO to assist in the review of proposals and the preparation of studies as necessary.

II. SPHERE OF INFLUENCE POLICIES

A sphere of influence establishes the probably ultimate physical boundaries and service area of each governmental agency within the county. Once adopted, these spheres of influence are to be used by the Commission as one factor in making decision on proposal over which it has jurisdiction and as a basis for recommendations on governmental reorganization. A proposal shall not be approved solely because the area falls within the sphere of influence of an agency.

Sphere of Influence determinations are to be reviewed periodically and changed or updated as circumstances may require in the opinion of LAFCO. Such periodic review should be made approximately every five years.

The Commission will generally apply the following policy guidelines in spheres of influence determinations while also taking into account local conditions and needs.

1. The plans and objectives contained within the adopted General Plans of the cities and the county will be supported. In cases where these plans are inconsistent, the Commission will adopt findings relative to its decision.

Analysis: The City’s 2030 General Plan identifies the Bailey Area Specific Plan Area for potential annexation. The City has not specified any land use designations for this area, but has adopted an Urban Limit Line westerly of Bailey Avenue.

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However, the City Policy 1.3 states *“The City shall encourage development of under-developed and vacant land within its boundaries, and shall oppose urbanization of agricultural lands east of the City and west of Bailey Avenue.”* The County’s General Plan support the preservation of prime agricultural lands and designates the properties as AC Agriculture Commercial and A-II Agriculture -II. These categories include compatible land uses that are necessary and part of the agricultural operations. All types of crops and livestock are included. The County’s Agriculture Element Policy II C states *“Santa Barbara County shall discourage the extension by the Local Agency Formation Commission (LAFCO) of urban spheres of influence into productive agricultural lands designated Agriculture II (A-II) or Commercial Agriculture (AC) under the Comprehensive Plan.”* Policy II D states *“Conversion of highly productive agricultural lands whether urban or rural, shall be discouraged. The County shall support programs which encourage the retention of highly productive agricultural lands.”* While Policy II A states *“Expansion of urban development into active agricultural areas outside of urban limits is to be discouraged, as long as infill development is available.”* On the one-hand these policy base objectives appear to be compatible seeking to protect agricultural lands and encourage in-fill development of existing vacant and under-developed land prior to expansion.

The City in its application seeks to expand its Sphere of Influence to set the stage for future development of the Bailey Avenue site. The City states in their questionnaire and supplemental materials their purpose as: *“to amend the City’s Sphere of Influence to include two properties referred to herein as the Bailey Avenue Property and the Bodger Property (together referred to herein as the Bailey Ave. Properties). This SOI Proposal will establish the probable physical boundaries and service area of the City of Lompoc. This SOI Proposal is intended to be a first step to enable the City to work with the County, to plan for the future of the area... which will provide guidance for the City in pursuing any future annexation of the Bailey Ave. 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 current use of both the Bailey Ave. Properties is for agricultural purposes which conforms to the County General Plan.”*

The City has committed to including a build-out estimate/inventory of the potential for housing development upon potentially developable parcels within

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the City's boundaries (which shall include an evaluation of infill development opportunities within the City, along with a list of housing projects approved by the City (but not yet built/occupied)) with any future annexation application proposal submitted for the Bailey Avenue Properties. This could ensure that expansion of urban development would continue to be discouraged as long as infill development is available. Secondly, the City has committed to ensuring the preservation of prime agricultural land by obtaining and recording a future conservation easement on a 1:1 ratio for all converted prime agricultural land.

2. Community-centered urban development will be encouraged wherever justified on the basis of reduced cost of desired levels of community services, energy conservation, and preservation of agricultural and open space resources.

Analysis: Although the City's proposal does not specifically outline the nature and level of development or service needs, it does contemplate the City's desire to develop low density residential uses. The City's certification of FEIR documents any future development in accordance with the 2030 General Plan would occur in areas that contain prime agriculture soils and/or important farmland. This resulted in a Class I impact necessitating the City to adopt overriding considerations. As proposed, the landowners of the Bailey Avenue properties each would be obligated to record a restrictive covenant running with the land which shall require the owners to purchase prime agricultural conservation easements within Santa Barbara County on a 1:1 basis for all converted prime agricultural land. The Commission is requested to make a consistency determination with LAFCO policies. Conditioning the SOI expansion could bring the proposal into compliance with this policy.

3. Duplication of authority to perform similar service functions in the same territory will be avoided.

Analysis: The duplication of services would not be performed by similar authorities. The County currently provides land use authority adjacent to the City. The County, if the Sphere of Influence were expanded, would continue being the land use agency, but the City would begin the process of contemplating future development and service needs the City could provide. A City does not have extraterritorial authority within its Sphere of Influence. Zoning and land use

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regulations, for example, remain with the County even for land LAFCO places within a City's sphere. No other service provider could provide the level of urban services needed if the Bailey Avenue properties were developed.

4. Multiple-service agencies will be preferred to a number of limited services districts. In this regard, city provision of multiple services will be preferred where possible because of the substantially broader authority and responsibility to provide services and controls to their constituencies, including land-use planning controls.

Analysis: If the Bailey Avenue properties were to expand into the City's Sphere of Influence and be considered for future annexation/re-organization the City would be the most logical service provider. However, the impact to the loss of prime agricultural land and other in-fill or urban sprawl, jobs/housing balance, and affordable housing concerns would need to be addressed for consistency with LAFCO policies. The City has agreed to many of these commitments including preparing a build-out inventory of infill sites, ensuring the City's Inclusionary Housing Ordinance address affordable housing opportunities, address Regional Housing Needs Allocation with the County, and lastly, address the loss of prime agricultural land by way of a recorded restrictive covenant on a 1:1 basis for all converted prime agricultural land.

5. Where possible, a single larger agency rather than a number of adjacent smaller ones, established for a given service in the same general area, will be preferred.

Analysis: See analysis above. The City would be the only provider in the area to provide services, if urban developed is considered.

6. An economically sound base for financing services without including territories which will not benefit from the services will be promoted.

Analysis: The City has not provided an economic financing study that identifies the service needs at this time, because no specific project was proposed. The City states a low-density residential development would be likely. Identified in the Fiscal Impact of Development Attachment E discusses the concept that residential uses generally do not cover the full cost of municipal services. The opportunities

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for mixed-use or commercial uses could increase a project fiscal balance. According to Policy LU-4.6 in the City's General Plan, fiscal impacts would be evaluated as part of a separate study that would lead to conditions of approval being incorporated into the Plan prepared for such areas being annexed. The projects would be conditioned to ensure that the projects are fiscally neutral and do not result in a net loss for the City. These policies, if implemented as adopted would enable the City to fund services for annexations without causing a fiscal burden to others in the City. The policy states: The City shall not approve annexation requests unless it can be demonstrated: 1) that the annexation promotes orderly development commensurate with available resources; 2) that the annexation proposal would result in a positive relationship between City facility and service costs and the revenues generated subsequent to the annexation; 3) that the annexation substantially furthers the City needs for new or expanded parks, open space areas, and/or other public facilities; 4) that the annexation will positively impact public health through community design and location of resources; and 5) that an adequate revenue stream is available to provide continuing maintenance of parks, open space and other amenities provided in the annexed area. LAFCO would need to evaluate if the financial study adequately addresses the issues particularly with infrastructure needs and timing to complete any improvements.

7. Sphere of Influence lines shall seek to preserve community identity and boundaries and will urge the political and functional consolidation of local government agencies that cross-cut those affected communities.

Analysis: The City of Lompoc is the only community boundary in the Bailey Avenue area. In this case, the Sphere of Influence would seek to preserve prime agricultural land from any loss to conversion by urban level development, by not amending the sphere. The City's proposal addresses the loss of prime agricultural land by way of a recorded restrictive covenant on a 1:1 basis for all converted prime agricultural land.

8. Sphere of Influence lines may be larger or smaller than existing local agency boundaries and may lead to recommendations for changes of organization.

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Analysis: The City has requested expansion of the Sphere of Influence previously for the Bailey Avenue area. In 1998, the City submitted an application for an SOI Amendment that included the entire 272-acres of the Bailey Avenue Corridor as one of four proposed expansion areas. LAFCO staff recommended denial citing inconsistency with Government Code Section 56377 and 56300 that speak to guiding development away from prime agricultural land, and toward existing vacant or non-prime agricultural lands that exist within the City. LAFCO subsequently denied the City's request to include the Bailey Avenue Corridor in the City's Sphere of Influence on March 11, 1999. The City current request faces similar challenges as the 1998 application did. The main difference with the current application is the City's commitment to address build-out inventory, infill development, affordable housing, RHNA transfer, jobs/housing balance, and a supportive condition to address the loss of prime agricultural land. These added elements did not exist with the 1999 decision.

9. Agencies which do not have major impact upon land, road, or capital facilities planning (such as cemetery districts) shall generally have a sphere of influence which is coterminous with their existing jurisdictional boundaries.

Analysis: The City of Lompoc already has a Sphere of Influence larger than its service area. The City's Sphere includes 376 acres beyond City boundaries. The City's SOI extends to the west along V Street and West Airport Avenue, towards the south, two southeastern parcels, and primarily parcels to the east of the City. Lompoc's SOI exceeds the current City limits in the following locations:

- Open space areas east of City Limits, including River Bend Park
- A portion of the landfill property
- One very low-density residential area south of West Willow Avenue
- The Wineman property west of V Street
- The Drive-in Property east of H Street

Adding the Bailey Avenue properties could increase the sphere by 148-acres.

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10. Agricultural resources and support facilities should be given special consideration in sphere of influence designations. High value agriculture areas, including areas of established crop production, with soils of high agricultural capability should be maintained in agriculture, and in general should not be included in an urban service sphere of influence.

Analysis: The project site is currently developed with intensified agricultural uses. The site (148.3 acres) would be lost to conversion for non-agricultural use such as residential, commercial, and other uses. The City's FEIR concludes approximately all 271 acres of the Bailey Avenue Specific Plan site meets the LAFCO definition of prime agricultural land (259-acres) and/or California Department of Conservation (DOC) as unique farmland (12-acres).

The City's approach to address the loss of prime agricultural lands would require the owners to purchase prime agricultural conservation easements within Santa Barbara County on a 1:1 basis for all converted prime agricultural land. LAFCO does not have a specific ratio requirement. The City of Lompoc does not have an off-set requirement either, rather the FEIR Mitigation Measure LU-3 states the following:

***"Mitigation Measures.** No mitigation is required for buildout within the existing City Limits or the proposed Wye Residential Expansion area. The following mitigation measure is required for buildout of the proposed Bailey Avenue Specific Plan, River or Miguelito Canyon expansion areas.*

LU-3 Purchase of Agricultural Conservation Easements (PACE) Program. The City shall include a new Implementation Measure in the 2030 Conservation/Open Space Element, as follows.

The City shall implement a program that facilitates the establishment and purchase of on- or off-site Agricultural Conservation Easements for prime farmland and/or important farmland converted within the expansion areas, at a ratio of 1:1 (acreage conserved: acreage impacted). A coordinator at the City shall oversee and monitor the program, which will involve property owners, developers, the City, and potentially a conservation organization such as The Land Trust for Santa Barbara County. Implementation of a PACE program shall be coordinated with similar efforts of Santa Barbara County."

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Addressing the loss of prime agricultural land to the satisfaction of the Commission could address compatibility with this policy.

11. The Commission will consider area-wide needs for governmental services and evaluate individual districts serving the area as they relate to the total system of the existing local government in the community and alternative arrangements.

Analysis: The City has not yet developed a project proposal for the Bailey Avenue Properties. The proposal does not include any actual development, annexation, or land use changes. The City does indicate the area would be considered for Very to Low-Density Residential development in the future. The City of Lompoc's projected growth rate is about 0.45%. The undeveloped area consists of 187 vacant parcels that collectively total 464 acres. The City as of October 2022 has a variety of housing project approved with pending building permit issuance and/or service commitments for an additional 1,000+ housing units. The City has also prepared an issue paper on infill and annexation that outlines the opportunities and potential for mixed-use sites within the existing City limits before annexation should occur that would convert farmland. Implementation of these basic concepts should be pursued before any annexation application is considered.

IV. POLICIES ENCOURAGING ORDERLY URBAN DEVELOPMENT AND PRESERVATION OF OPEN SPACE PATTERNS

1. The Commission encourages well planned, orderly, and efficient urban development patterns for all developing areas. Also, the county, cities, and those districts providing urban services, are encouraged to develop and implement plans and policies which will provided for well-planned, orderly and efficient urban development patterns, with consideration of preserving permanent open space lands within those urban patterns.

Analysis: The City's General Plan Land Use Element provides as follows with respect to the Bailey Ave. Properties:

"The City shall require future development in the Bailey Avenue Corridor...to coordinate installation of infrastructure, continuance of the existing unbroken 200-foot buffer along the Bailey Avenue Corridor from North Avenue to Olive Avenue..." Policy 7.6 of the Land Use Element provides: *"The City shall require provision of permanent buffer areas*

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as part of new residential development adjacent to areas designated for agriculture. Such buffer areas are intended to provide a separation of uses and limit interference with agricultural activities while still providing for public safety.” Any development of the Bailey Ave. Properties in the future will be required to ensure a 200-foot agricultural buffer in order to avoid any incompatible uses.

Although the City’s General Plan does set out for a 200-foot buffer, no specific protection for loss of agricultural conversion is required. The City’s supplemental application material discusses the commitment for a 1:1 ratio, requiring the owners to purchase prime agricultural conservation easements within Santa Barbara County on a 1:1 basis for all converted prime agricultural land. Addressing this concern to the satisfaction of the Commission could address compatibility with this policy.

2. Development of existing vacant non open space, and nonprime agricultural land within an agency’s boundaries is encouraged prior to further annexation and development. However, where open land adjacent to the agencies are of low agricultural, scenic, or biological value, annexation of those lands may be considered over development of prime agricultural land already existing within an agency’s jurisdiction.

Analysis: The City’s FEIR concludes approximately all 271 acres of the Bailey Avenue Specific Plan site meets the LAFCO definition of prime agricultural land. This includes all of the Bailey Avenue Properties considered for Sphere of Influence amendment. The City does agree to include a build-out estimate/inventory of the potential for housing development upon potentially developable parcels within the City’s boundaries (which shall include an evaluation of infill development opportunities within the City, along with a list of housing projects approved by the City (but not yet built/occupied)) with any future annexation application proposal submitted for the Bailey Avenue Properties. This inventory has not been completed as of this evaluation. The City has submitted a master development list that outline the various project pending that document the infill potential still available to the City. The City has also prepared an issue paper on infill and annexation that outlines the opportunities and potential for mixed-use sites within the existing City limits before annexation

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should occur that would convert farmland. Implementation of these basic concepts should be pursued before any annexation application is considered.

3. Proposals to annex undeveloped or agricultural parcels to cities or districts providing urban services shall demonstrate that urban development is imminent for all or a substantial portion of the proposal area; that urban development will be contiguous with existing or proposed development; and that a planned, orderly, and efficient urban development pattern will result. Proposals resulting in a leapfrog, non-contiguous urban pattern will be discouraged.

Analysis: The property landowners have not submitted any new development proposal application to the City. The City would consider such application in the future, if the Sphere is amended. The City's application states *"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 current use of both the Bailey Ave. Properties is for agricultural purposes which conforms to the County General Plan."* Urban level services do not appear to be imminent at this time.

4. Consideration shall be given to permitting sufficient vacant land within each city and/or agency in order to encourage economic development, reduce the cost of housing, and allow timing options for physical and orderly development.

Analysis: This SOI Proposal could establish the probable physical boundaries and service area of the City of Lompoc. The SOI proposal would be a first step to enable the City to work with the County, to plan for the future of the area which could provide guidance for the City in pursuing any future annexation of the Bailey Ave site. As stated previously, the City of Lompoc's projected growth rate is about 0.45%. The undeveloped area consists of 187 vacant parcels that collectively total 464 acres. The City as of October 2022 has a variety of housing project approved with pending building permit issuance and/or service commitments for an additional 1,000+ housing units. The addition of the Bailey Avenue Properties would add an additional 148 acres.

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V. POLICIES ENCOURAGING CONSERVATION OF PRIME AGRICULTURAL LANDS AND OPEN SPACE AREAS

1. Proposals which would conflict with the goals of maintaining the physical and economic integrity of open space lands, agricultural lands, or agricultural preserve areas in open space uses, as indicated on the city or county general plan, shall be discouraged.

Analysis: The City's FEIR concludes approximately all 271 acres of the Bailey Avenue Specific Plan site meets the LAFCO definition of prime agricultural land (259-acres) and/or California Department of Conservation (DOC) as unique farmland (12-acres). The City's approach to address the loss of prime agricultural lands would require the owners to purchase prime agricultural conservation easements within Santa Barbara County on a 1:1 basis for all converted prime agricultural land. The project site is currently developed with intensified agricultural uses. The site (148.3 acres) would be lost to conversion for non-agricultural use such as residential, commercial, and other uses. Addressing this concern to the satisfaction of the Commission could address compatibility with this policy.

2. Annexation and 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.

Analysis: The Bailey Avenue Properties are not within the City existing Sphere of Influence. As documented in this evaluation of the City's proposal, the City has undeveloped areas consists of 187 vacant parcels that collectively total 464 acres. The City as of October 2022 has a variety of housing project approved with pending building permit issuance and/or service commitments for an additional 1,000+ housing units that will add to the City housing stock. The City has also prepared an issue paper on infill and annexation that outlines the opportunities and potential for mixed-use sites within the existing City limits before annexation should occur that would convert farmland. Implementation of these basic concepts should be pursued before any annexation application is considered.

The City has committed to including a build-out estimate/inventory of the potential for housing development upon potentially developable parcels within

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the City's boundaries (which shall include an evaluation of infill development opportunities within the City, along with a list of housing projects approved by the City (but not yet built/occupied)) with any future annexation application proposal submitted for the Bailey Avenue Properties. This could ensure that expansion of urban development would continue to be discouraged as long as infill development is available.

3. A sphere of influence revision or update for an agency providing urban services where the revision includes prior agricultural land shall be discouraged. Development shall be guided towards areas containing nonprime agricultural lands, unless such action will promote disorderly, inefficient development of the community or area.

Analysis: The project site is currently developed with intensified agricultural uses. The site (148.3 acres) would be lost to conversion for non-agricultural use such as residential, commercial, and other uses. The property landowners have not submitted any new development proposal application to the City that would assist in evaluating if disorderly or inefficient development would occur. The City has made a number of commitments with their proposal to address concerns, but the Commission would have to determine compatibility with this policy. Of particular note is the City's approach to require the owners to purchase prime agricultural conservation easements within Santa Barbara County on a 1:1 basis for all converted prime agricultural land.

4. Loss of agricultural lands should not be a primary issue for annexation where city and county general plans both indicate that urban development is appropriate and where there is consistency with the agency's sphere of influence. However, the loss of any primer agricultural soils should be balanced against other LAFCO policies and a LAFCO goal of conserving such lands.

Analysis: The Bailey Avenue properties are identified in the County's General Plan as agriculture. The project site is currently developed with intensified agricultural uses. The area is outside of the City's Sphere of Influence. By not expanding the City's the Sphere of Influence would seek to preserve prime agricultural land from any loss to conversion by urban level development. The Commission would need to make a determination if the City commitments

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LAFCO Policies

address the concerns to determine compatibility with this policy. Of particular note is the City's approach to require the owners to purchase prime agricultural conservation easements within Santa Barbara County on a 1:1 basis for all converted prime agricultural land.

XII. EXTENDING URBAN UTILITY SERVICES TO AGRICULTURAL PARCELS

1. It is the policy of the Commission to protect and preserve agriculture by avoiding the extension of potable water or wastewater services (sewers) to agriculturally zoned land because this foster uses other than agriculture.

Analysis: The City's FEIR concludes approximately all 271 acres of the Bailey Avenue Specific Plan site meets the LAFCO definition of prime agricultural land. This includes all of the Bailey Avenue Properties considered for Sphere of Influence amendment. The site (148.3 acres) would be lost to conversion for non-agricultural use such as residential, commercial, and other uses.

The City's approach to address the loss of prime agricultural lands would require the owners to purchase prime agricultural conservation easements within Santa Barbara County on a 1:1 basis for all converted prime agricultural land. If the Commission agrees to amending the sphere in anticipation of a future annexation decision, any easements will need to be in place prior to recordation of that annexation and the known amount that benefits the loss to off-set the prime agricultural conservation should be established prior to amending the Sphere of Influence. The size and quality of the agricultural land that is protected under conservation easement would need to be evaluated.

2. Any LAFCO approval of a change of organization or out of agency service agreement that allows the extension of potable water or wastewater services to a parcel zoned for agricultural use will only be approved, if at all, if the approval is limited to that portion of the parcel that includes an approved use that needs potable water or wastewater services, provided the use does not compromise agricultural viability.

Analysis: As previously stated, the City's FEIR concludes approximately all 271 acres of the Bailey Avenue Specific Plan site meets the LAFCO definition of prime

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agricultural land. This includes all of the Bailey Avenue Properties considered for Sphere of Influence amendment. The site (148.3 acres) would be lost to conversion for non-agricultural use such as residential, commercial, and other uses and compromise agricultural viability. To address the policy the Commission would need to weight the City commitments concerning consistency.

3. This policy shall not be construed as indicating the Commission will approve proposals that lead to non-agricultural uses on agricultural parcels but rather indicates that should such approval be granted it is to be restricted to the specific area in which an approved land use requiring potable water or wastewater services is to occur.

Analysis: The Bailey Avenue site (148.3 acres) would be lost to conversion for non-agricultural use such as residential, commercial, and other uses and compromise agricultural viability. The City has not yet demonstrated a development proposal could be viable that retains agricultural uses. The Commission would need to determine if the City's commitment to address the loss of prime agricultural land meets LAFCO's policies. Of particular note is the City's approach to require the owners to purchase prime agricultural conservation easements within Santa Barbara County on a 1:1 basis for all converted prime agricultural land.

Fiscal Impact of Development

While residential uses generally do not cover the full cost of municipal services from property and local sales taxes that are generated, the opportunity to require privately maintained amenities, roads and open space in residential development projects, coupled with the inclusion of commercial development suggests that the SOI areas as adopted may be able to break even in terms of revenues versus costs of services. In November 2022, the median home price in the City was \$539,900. Since the property taxes are calculated based on the sales price of homes, the higher the selling price the more property tax revenue would be generated. These issues would be thoroughly analyzed as the development review process moved forward for areas located in the SOI and being considered for annexation.

The fiscal impact of development on a City's budget depends upon what type of development is approved residential, commercial-retail, office, hotel, or industrial. Fiscal impacts also depend on the City's financial structure. According to the California League of Cities, the Financial Structure of a City may include the following:

- City's costs of services to the development - costs vary, service levels vary - Lompoc updated its Development Impact Fees in 2020.
- City's particular mix of service responsibilities - e.g., some cities are not responsible for certain services - Lompoc provides all municipal services to residents.
- City's share of property tax revenue generated - shares vary – in part based on service responsibility. – Lompoc is expected to receive 17¢ per every \$1.
- City's local taxes and rates e.g. utility tax, hotel tax, business license tax, franchise tax, sales tax, etc.- The City approved a one-cent sales tax increase in 2020. An additional \$7.5 million in revenues was received in 2021 as a result of Measure I2020. Measure X2022 will increase the TOT by 1% from 10% to 11%.

The fiscal impact of development is also dependent upon the Local Economy. Several factors affect the City's financial picture:

- Local property values, which relate to assessed valuation for taxation.
- City's capacity to capture taxable sales from the new development within its jurisdiction – its land-use mix - level and proximity of taxable sales from the new development.
- Property turnover (resale) rates - property is reassessed for taxation upon resale.

Increased revenues from new homes would be directly derived from property taxes. The likely fiscal benefits to the City from the areas annexed may include modest levels of property tax collections from residential land development or Transient Occupancy Tax if tourist-oriented development takes place. Other residential income that could help offset the costs of residential development would be derived from indirect sales and use taxes and one-time development impact fees.

Likely fiscal costs to the City would typically include public maintenance of infrastructure completed for the new projects. Possible programs to minimize and off-set public maintenance costs include private maintenance through homeowner's associations, as well as public maintenance through a utility or assessment district established by the City. Assessment districts can be a valuable tool used in many communities to offset on-going maintenance costs. The use of these districts should be considered for undeveloped properties planned to be included in the City.

Lompoc, like most cities, requires new development projects, and in particular annexations, to “pay their own way.” At the time an annexation is considered for any of the SOI properties, the City may require an economic analysis to be prepared to identify a cost-benefit breakdown of the proposed land uses and projects. Stanley Hoffman Associates conducted a study for the Bailey Avenue Annexation application in 2017.

Other income from residential uses would be derived from indirect sales and use taxes, as well as enterprise fund payments, and one-time development impact fees. Lompoc would also gain transient occupancy tax (TOT) revenues from any visitor-serving uses added to the SOI sites.

In fiscal year 2020-21, Lompoc took in \$1.6 million in TOT revenues. Further revenues from sales and property taxes from the visitor units could also be added to this mix. Lompoc has consistently captured a moderate percentage of the taxable retail sales in the County. In 2021, the amount of taxable retail sales in the City was \$15,034,182. The City’s taxable retail sales continue to increase with cannabis tax. This creates a strong tax base for local services to be provided by the City.

According to Policy LU-4.6 in the City’s General Plan, fiscal impacts would be evaluated as part of a separate study that would lead to conditions of approval being incorporated into the Plan prepared for such areas being annexed. The projects would be conditioned to ensure that the projects are fiscally neutral and do result in a net loss for the City. These policies, if implemented as adopted would enable the City to fund services for annexations without causing a fiscal burden to others in the City. The policy states: The City shall not approve annexation requests unless it can be demonstrated: 1) that the annexation promotes orderly development commensurate with available resources; 2) that the annexation proposal would result in a positive relationship between city facility and service costs and the revenues generated subsequent to the annexation; 3) that the annexation substantially furthers the City needs for new or expanded parks, open space areas, and/or other public facilities; 4) that the annexation will positively impact public health through community design and location of resources; and 5) that an adequate revenue stream is available to provide continuing maintenance of parks, open space and other amenities provided in the annexed area.

The current Property Tax policy for property tax exchanges upon annexation of “raw land” enables the County to retain all of the base property tax with 83¢ of the 1% property tax allocation to the County. The City gains 17¢ of the property tax increment and all of the sales tax, if any. A different tax exchange agreement can be negotiated between the City and the County if both parties agree.

Attachment F

City Policies

POLICY GUIDELINES AND STANDARDS

Policy 1.2 - The City shall maintain a compact urban form by delineating an Urban Limit Line which establishes the ultimate edge of urban development within the City. Refer to Table LU-1 for additional information on the Urban Limit Line.

Policy 1.3 - The City shall encourage development of under-developed and vacant land within its boundaries, and shall oppose urbanization of agricultural lands east of the City and west of Bailey Avenue.

Policy 1.4 - The City shall encourage Santa Barbara County and the Local Agency Formation Commission to plan urbanization within municipalities in order to protect prime agricultural land outside the Urban Limit Line and to efficiently utilize public infrastructure.

Policy 1.6 - Areas identified by the City for potential annexation are depicted on Figure LU-1 as areas where the Urban Limit Line exceeds the City Limit Line. These lands include:

- Expansion Area A: the Bailey Area Specific Plan Area
- Expansion Area B: the River Area
- Expansion Area C: the Miguelito Canyon Area
- Expansion Area D: the Wye Residential Area

Policy 1.7 - The City shall encourage infill development to meet City residential and commercial growth needs. The City designates the H Street Corridor Infill area as particularly suitable to infill development and shall prescribe specific design, zoning standards and architectural standards for this corridor. Additional information on the intent of the H Street Corridor Infill area is provided in Table LU-1.

Policy 3.1 - The City shall ensure that a sufficient and balanced supply of land continues to be available for residential, commercial, and industrial uses, with priority given to underdeveloped and vacant land within the City boundaries.

Policy 3.3 – The City shall protect existing commercially- and industrially-designated lands to ensure adequate space for non-residential development, to attract new business and employment centers, and to help achieve a jobs to housing balance in the City.

Policy 5.2 - The City shall protect prime agricultural lands east of the City and west of the Urban Limit Line.

Policy 5.3 - To help preserve agriculture on a regional basis, the City shall encourage Santa Barbara County to protect the most productive agricultural soils (Class 1 & 2) in the Lompoc Valley and surrounding areas.

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City Policies

Policy 5.4 - Development proposals in the vicinity of natural objects that have unique aesthetic significance shall not be permitted to block, alter, or degrade existing visual quality without the provision of suitable visual enhancement. This may include open space, eucalyptus groves, or vegetation that serves as a view corridor or has important visual attributes. Development proposals shall be sited to ensure that these features are retained or replaced to the extent feasible, resulting in minimal view impairment.

Policy 6.2 - The City shall maintain an Open Space designation for all areas in which topographic, geologic, or soil conditions indicate a significant danger to future occupants.

Policy 7.5 - The City shall protect and enhance the agricultural industry, as well as community gardens and other specialty crops that are unique to the region, through careful site design, agricultural buffers, and other design features intended to protect agriculture.

Policy 7.6 - The City shall require provision of permanent buffer areas as part of new residential development adjacent to areas designated for agriculture. Such buffer areas are intended to provide a separation of uses and limit interference with agricultural activities while still providing for public safety. (This policy also pertains to Goals #5 and #6.)

Policy 8.2 - The City shall promote infill development, rehabilitation, and reuse that contributes positively to the surrounding area and assists in meeting neighborhood and other City goals.

Policy 8.9 - The City should strive to eliminate regulatory obstacles and create more flexible development standards for infill development.

Policy 9.2 - The City should encourage a diverse range of housing opportunities to meet the needs of the community.

Measure 6 Land Use - The City shall contact private land trusts involved in the protection of agricultural land to pursue long-term protection of agricultural land within the Study Area. [Policies 5.4, 7.1, and 8.1]

Measure 30 Conservation - The City shall encourage the establishment and purchase of on- or off-site Agricultural Conservation Easements for prime farmland and/or important farmland converted within the expansion areas, at a ratio of 1:1 (acreage conserved: acreage impacted).

Attachment G

County Policies

POLICY GUIDELINES AND STANDARDS

AGRICULTURAL LAND USE DEFINITIONS

The purpose of an agricultural designation is to preserve agricultural land for the cultivation of crops and the raising of animals.

The following designations provide a description of agricultural lands that identify the more essential and productive agricultural areas as well as the average, and marginally productive lands. These land use designations have the following priority ranking for the identification of agricultural value:

- 1.AC Agriculture Commercial
- 2.A-II Agriculture -II

Agriculture-Commercial (AC) (40 -320 or more-acre minimum parcel size) This category is for commercially farmed, privately owned land located within either Rural, Inner-Rural, Existing Developed Rural Neighborhoods or Urban Areas which meets the following criteria:

- 1.The land is subject to a Williamson Act Contract, including contracts that have been non-renewed, or
- 2.Parcels forty (40) acres or greater, whether or not currently being used for agriculture but otherwise eligible for Williamson Act Contract, may be included if they meet requirements of Uniform Rule No.6.

This category includes compatible land uses and land uses that are necessary and a part of the agricultural operations. All types of crops and livestock are included. Both “prime “and “non-prime “soils (as defined in the Williamson Act and the County’s Uniform Rule No.6) and irrigated and non-irrigated lands are included. Parcels which are smaller than forty (40) acres in size at the time of adoption of this Element, may be eligible for the AC designation if they are “prime “or “super-prime “as defined by the County Uniform Rules and are eligible for agricultural preserve status.

Agriculture II (A-II) (40 or more acres minimum parcel size) This designation applies to acreages of farm lands and agricultural uses located outside Urban, Inner Rural and Rural Neighborhood areas. General agriculture is permitted, including but not limited to livestock operations, grazing, and beef production as well as more intensive agriculture uses.

Agriculture Element Policy II.C

Policy II.C - Santa Barbara County shall discourage the extension by the Local Agency Formation Commission (LAFCO) of urban spheres of influence into productive agricultural lands designated Agriculture II (A-II) or Commercial Agriculture (AC) under the Comprehensive Plan.

Agriculture Element Policy II.D

Policy II.D - Conversion of highly productive agricultural lands whether urban or rural, shall be discouraged. The County shall support programs which encourage the retention of highly productive agricultural lands.

Attachment G

County Policies

Agriculture Element Policy III.A

Policy III.A - Expansion of urban development into active agricultural areas outside of urban limits is to be discouraged, as long as infill development is available.

Agriculture Element Policy III.B

Policy III.B - It is a County priority to retain blocks of productive agriculture within Urban Areas where reasonable, to continue to explore programs to support that use, and to recognize the importance of the objectives of the County's Right to Farm Ordinance.

Land Use Element

Agriculture: In the rural areas, cultivated agriculture shall be preserved and, where conditions allow, expansion and intensification should be supported. Lands with both prime and non-prime soils shall be reserved for agricultural uses.

Agriculture: Every effort should be made to preserve fertile lands for agriculture.

LOMPOC AREA

The unique character of the area should be protected and enhanced with particular emphasis on protection of agricultural lands, grazing lands, and natural amenities.

Residential, commercial and industrial growth should be confined to urban areas.

Urbanization should remain within the City of Lompoc and designated urban portions of the Vandenberg Village/Mission Hills/ Mesa Oaks areas.

Prime agricultural lands should be preserved for agricultural use only. Preservation of lesser grades of presently producing or potential agricultural land should be actively encouraged.

Lompoc Area Interpretive Guidelines

Affordable Housing

B-3. Tract maps and development plans should provide affordable units distributed throughout the sites, at a minimum, consistent with the County's adopted affordable housing goals for the Lompoc Housing Market Area. These units should be similar in appearance to the market rate units. Emphasis should be placed on meeting the unmet income levels of the Lompoc Housing Element Guidelines as they may be amended.



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 Questionnaire⁴ 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

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.

⁷ Santa Barbara LAFCO, *Filing Requirements for Submitting Applications to Modify Spheres of Influence* at (<https://www.sblafo.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

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

¹⁵ Santa Barbara LAFCO, *Policies Encouraging Conservation of Prime Agricultural Lands and Open Space Areas* at (<https://www.sblafo.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 Barbara 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
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>).



COUNTY EXECUTIVE OFFICE

Mona Miyasato, County Executive Officer
Terri Nisich, Assistant County Executive Officer
Jeff Frapwell, Assistant County Executive Officer
Nancy Anderson, Assistant County Executive Officer

October 12, 2022

Michael Prater, Executive Officer
Santa Barbara LAFCO
105 East Anapamu Street
Santa Barbara, CA 93101
E-Mail: lafco@sblafco.org

RE: LAFCO File No. 22-07 for the Bailey Avenue Sphere of Influence (SOI) Amendment - City of Lompoc

Dear Mr. Prater,

Thank you for the opportunity to comment on the application for LAFCO File No. 22-07, Bailey Avenue SOI Amendment. The County submits comments from the Assessor Division, Auditor-Controller, and Planning and Development Department.

Our office recognizes the City has previously pursued interest in this area and understands the justification for submitting a SOI amendment prior to submitting an annexation application is to save costs on the required annexation analysis in the case LAFCO denies the application. However, annexation details and analysis are critical for ensuring the SOI amendment is consistent with County and LAFCO goals and policies. As noted by the Planning Department, if the project resulting from the SOI amendment application is the same or similar to previous projects considered for the site, the County would be concerned with the amendment's inconsistency with the County Comprehensive Plan Element Lompoc Area/Community Goals for land use; which indicates the area referenced should be protected for agricultural lands, residential growth should be confined to urban areas, urbanization should remain within the City of Lompoc, and prime agricultural lands should be preserved for agricultural use only.

If you should have further questions, please do not hesitate to contact my office directly, or Lisa Plowman, Director, Planning and Development Department, at (805) 568-2086.

Sincerely,

Jasmine McGinty

Principal Analyst, County Executive Office

cc: Matthew R. Niblett, Assessor Division, County Clerk, Recorder and Assessor
Claudia Ornelas, Property Tax Supervisor, Auditor-Controller Department
Lisa Plowman, Director, Planning and Development Department

Jeff Frapwell, Assistant County Executive Officer
Elise Dale, Assistant Director, Planning and Development Department
Dan Klemann, Deputy Director, Planning and Development Department

Enclosures: Assessor Division Reportback, dated September 7, 2022
Auditor-Controller Reportback, dated September 23, 2022
Planning and Development Reportback, dated October 10, 2022



County of Santa Barbara Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

Elise Dale, Assistant Director

October 10, 2022

Michael Prater, Executive Officer
Santa Barbara Local Agency Formation Commission
105 East Anapamu Street, Room 407
Santa Barbara, California 93101

Email: lafco@sblafco.org

Re: LAFCO Request for Reportback - File No. 22-07 for the Bailey Avenue Sphere of Influence (SOI) Amendment - City of Lompoc

Dear Mr. Prater:

This letter is in response to your Request for Reportback regarding the above-referenced SOI amendment application.

We understand that the City of Lompoc is moving forward with a SOI amendment application in order to gauge support from LAFCO prior to submitting an annexation application. The justification for this is to save the cost of the required analysis for annexation in the case that LAFCO denies the SOI amendment application. However, 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. The SOI amendment application is not subject to County policies but, assuming that the project resulting from the SOI amendment application is the same or similar to the previous projects considered for the site (on which County staff has provided comment), is likely to be inconsistent with the following County Comprehensive Plan Element Lompoc Area/Community Goals (Section V.) for land use:

The unique character of the area should be protected and enhanced with particular emphasis on protection of agricultural lands, grazing lands, and natural amenities.

Residential, commercial and industrial growth should be confined to urban areas.

Urbanization should remain within the City of Lompoc and designated urban portions of the Vandenberg Village/Mission Hills/ Mesa Oaks areas.

Prime agricultural lands should be preserved for agricultural use only. Preservation of lesser grades of presently producing or potential agricultural land should be actively encouraged.

The City of Lompoc has not demonstrated the need for developing this prime agricultural land for the proposed residential use based on existing capacity to accommodate new residential development within the existing City boundaries. The City's 2030 General Plan Housing Element and Addendum (No. 7) to the Lompoc General Plan Update 2010 Final EIR were completed during the 5th Regional Housing Needs Assessment (RHNA) Cycle and resulting Housing Element update. The City should provide a current analysis based on the 6th Cycle RHNA and corresponding Housing Element update. LAFCO should not take action on the SOI application until this analysis is complete.

Thank you for the opportunity to comment on this SOI amendment application. Please contact Zoë Carlson, Senior Planner in Long Range Planning, at (805) 568-3532 or at carlsonz@countyofsb.org if you have any questions.

Regards,



Lisa Plowman, Director
Planning and Development Department

Cc: Jeff Frapwell, Assistant County Executive Officer
Elise Dale, Assistant Director, Planning and Development Department
Dan Klemann, Deputy Director, Planning and Development Department



County of Santa Barbara Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

Steve Mason, Assistant Director

December 18, 2019

Mr. Brian Halvorson, Planning Manager
City of Lompoc
100 Civic Center Plaza
Lompoc, California 93436

Email: b_halvorson@ci.lompoc.ca.us

Re: Response to Draft Memorandum of Agreement for the City of Lompoc Bailey Avenue Sphere of Influence and Annexation Proposal

Dear Mr. Halvorson:

Thank you for your letter dated December 6, 2019, that includes a draft memorandum of agreement (MOA) for the City of Lompoc's (City) proposed Bailey Avenue Sphere of Influence (SOI) change and Annexation Proposal (Bailey Avenue Proposal).

In the letters dated September 28, 2018, and October 24, 2019 (Attachment 1 and 2, respectively), Planning and Development Department (P&D) staff described policy conflicts and the County's recommended actions to avoid such conflicts, regarding the Bailey Avenue Proposal. At our last coordination meeting on October 24, 2019, P&D and Local Agency Formation Commission (LAFCO) staff communicated concerns regarding these policy conflicts associated with the Bailey Avenue Proposal. On November 26, 2019, the County sent a letter to Paul Hood, LAFCO's Executive Officer, summarizing the policy issues and concerns regarding this proposal (Attachment 3).

Because there have been no revisions to the Bailey Avenue proposal that address the policy conflicts and other concerns communicated previously to the City, the County respectfully cannot support the proposal and declines the opportunity to enter into the MOA with the City.

If you have any questions or require further information, please contact me at (805) 568-2086 or Dan Klemann at (805) 568-2072.

Regards,



Lisa Plowman, Director
Planning & Development Department

Attachment 1: County Comment Letter on City of Lompoc Bailed Avenue Proposal, dated September 28, 2018

Attachment 2: County Response Letter to Lompoc Comment Response Letter, dated October 24, 2019

Attachment 3: County Letter to LAFCO regarding the City of Lompoc Bailey Avenue Sphere of Influence and Annexation Proposal, November 26, 2019

c: Paul Hood, Executive Officer, Santa Barbara County LAFCO
Dan Klemann, Deputy Director, Long Range Planning Division
Whitney Wilkinson, Senior Planner, Planning and Development Department
City of Lompoc Mayor and City Council
Jim Throop, City Manager, City of Lompoc
Brad Wilkie, Utilities Director, City of Lompoc
Michael Luther, Public Works Director, City of Lompoc
Christie Alarcon, Community Development Director
Dean Albro, Management Services Director, City of Lompoc
Dennis Bozanich, Deputy County Executive Officer, Santa Barbara County Executive Office
Rachel Lipman, Fiscal and Policy Analyst, County Executive Office, County of Santa Barbara
Santa Barbara County Agricultural Commissioner's Office
File


ATTACHMENT 1



**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
LONG RANGE PLANNING
MEMORANDUM**

Date: September 28, 2018

To: Brian Halvorson, Planning Manager
City of Lompoc

From: Dan Klemann, Deputy Director
Long Range Planning Division 

Subject: City of Lompoc Bailey Avenue Sphere of Influence and Annexation Proposal,
Long Range Planning Division Informal Review – Preliminary Comments

Long Range Planning Division staff prepared the following preliminary comments on the City of Lompoc's Bailey Avenue Sphere of Influence and Annexation Proposal at your request to help facilitate our upcoming meeting on October 1, 2018. Our preliminary comments are based upon the City's "Bailey Avenue Annexation Fiscal Impact Analysis" report (June 2017). At this time, the City has not submitted a formal application for the proposed project to the Santa Barbara Local Agency Formation Commission (LAFCO). The County will provide an official, comprehensive review of the proposed project after the City submits an application to LAFCO. In the meantime, Long Range Planning Division staff welcomes any new information the City wishes to provide that further clarifies the project description and/or might alter the preliminary comments in this memorandum.

Subject Properties

Annexation Area A (Bailey Property): APN 093-070-065, (No Address) W. North Avenue.

Annexation Area B (Bodger Property): APN 093-111-007, 1859 W. Olive Avenue; APN 093-111-008, No Address W. Olive Avenue; APN 093-111-009, 1851 W. Olive Ave; APN 093-111-010, (No Address) W. Olive Avenue; APN 093-111-011, 1851 W. Olive Ave; APN 093-111-012, (No Address) W. Olive Avenue.

Site Description

Annexation Area A is a 37.74-acre assessor's parcel in unincorporated Santa Barbara County. The parcel is designated as Rural and Agricultural Commercial in the County Comprehensive Plan [Land Use Map](#) and designated as AG-II-100 (minimum gross lot area of 100 acres) in the Land Use and Development Code (LUDC) [Zoning Map](#). The parcel currently supports irrigated crops, contains no structures, and the north and east sides of the parcel adjoin the City of Lompoc's SOI. The parcel is adjoined by single-family residential development to the north and east, and agricultural land to the south and west. (See Attachment A.)

Annexation Area B consists of six contiguous assessor's parcels totaling 97.51 acres in unincorporated Santa Barbara County. The parcels are all designated as Rural and AG-II in the County Comprehensive Plan [Land Use Map](#) and AG-II-40 (minimum gross lot area of 40 acres) in the LUDC [Zoning Map](#). The current land uses on the parcels include flowers, irrigated field crops, maintenance facilities, storage sheds, greenhouses, and residences. The parcels are bordered to the west and northeast by agricultural land, and residential development to the northeast, east, and south. (See Attachment A.)

The California Department of Conservation map of the [Santa Barbara County Important Farmland 2016](#) designates both annexation areas as Prime Farmland. Together the annexation areas comprise approximately 0.2% of the approximately 66,969 acres of Prime Farmland in Santa Barbara County (2016 Important Farmland data, California Department of Conservation). The parcels are not currently subject to a Williamson Act agricultural preserve contract.

The City has not provided any documentation regarding the legal status of the subject parcels. The application to LAFCO should demonstrate how many legal lots exist within Areas A and B.

Proposed Project

The proposed project expands the City's SOI to include Areas A and B and annexes both areas to the City of Lompoc. The City then intends to process a general plan amendment and rezone for both areas to allow for subdivision and subsequent residential development. Specifically, the City would rezone Area A to permit 87 single-family units on 32.1 acres, with the remaining 4.2 acres as an open space/agricultural buffer. The City would rezone Annexation Area B to permit 382 single-family units on 86.2 acres, with the remaining 9.7 acres as an open space/agricultural buffer.

LAFCO Project History

The City of Lompoc submitted an application to LAFCO for a SOI amendment in November 1998. The application included the 272-acre "Bailey Avenue Corridor" as one of four proposed SOI expansion areas. The Bailey Avenue Corridor included Annexation Areas A and B as well as the properties between Annexation Areas A and B, which totaled approximately 138 acres. (See Attachment B.)

LAFCO staff recommended that LAFCO deny the inclusion of the Bailey Avenue Corridor within the City's SOI in its December 2, 1998, report to LAFCO. LAFCO staff cited sections 56377 and 56300 of the California Government Code that guide development away from prime agricultural land, and toward existing vacant or nonprime agricultural lands that exist within the jurisdiction of a local agency. LAFCO subsequently denied the City's request to include the Bailey Avenue Corridor in the City's SOI on March 11, 1999.

Preliminary Policy Consistency

Relevant County Comprehensive Plan policies are presented below, with a policy consistency analysis following each topic. Although the project would provide certain benefits to the City of Lompoc (e.g., increased housing stock and increased property tax revenue), staff's preliminary analysis revealed that the proposed project appears to be inconsistent with the policies set forth below. Related topics follow this policy consistency section.

Agricultural Element

The County Comprehensive Plan Agricultural Element includes the following goals and policies intended to conserve and protect agricultural resources:

- **GOAL I.** Santa Barbara County shall assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara County. Agriculture shall be encouraged. Where conditions allow, (taking into account environmental impacts) expansion and intensification shall be supported.
 - **Policy I.F.** The quality and availability of water, air, and soil resources shall be protected through provisions including but not limited to, the stability of Urban/Rural Boundary Lines, maintenance of buffer areas around agricultural areas, and the promotion of conservation practices.

The proposed project would establish buffers between new residential development and adjacent agricultural areas. However, it would also alter the Urban/Rural boundary and convert soil and agricultural land to residential uses. Therefore, the proposed project appears to be consistent with one, but not all, aspects of Policy I.F.

- **GOAL II.** Agricultural lands shall be protected from adverse urban influence.
 - **Policy II.C.** Santa Barbara County shall discourage the extension by the Local Agency Formation Commission (LAFCO) of urban spheres of influence into productive agricultural lands designated Agriculture II (A-II) or Commercial Agriculture (AC) under the Comprehensive Plan.
 - **Policy II.D.** Conversion of highly productive agricultural lands, whether urban or rural, shall be discouraged. The County shall support programs which encourage the retention of highly productive agricultural lands.

The SOI boundary change and annexation would extend the City's SOI into agricultural lands and convert approximately 135 acres of productive agricultural land to residential uses. Policies II.C. and II.D discourage both of these results.

- **Policy III.A.** Expansion of urban development into active agricultural areas outside of urban limits is to be discouraged, as long as infill development is available.

The City of Lompoc's Housing Element has identified available land within the city that is suitable for new residential infill development. (See the discussion in the Regional Housing Needs Allocation section, below.) Therefore, the proposed project does not appear to be consistent with Policy III.A.

Land Use Element

The County Comprehensive Plan Land Use Element includes the following regional goal intended to focus development:

Urbanization: In order for the County to sustain a healthy economy in the urbanized areas and to allow for growth within its resources and within its ability to pay for

necessary services, the County shall encourage infill, prevent scattered urban development, and encourage a balance between housing and jobs.

Annexation Areas A and B are contiguous to existing residential development. Therefore, the proposed project would not create “leapfrog” or scattered development separate from existing urbanized areas. However, the project does not promote infill on existing sites within the city. The proposed project would provide significant new housing, but new residents would have to commute relatively long distances (e.g., Santa Barbara, San Luis Obispo) to work and, as a result, the project does not encourage a balance between housing and jobs. (See 2040 RTP/SCS Section, below.) Therefore, the proposed project appears to be consistent with some, but not all, aspects of this Land Use Element goal.

The County Comprehensive Plan Land Use Element, Section V (Area/Community Goals) also contains the following land use goals for the Lompoc area:

The unique character of the area should be protected and enhanced with particular emphasis on protection of agricultural lands, grazing lands, and natural amenities.

Residential, commercial and industrial growth should be confined to urban areas.

Urbanization should remain within the City of Lompoc and designated urban portions of the Vandenberg Village/Mission Hills/Mesa Oaks areas.

Prime agricultural lands should be preserved for agricultural use only. Preservation of lesser grades of presently producing or potential agricultural land should be actively encouraged.

Both annexation areas are designated as Prime Farmland and used for agriculture. They are also designated as Rural. The proposed project would allow urbanization outside of the City of Lompoc and outside of designated Urban Areas. As a result, the proposed project does not appear to be consistent with these four Land Use Element Lompoc area goals.

Other Issues Considered

Demonstrated Housing Need

Additional housing is needed across the entire county. Between 2010 and 2040, the county-wide population is expected to increase by 23 percent (SBCAG Regional Growth Forecast, 2010-2040). The City is expected to add 5,631 new residents and 1,971 new households during the same timeframe.

The proposed project would develop two relatively large parcels. Up to 476 residential units could be constructed now on the 149-acre Burton Ranch site (Burton Ranch Specific Plan, February 2006). No other similarly large, vacant, residentially zoned parcels appear to exist within the City of Lompoc (based on a cursory survey of current aerial photography and the City’s February 16, 2018, Zoning Map). However, there were 152 acres of vacant land (36 vacant parcels) zoned for low-density residential use as of September 2014 (City of Lompoc Final Housing Element Update, September 2014). Up to 564 residential units could be developed on those 36 vacant parcels.

Although the City's goals might be to provide housing at the proposed density and consisting of the type of housing stock that the proposed project would provide, more housing is also possible if the City rezoned lands within the existing City SOI to a higher density. Therefore, instead of two large residential developments, the City could permit smaller, but more numerous, housing projects within city boundaries to obtain the same number of new residences as proposed under this project.

Section 8 (Future Housing Needs) of the City of Lompoc's Housing Element states:

... the City has been assigned a total of 525 dwellings as its total RHNA goal. This target compares favorably to the hypothetical development capacity of 1,831 units above the current baseline... (Section 8.8, Page 113). [underline added for emphasis]

... the City has an adequate land inventory to address its projected housing needs. This means that no additional property must be rezoned or intensified in order to meet the City's assigned share of regional housing needs. (Section 8.1, Page 91). [underline added for emphasis]

The City of Lompoc's 2014-2022 RHNA totals 525 units, and their Housing Element land inventory shows they have the capacity to accommodate 1,831 dwelling units on vacant or underutilized sites. California Department of Housing and Community Development RHNA progress reports show the City has permitted 48 units as of the last annual progress report in 2017. California Department of Housing and Community Development RHNA progress reports show the City has permitted 48 units as of December 2017. According to the City's Housing Element, the City can accommodate 1,783 additional residences without rezoning or annexing new lands. However, if the City has additional information to demonstrate the need for this annexation, County staff encourages City staff to provide the information for further consideration of this matter.

2040 Regional Transportation Plan / Sustainable Communities Plan (RTP/SCS) Conformance

The Santa Barbara County Association of Governments (SBCAG) serves as the Regional Transportation Planning Agency (RTPA) for the County of Santa Barbara and is responsible for coordinating regional development in order to reduce greenhouse gas emissions and other transportation issues. The RTP/SCS' Goal 1 and Policy 1.1 state (in pertinent part):

Goal 1, ENVIRONMENT: Foster patterns of growth, development, and transportation that protect natural resources and lead to a healthy environment.

Policy 1.1 Land Use: The planning, construction, and operation of transportation facilities shall be coordinated with local land use planning and should encourage local agencies to:

- Make land use decisions that adequately address regional transportation issues and are consistent with the RTP-SCS.
- Promote a better balance of jobs and housing to reduce long-distance commuting by means of traditional land use zoning, infill development, and other, unconventional land use tools ...
- Preserve open space, agricultural land, and areas of special biological value.

Additionally, the City of Lompoc's General Plan Conservation and Open Space Element states:

Policy 9.1 The City shall participate in regional planning efforts with the SBCAG 2040 Regional Transportation Plan and the SBCAPCD to reduce basin-wide GHG emissions in compliance with AB 32 and SB 375.

The proposed project appears to conflict with Goal 1 and Policy 1.1 of the 2040 RTP/SCS Strategy because prime farmland would be converted to low-density residential housing. According to 2010 U.S. Census data, more than 11,000 residents of Lompoc commute out of the City for work, and therefore, the proposed low-density housing would exacerbate the existing jobs-housing imbalance between the Lompoc area and the rest of Santa Barbara County. The proposed project would not reduce long-distance commuting or provide transit-oriented development. The proposed project appears to conflict with the City's General Plan policy of cooperation with SBCAG plans and policies to reduce greenhouse gas emissions.

Environmental Review

The City of Lompoc General Plan Update Final Environmental Impact Report (EIR) (January 2010) serves as a programmatic EIR for the project area, with the Final EIR Addendum #3 (December 2016) serving as an additional programmatic level environmental analysis of the project sites.

The City of Lompoc General Plan Update Final EIR identifies Annexation Areas A and B as part of a Bailey Avenue "Expansion Area." The EIR identified significant and unavoidable impacts related to agricultural conversion of Annexation Areas A and B because of the loss of prime soils and important farmland. (See Impact LU-3 in the General Plan Update EIR, page ES-18.)

The City proposed to establish a Purchase of Agricultural Conservation Easements (PACE) program as mitigation for significant impacts to agricultural resources. On- or off-site agricultural conservation easements are to be purchased or established at a ratio of 1:1 (acreage conserved: acreage impacted). However, the General Plan Update EIR (as modified pursuant to the adopted Addenda to the EIR) states that agricultural impacts would remain significant and unavoidable (Page ES-18).

As discussed above, the City of Lompoc does not seem to have a demonstrated need for this annexation, as their Housing Element states that they have adequate capacity to meet their RHNA. Therefore, the impacts to agricultural resources involving the conversion of prime soils could be avoided by utilizing existing areas within the city to provide the needed housing.

Transportation and Greenhouse Gas Emissions

SB 743 - Vehicle Miles Travelled

The September 27, 2013, passage of Senate Bill (SB) 743 led the shift from Level of Service (LOS) roadway capacity measurements to Vehicle Miles Travelled (VMT). The LOS method primarily measures automobile congestion at intersections to measure project impacts. However, VMT is a more holistic assessment method and takes into account the total impacts from prioritization of certain transportation modes, project sites, and housing density. The traffic analysis prepared by the City for the SOI boundary change and annexation request (EIR

Addendum #3) only considers LOS. Due to the location and type of land use planned at this project site, VMT analysis, in accordance with SB 743, should be performed to understand the full range of potential transportation and circulation impacts.

County of Santa Barbara Energy and Climate Action Plan and Circulation Element

Emissions from transportation accounted for 38% of the County's 2016 greenhouse gas emissions. The County's 2015 Energy and Climate Action Plan (Page 4-11) goal is to reduce VMT (and thereby reduce greenhouse gas emissions) regionally:

Goal: Decrease the overall use of combustion engine vehicles and the number of single passenger vehicle trips.

- Transportation is the largest contributor of GHG emissions in the county. Transportation emissions can be reduced through three basic approaches:
 - c. Decreasing the amount of VMT.

The City of Lompoc and Annexation Areas A and B are located in a portion of Santa Barbara County that offers relatively limited employment opportunities. For example, 2015 US Census data show that 7,994 people are employed in the City Lompoc. However, 11,791 people that live in the City of Lompoc commute to work sites located in Santa Barbara, Santa Maria, and other communities.

The proposed project would add 469 households to the City of Lompoc, but it would not add new long-term employment opportunities. As a result, most new residents would likely commute to jobs in other communities. Consequently, the project would increase VMT and not improve the existing jobs-housing imbalance. These outcomes contrast with the County's Energy and Climate Action Plan goal of reducing VMT. Of course, this analysis may change if the City can provide alternative data to demonstrate new and expanding employment opportunities in the city and region.

Additionally, the County is embarking upon an update to the County Comprehensive Plan Circulation Element. A major goal of the project will be to reduce VMT within the county. The proposed conversion of agricultural land to low-density residential development would increase VMT and, therefore, the proposed project appears incompatible with the County's VMT and greenhouse gas emission reduction goals.

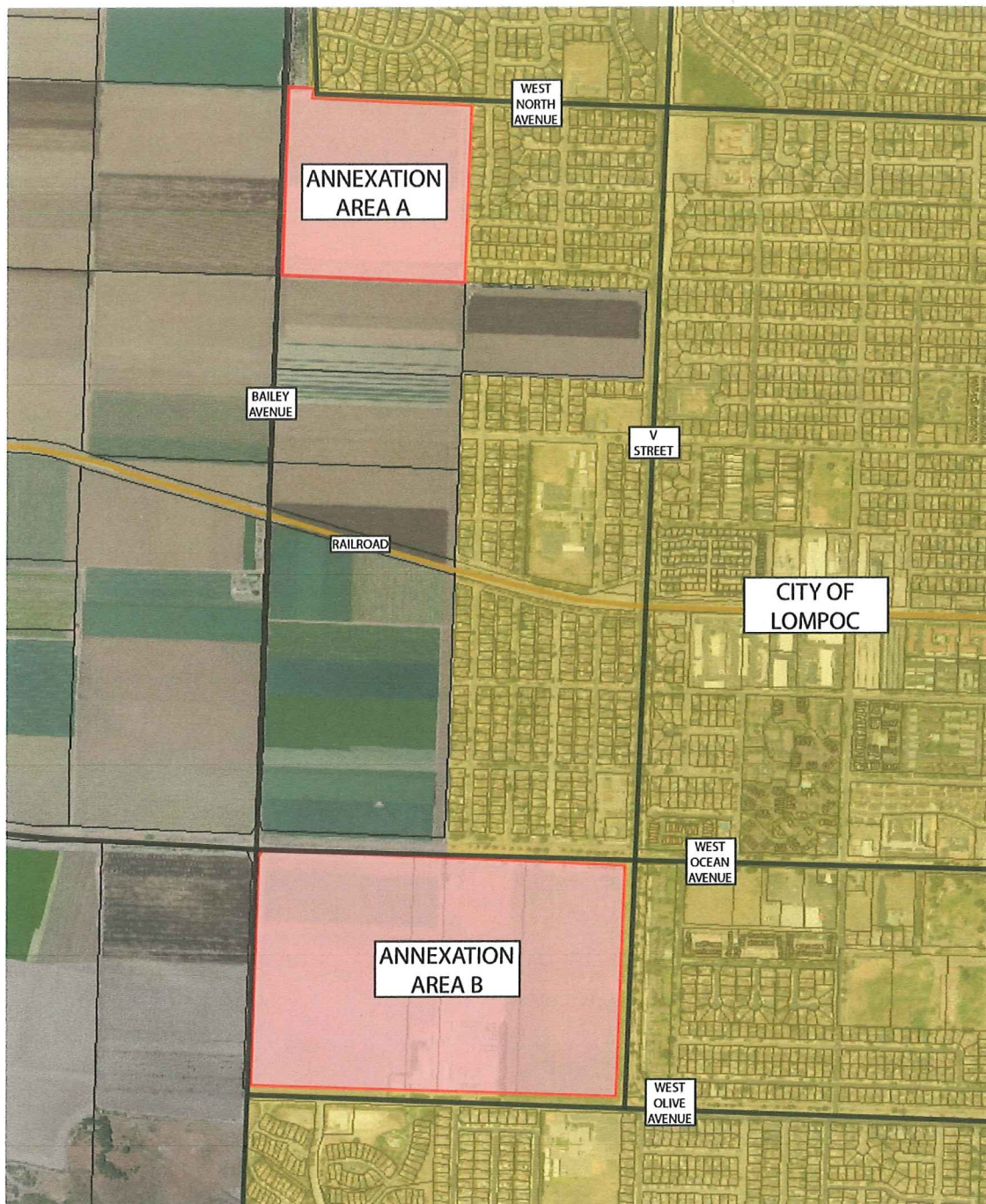
Conclusion

It appears that the proposed project would not comply with certain State, regional and local planning goals and policies; however, additional information might clarify the project description and demonstrate compliance with the goals and policies discussed above. More specifically, additional information is warranted regarding the following: (1) the demonstrated need for this project given the City's apparent capacity to accommodate its housing needs within the existing City SOI; and (2) how the project will reduce VMTs and, consequently, greenhouse gas emissions.

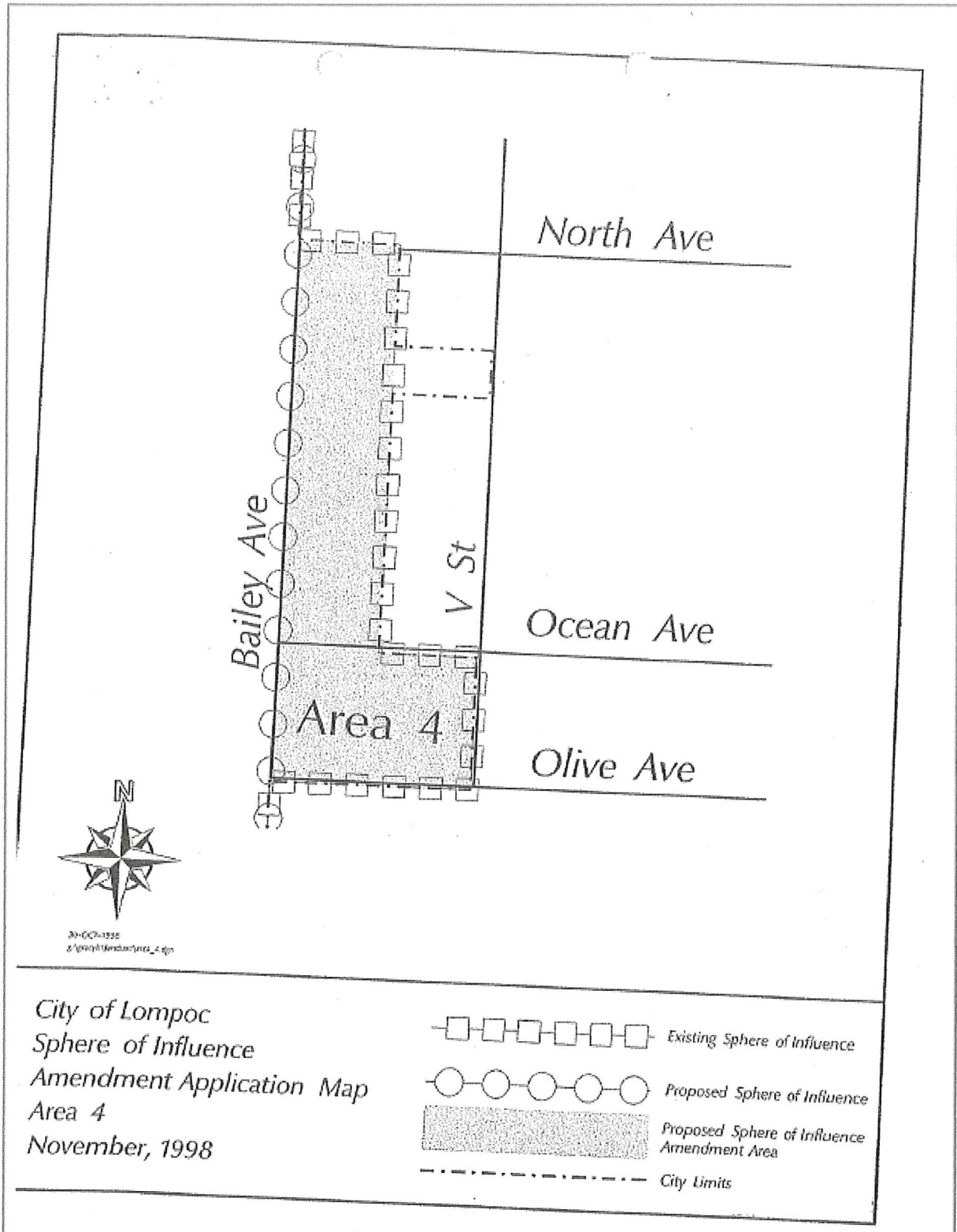
cc Jeff Frapwell, Assistant County Executive Officer, Santa Barbara County Executive Office
Dennis Bozanich, Deputy County Executive Officer, Santa Barbara County Executive Office
Dianne Black, Director, Planning and Development, County of Santa Barbara
Rachel Lipman, Fiscal and Policy Analyst, County Executive Office, County of Santa Barbara
Allen Bell, Supervising Planner, Planning and Development, County of Santa Barbara
Selena Evilsizor, Senior Planner, Planning and Development, County of Santa Barbara
Paul Hood, Executive Officer, Santa Barbara LAFCO
Jim Throop, City Manager, City of Lompoc
Teresa Gallavan, Assistant City Manager, City of Lompoc
Kevin McCune, Public Works Director, City of Lompoc
Brad Wilkie, Finance Director, City of Lompoc
Michael Luther, Assistant Public Works Director/City Engineer, City of Lompoc

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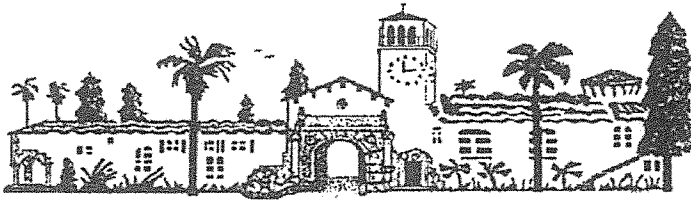
Attachment A: Annexation Area Context Map



Attachment B: City of Lompoc SOI Amendment Application Map to LAFCO in November 1998



ATTACHMENT 2



County of Santa Barbara Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

Steve Mason, Assistant Director

October 24, 2019

Mr. Brian Halvorson, Planning Manager
City of Lompoc
100 Civic Center Plaza
Lompoc, California 93436

Email: b_halvorson@ci.lompoc.ca.us

Re: City of Lompoc Bailey Avenue Sphere of Influence and Annexation Proposal, Planning and Development Response to City of Lompoc Response Letter

Dear Mr. Halvorson:

The purpose of this letter is to respond to your letter, dated August 26, 2019 (“Lompoc Letter”), in which you provided additional comments and requested a meeting regarding the City of Lompoc’s application to the Local Agency Formation Commission (LAFCO) for the proposed Bailey Avenue Sphere of Influence Change and Annexation. We appreciate the opportunity to provide additional comments and further clarify and support our original position on the proposal. This response letter reiterates the County’s policy positions, provides suggested actions that would address some of the issues raised in the City’s letter, and provides additional data and evidence to support the County’s policy positions, which were set forth in the County’s letter to you, dated September 28, 2018, and discussed at our meeting with you and LAFCO on October 1, 2018.

1. Previous Proposal

The current sphere of influence change and annexation proposal would convert a total of 135 acres of prime farmland in two separate areas along Bailey Avenue and construct 469 housing units consisting entirely of single-family dwellings. A similar, yet larger, Bailey Avenue area annexation proposal went before LAFCO in 1999 and was not approved. It is unclear how the present annexation proposal has changed to be consistent with County and LAFCO policies on preserving prime agriculture and open space and encouraging orderly urban development.

2. Agriculture and Agricultural Buffers

The County recognizes the City’s right and responsibility to establish land use policies governing agriculture and development. The intent of our September 28, 2018, was to inform the City and LAFCO how the annexation of a significant amount of prime agricultural land would be

inconsistent with agricultural resources protection policies adopted by the County. The County stands behind this policy consistency determination; indeed, many of the County's policies align with LAFCO's policies for the protection of agriculture and open space and—although the project does not have to comply with the County's policies—the project must comply with similar or identical LAFCO policies. For example, LAFCO's third policy "Encouraging Conservation of Prime Agricultural Lands and Open Space Areas," states that development shall be guided towards areas containing nonprime agricultural lands. In addition, LAFCO's first policy states that proposals that would conflict with the goals of maintaining agricultural lands in open space uses shall be discouraged. It appears that both County and LAFCO policies do not support the subject proposal because they discourage the conversion of agricultural lands, especially those with prime soils.

While the County does not support the sphere change and annexation, if the proposal moves forward, we would strongly advocate the use of agricultural buffers to minimize potential conflicts between agricultural and residential land uses. The proposed agricultural buffers would assist in minimizing land use conflict between the proposed residential development and some of the remaining agricultural lands in the County. Currently, it appears that these buffers are incomplete. Based on Attachment 6 to the City's response letter, it appears that these buffers are absent from the proposed annexation site on the northern boundary of Annexation Area B and southern boundary of Annexation Area A.

3. Housing

In general, the Lompoc Letter states that the purpose of the proposed sphere change and annexation is to provide additional housing, and that Lompoc is not meeting its Regional Housing Needs Allocation (RHNA). Additionally, the City states that property owners with lots zoned for high density housing are not submitting development proposals due to cost feasibility, and that it cannot build enough housing to meet its RHNA numbers through infill development alone. Our responses to this justification for the project are as follows.

Regional Housing Needs Allocation and Housing Capacity

The number of housing units assigned to Lompoc within the 2014-2022 Regional Housing Number Allocation (RHNA) Plan number is 525 housing units. According to Lompoc's Housing Element Annual Progress Report that captures progress through the end of 2018, the following percentages of housing units have been built for each of the income categories: 16.5% of very low, 3.5% of low, 44% of moderate, and 27% of above moderate housing for the 2014-2022 housing cycle.

There are abundant opportunities to provide housing within existing City limits that would protect prime farmland, reduce vehicle miles traveled (VMT), and meet the City's allocation and encourage housing that is consistent with land use policies. The City's 2014-2022 Housing Element stated approximately 1,800 units of housing capacity exists within the City, including approximately 1,100 entitled housing units. However, according to the Lompoc response letter, these entitled units, "are not anticipated to be built in the next 5+ years due to a number of market factors such as projects entitled during an inflated market (prior to recession), the potential need for costly redesign (to adjust to current market), and high utility infrastructure costs." The City's response letter also states that property owners and developers that own high-density zoned lots

are choosing not to pursue development proposals due to “market forces and cost feasibility of development.” The City could work with these property owners to address the issues that make their developments financially infeasible by creating development incentives (e.g., incentivize redesign, waive fees for permits or permit modifications, and/or work on minimizing utility costs). Further, it is not clear how the proposed annexation and housing development would produce housing that is different than these entitled lots and if these lots could be built in time to count for the current housing element cycle. In addition, the proposed annexation and housing development would likely do little to address the City’s RHNA categories with the lowest compliance percentages in the very low and low income categories. In a similar manner, the City could work with owners of high-density zoned lots and affordable housing providers to overcome cost feasibility barriers, to ensure that it meets the low and very low income RHNA categories. For example, increasing the allowed densities could stimulate development. To conclude, it appears that there are many opportunities to meet the housing needs of the City and its RHNA with existing infill development opportunities that avoid the need to convert prime farmland.

4. Jobs-Housing Imbalance

The County acknowledges that Lompoc is taking many steps to encourage employment opportunities that would address the jobs-housing imbalance. The jobs-to-housing ratio of 0.74 mentioned in the City’s response letter provided by the Santa Barbara County Association of Governments (SBCAG) is the same ratio cited in the Regional Housing Needs Allocation Plan dated July 2013. SBCAG’s 2019 Regional Growth Forecast 2050 projects Lompoc to grow by approximately 8,600 residents by 2050, a similar number as the City of Santa Barbara and about one quarter of the growth projected for Santa Maria. It also states that Lompoc’s projected housing capacity by 2050, based on modeling, is approximately 6,200 units, and its demand is projected to be approximately 4,500 units, leaving a surplus of approximately 1,700 housing units. Based on this analysis, it appears Lompoc will continue to have more housing stock than residents to fill it. Further, the County agrees that the statewide housing crisis is a critical problem that should involve all jurisdictions providing their share of housing. However, the State has also made reducing greenhouse gas emissions and vehicles miles traveled a priority. The US Census’ On the Map data portal provides data on the inflow and outflow of jobs for the City of Lompoc. (See Attachment 1.) Based on 2017 data, there appears to be twice as many residents who leave the City for work (12,424) as residents who work within the City (3,707) and non-residents who work in the City (3,793), combined. As a result, it appears more jobs are needed before additional housing units are justified.

5. Conclusion

To conclude, based on Planning and Development staff’s review of the proposal, the proposed sphere change and annexation are inconsistent with County and LAFCO policies intended to preserve agriculture. Opportunities to meet housing needs can be met by working with property owners of entitled and high-density zoned lands within the City to efficiently use viable development opportunities within existing City boundaries. The City can work with property owners to incentivize the development of entitled projects. Similarly, the City can work with owners of high-density zoned properties to incentivize the development of low-cost, high-density housing, where feasible. Additionally, the County understands significant efforts are being made

to encourage job growth in Lompoc. However, a substantial number of residents still commute to other areas for jobs. Developing housing units beyond its RHNA are likely to contribute to VMT and work against the goals set by SBCAG in its Regional Transportation Plan/Sustainable Communities Strategy and the County in its Energy and Climate Action Plan.

Thank you for the opportunity to provide comments on the response letter. If you have any questions or require further information, please contact me at (805) 568-2086 or Dan Klemann at (805) 568-2072.

Regards,



Lisa Plowman, Director
Planning & Development Department

Attachment 1: On the Map Inflow/Outflow for Primary Jobs City of Lompoc, U.S. Census Bureau

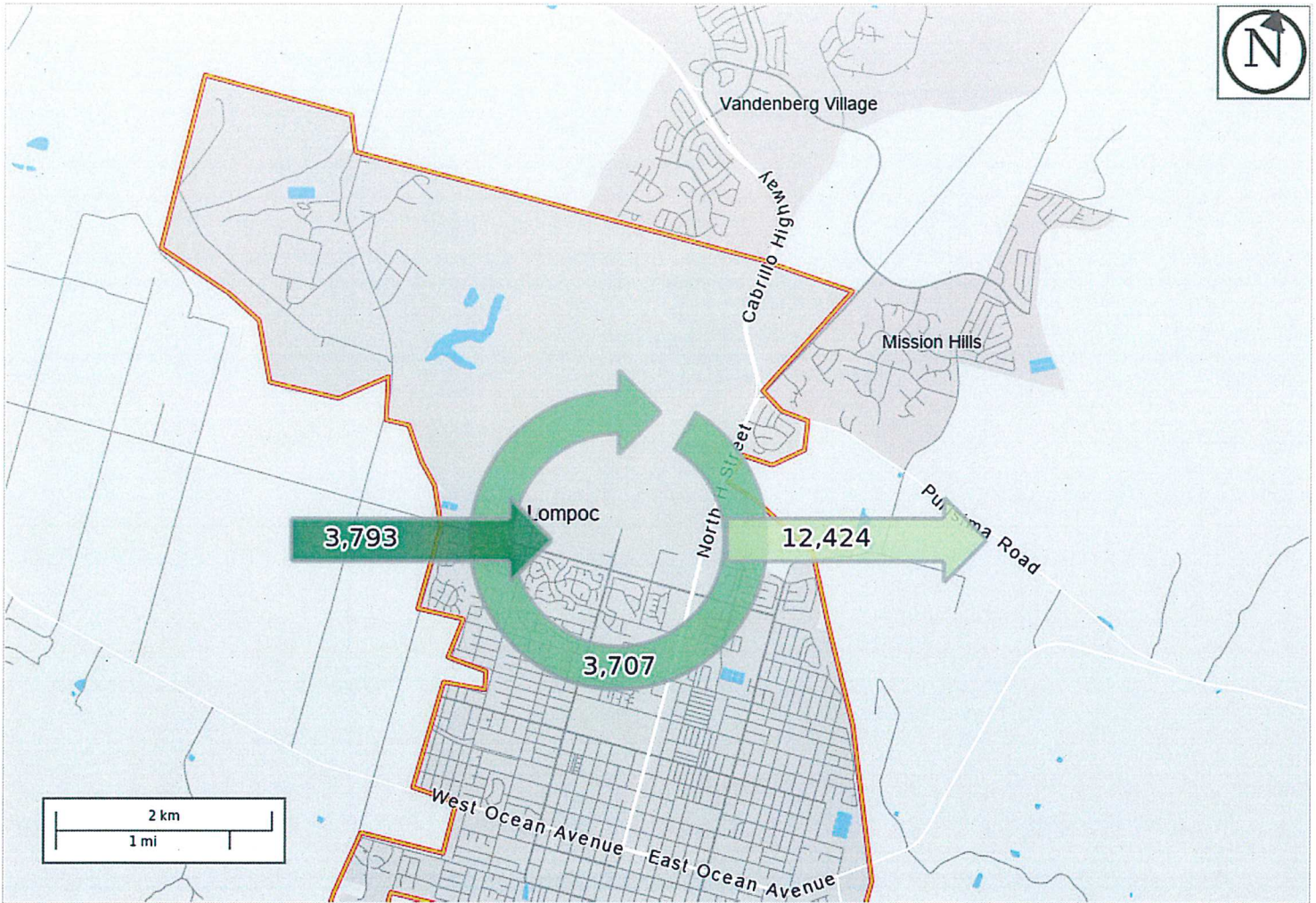
c: Paul Hood, Santa Barbara County LAFCO
Dan Klemann, Deputy Director, Long Range Planning Division
Whitney Wilkinson, Senior Planner, Planning and Development Department
City of Lompoc Mayor and City Council
Jim Throop, City Manager, City of Lompoc
Brad Wilkie, Utilities Director, City of Lompoc
Michael Luther, Public Works Director, City of Lompoc
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Dean Albro, Management Services Director, City of Lompoc
Dennis Bozanich, Deputy County Executive Officer, Santa Barbara County Executive Office
Lisa Plowman, Director, Planning and Development, County of Santa Barbara
Rachel Lipman, Fiscal and Policy Analyst, County Executive Office, County of Santa Barbara
Santa Barbara County Agricultural Commissioner's Office
File

Inflow/Outflow Report

Primary Jobs for All Workers in 2017

Created by the U.S. Census Bureau's OnTheMap <https://onthemap.ces.census.gov> on 10/16/2019

Inflow/Outflow Counts of Primary Jobs for Selection Area in 2017 All Workers



Map Legend

Selection Areas

- Analysis Selection

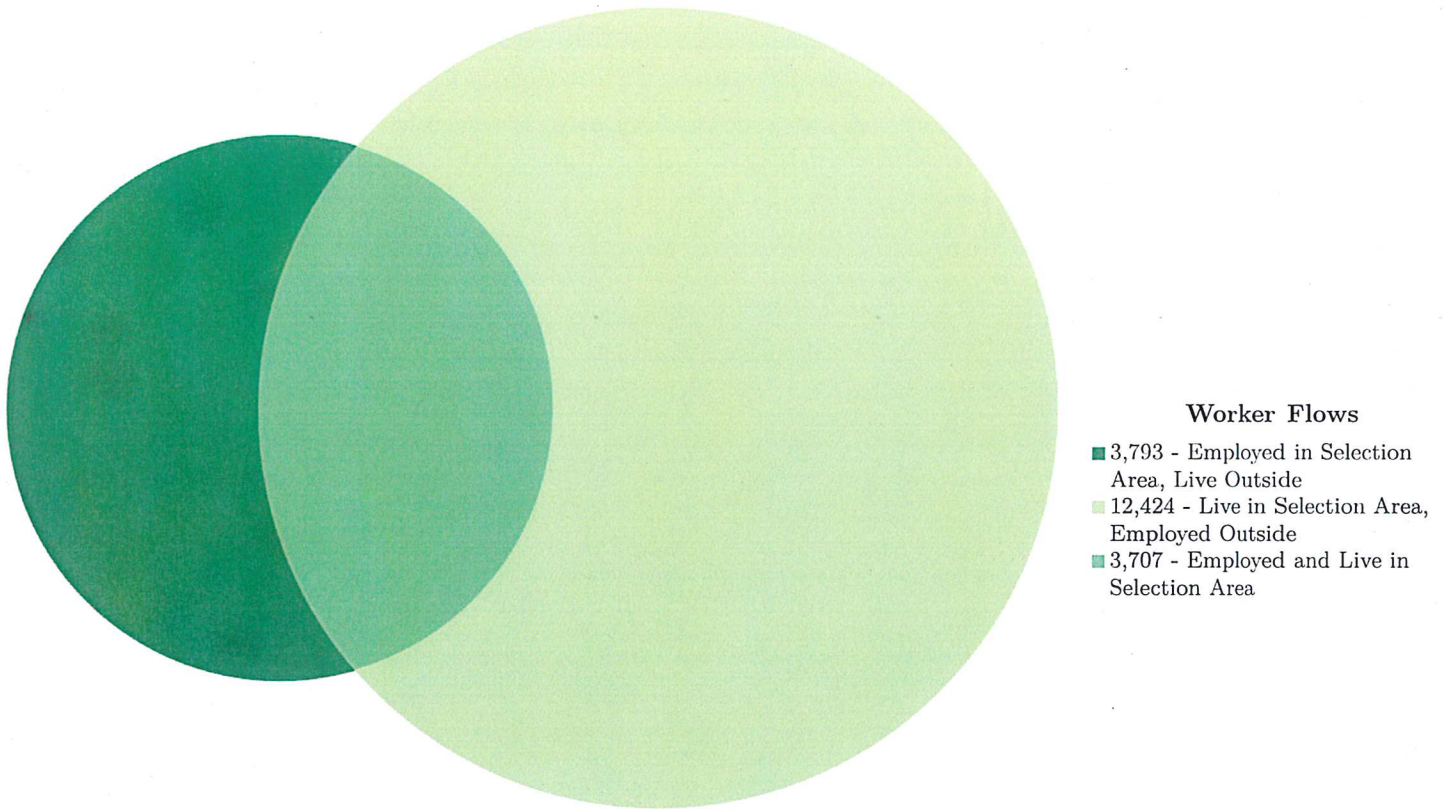
Inflow/Outflow

- Employed and Live in Selection Area
 - Employed in Selection Area, Live Outside
 - Live in Selection Area, Employed Outside
- Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.



Inflow/Outflow Counts of Primary Jobs for Selection Area in 2017

All Workers



Inflow/Outflow Counts of Primary Jobs for Selection Area in 2017

All Workers

Worker Totals and Flows	2017	
	Count	Share
Employed in the Selection Area	7,500	100.0
Employed in the Selection Area but Living Outside	3,793	50.6
Employed and Living in the Selection Area	3,707	49.4
Living in the Selection Area	16,131	100.0
Living in the Selection Area but Employed Outside	12,424	77.0
Living and Employed in the Selection Area	3,707	23.0

Additional Information

Analysis Settings

Analysis Type	Inflow/Outflow
Selection area as	N/A
Year(s)	2017
Job Type	Primary Jobs
Selection Area	Selection Area Freehand Drawing
Selected Census Blocks	946
Analysis Generation Date	10/16/2019 15:10 - OnTheMap 6.6
Code Revision	d7f8a300c9f4e458f61bc73d3099ca2cb8f8feaa
LODES Data Version	20170818

Data Sources

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2017).

Notes

1. Race, Ethnicity, Educational Attainment, and Sex statistics are beta release results and are not available before 2009.
2. Educational Attainment is only produced for workers aged 30 and over.
3. Firm Age and Firm Size statistics are beta release results for All Private jobs and are not available before 2011.
4. Data on Federal employment are not available after 2015.

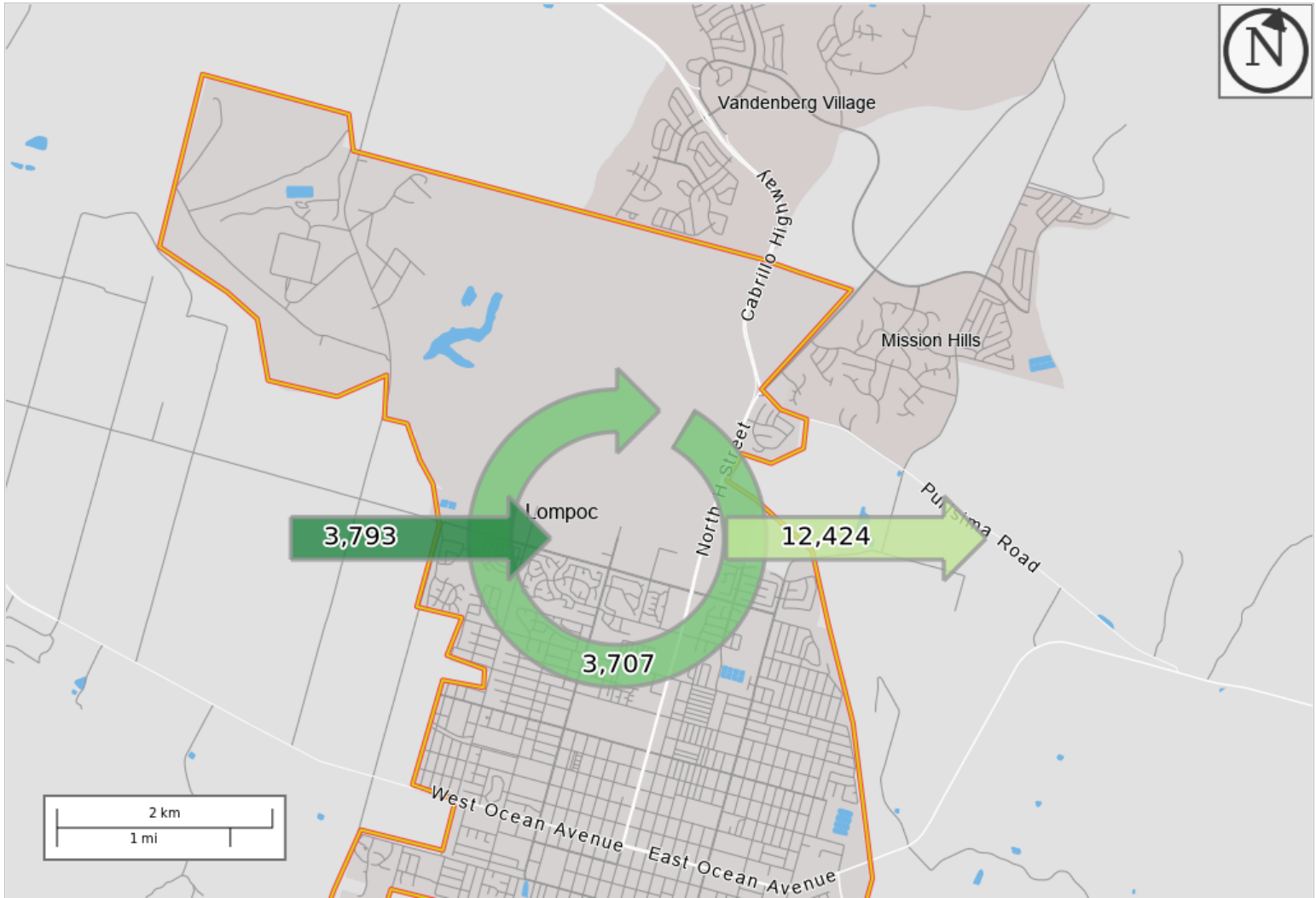
Inflow/Outflow Report

Primary Jobs for All Workers in 2017

Created by the U.S. Census Bureau's OnTheMap <https://onthemap.ces.census.gov> on 10/16/2019

Inflow/Outflow Counts of Primary Jobs for Selection Area in 2017

All Workers



Map Legend

Selection Areas

- Analysis Selection

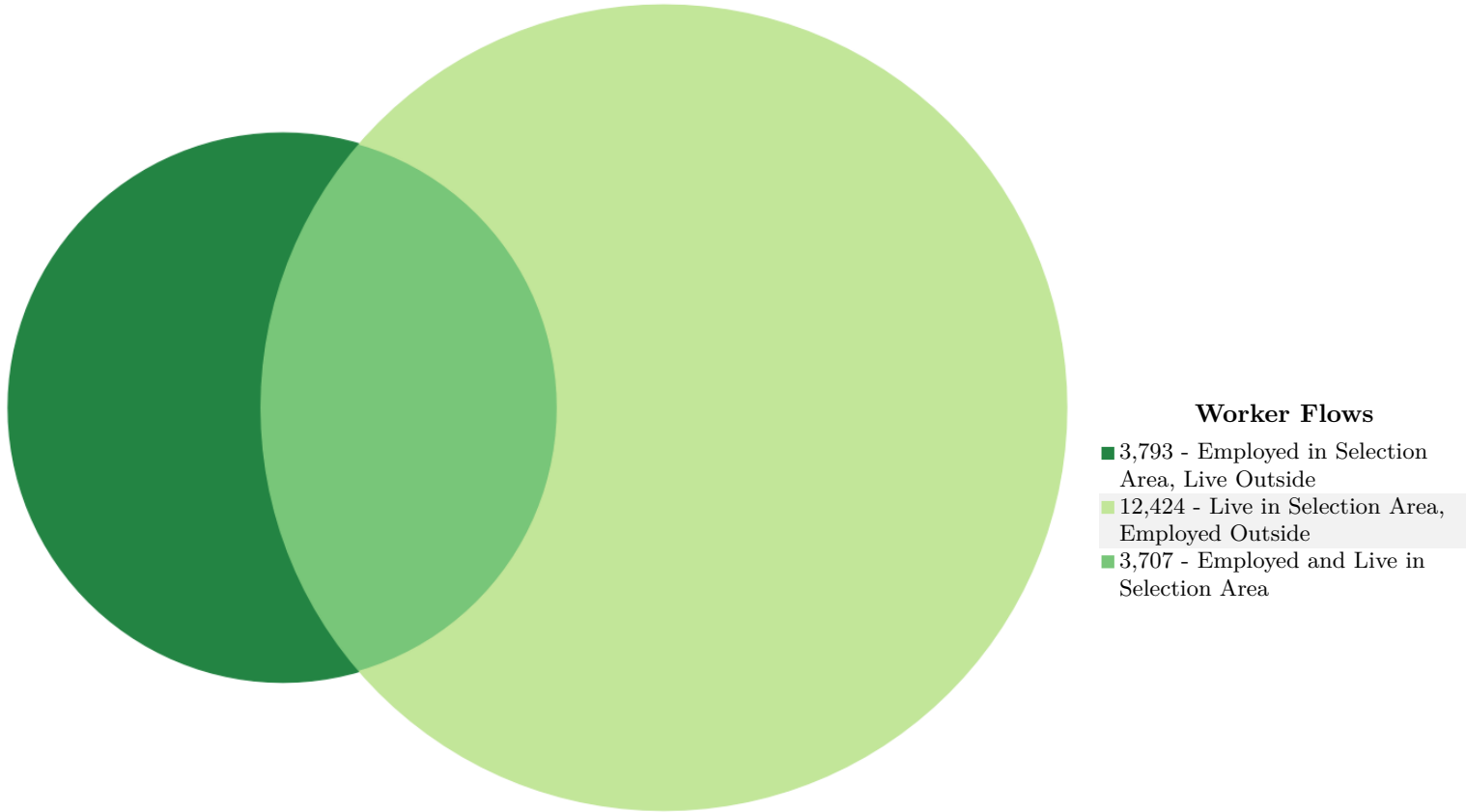
Inflow/Outflow

- Employed and Live in Selection Area
 - Employed in Selection Area, Live Outside
 - Live in Selection Area, Employed Outside
- Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.



Inflow/Outflow Counts of Primary Jobs for Selection Area in 2017

All Workers



Inflow/Outflow Counts of Primary Jobs for Selection Area in 2017

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Worker Totals and Flows	2017	
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Notes

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4. Data on Federal employment are not available after 2015.

ATTACHMENT 3



County of Santa Barbara Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

Steve Mason, Assistant Director

November 26, 2019

Mr. Paul Hood, Executive Officer
Santa Barbara Local Agency Formation Commission
105 East Anapamu Street, Room 407
Santa Barbara, California 93101

Email: lafco@sblafco.org

Re: City of Lompoc Bailey Avenue Sphere of Influence and Annexation Proposal

Dear Mr. Hood:

The purpose of this letter is to present the County's policy conflicts and concerns regarding the City of Lompoc's (City's) proposed Bailey Avenue Sphere of Influence (SOI) change and Annexation. (Figure 1).

The County has outlined the policy issues in previous letters addressed to the City in response to the City's SOI change and annexation proposal, dated September 28, 2018, and October 24, 2019, respectively (Attachment 1 and 2). A brief summary of these issues is provided below.

1. Agriculture

The current sphere of influence change and annexation proposal would convert a total of 135 acres of prime agricultural land to residential uses in two separate areas along Bailey Avenue. The conversion of a significant amount of prime agricultural land would be inconsistent with agricultural resources protection policies adopted by the County in the Comprehensive Plan. In addition, the County's policies align with the Local Agency Formation Commission's (LAFCO's) policies for the protection of agriculture and open space. LAFCO's policies specifically guide development toward nonprime agricultural land and discourage proposals that would conflict with the goals of maintaining agricultural lands in open space uses.

2. Housing

The City of Lompoc's position is that the proposed sphere change and annexation will provide additional needed housing, and that Lompoc is not meeting its Regional Housing Needs Allocation (RHNA). Additionally, the City has stated that property owners with lots zoned for high density housing are not submitting development proposals due to cost feasibility, and that it cannot build enough housing to meet its RHNA numbers through infill development alone. In the County's response letter, the County suggested the City work with property owners to incentivize the

development of stalled entitled projects, and work with owners of high density-zoned properties to incentivize the development of low-cost, high-density housing, within existing City boundaries. Lastly, the approved Burton Ranch and River Terrace developments will bring over 700 new residential units to the City once they are developed.

3. Jobs-Housing Imbalance and VMT

The County and other jurisdictions in the region are developing policies and implementing measures to reduce Vehicles Miles Traveled (VMT), consistent with State mandates to reduce VMT. Land use decisions and transportation planning that reduce VMT are primary goals set forth in the County's Energy and Climate Action Plan and is a regional goal outlined in the Santa Barbara County Association of Government's (SBCAG) Regional Transportation Plan and Sustainable Communities Strategy. Based on U.S. Census and other survey data, a substantial number of Lompoc residents still commute to other areas for jobs. The SOI change and annexation proposal would result in development beyond the City's housing needs based on the number of jobs in the area and therefore would work against the goals set by the State, County, and SBCAG, by exacerbating VMT.

4. Conclusion

Based on Planning and Development staff's review of the proposal, the Department believes that the proposed sphere change and annexation's conversion of prime agricultural land to residential uses is inconsistent with County and LAFCO policies. In addition, the proposed housing cannot be justified by the City's RHNA as there are approximately 1,100 entitled units that can be developed to support the City's housing needs. Finally, the proposed single-family residential development in an area that lacks sufficient job opportunities risks increasing VMT and is antithetical to the goals and policies developed to reduce it.

If you have any questions or require further information, please contact me at (805) 568-2086 or Dan Klemann at (805) 568-2072.

Regards,



Lisa Plowman, Director
Planning & Development Department

Attachment 1: County Comment Letter on City of Lompoc Bailed Avenue Proposal, dated September 28, 2018

Attachment 2: County Response Letter to Lompoc Comment Response Letter, dated October 24, 2019

c: Paul Hood, Santa Barbara County LAFCO
Dan Klemann, Deputy Director, Long Range Planning Division
Whitney Wilkinson, Senior Planner, Planning and Development Department
City of Lompoc Mayor and City Council

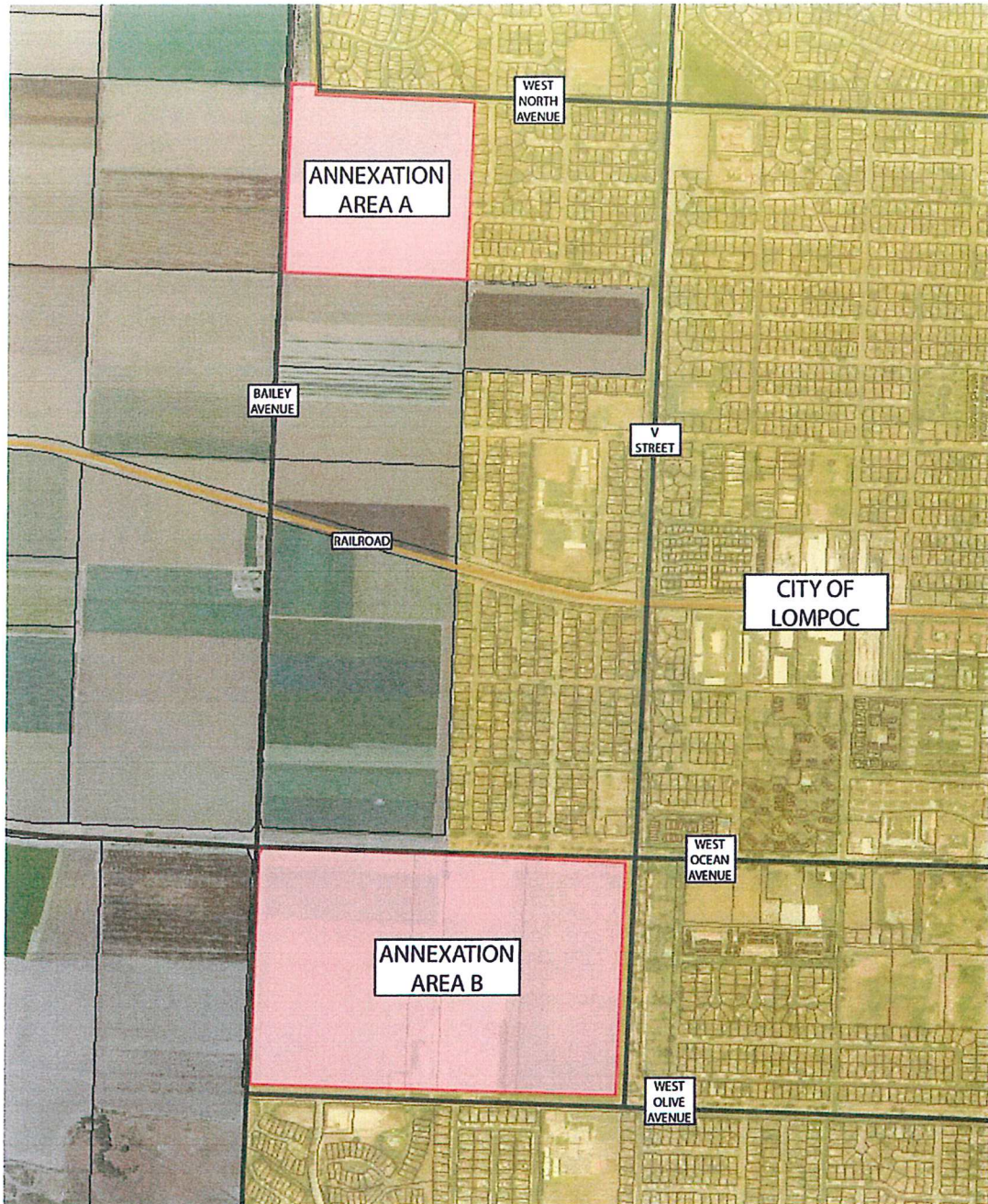
Mr. Paul Hood
November 26, 2019
Page 3 of 3

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Santa Barbara County Agricultural Commissioner's Office
File

FIGURE 1.

City of Lompoc Bailey Avenue SOI and Annexation Proposal
Long Range Planning Division Preliminary Analysis
September 28, 2018
Page 9 of 10

Attachment A: Annexation Area Context Map



Attachment 1



COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
LONG RANGE PLANNING
MEMORANDUM

Date: September 28, 2018

To: Brian Halvorson, Planning Manager
City of Lompoc

From: Dan Klemann, Deputy Director ✱
Long Range Planning Division

Subject: City of Lompoc Bailey Avenue Sphere of Influence and Annexation Proposal,
Long Range Planning Division Informal Review – Preliminary Comments

Long Range Planning Division staff prepared the following preliminary comments on the City of Lompoc's Bailey Avenue Sphere of Influence and Annexation Proposal at your request to help facilitate our upcoming meeting on October 1, 2018. Our preliminary comments are based upon the City's "Bailey Avenue Annexation Fiscal Impact Analysis" report (June 2017). At this time, the City has not submitted a formal application for the proposed project to the Santa Barbara Local Agency Formation Commission (LAFCO). The County will provide an official, comprehensive review of the proposed project after the City submits an application to LAFCO. In the meantime, Long Range Planning Division staff welcomes any new information the City wishes to provide that further clarifies the project description and/or might alter the preliminary comments in this memorandum.

Subject Properties

Annexation Area A (Bailey Property): APN 093-070-065, (No Address) W. North Avenue.

Annexation Area B (Bodger Property): APN 093-111-007, 1859 W. Olive Avenue; APN 093-111-008, No Address W. Olive Avenue; APN 093-111-009, 1851 W. Olive Ave; APN 093-111-010, (No Address) W. Olive Avenue; APN 093-111-011, 1851 W. Olive Ave; APN 093-111-012, (No Address) W. Olive Avenue.

Site Description

Annexation Area A is a 37.74-acre assessor's parcel in unincorporated Santa Barbara County. The parcel is designated as Rural and Agricultural Commercial in the County Comprehensive Plan [Land Use Map](#) and designated as AG-II-100 (minimum gross lot area of 100 acres) in the Land Use and Development Code (LUDC) [Zoning Map](#). The parcel currently supports irrigated crops, contains no structures, and the north and east sides of the parcel adjoin the City of Lompoc's SOI. The parcel is adjoined by single-family residential development to the north and east, and agricultural land to the south and west. (See Attachment A.)

Annexation Area B consists of six contiguous assessor's parcels totaling 97.51 acres in unincorporated Santa Barbara County. The parcels are all designated as Rural and AG-II in the County Comprehensive Plan [Land Use Map](#) and AG-II-40 (minimum gross lot area of 40 acres) in the LUDC [Zoning Map](#). The current land uses on the parcels include flowers, irrigated field crops, maintenance facilities, storage sheds, greenhouses, and residences. The parcels are bordered to the west and northeast by agricultural land, and residential development to the northeast, east, and south. (See Attachment A.)

The California Department of Conservation map of the [Santa Barbara County Important Farmland 2016](#) designates both annexation areas as Prime Farmland. Together the annexation areas comprise approximately 0.2% of the approximately 66,969 acres of Prime Farmland in Santa Barbara County (2016 Important Farmland data, California Department of Conservation). The parcels are not currently subject to a Williamson Act agricultural preserve contract.

The City has not provided any documentation regarding the legal status of the subject parcels. The application to LAFCO should demonstrate how many legal lots exist within Areas A and B.

Proposed Project

The proposed project expands the City's SOI to include Areas A and B and annexes both areas to the City of Lompoc. The City then intends to process a general plan amendment and rezone for both areas to allow for subdivision and subsequent residential development. Specifically, the City would rezone Area A to permit 87 single-family units on 32.1 acres, with the remaining 4.2 acres as an open space/agricultural buffer. The City would rezone Annexation Area B to permit 382 single-family units on 86.2 acres, with the remaining 9.7 acres as an open space/agricultural buffer.

LAFCO Project History

The City of Lompoc submitted an application to LAFCO for a SOI amendment in November 1998. The application included the 272-acre "Bailey Avenue Corridor" as one of four proposed SOI expansion areas. The Bailey Avenue Corridor included Annexation Areas A and B as well as the properties between Annexation Areas A and B, which totaled approximately 138 acres. (See Attachment B.)

LAFCO staff recommended that LAFCO deny the inclusion of the Bailey Avenue Corridor within the City's SOI in its December 2, 1998, report to LAFCO. LAFCO staff cited sections 56377 and 56300 of the California Government Code that guide development away from prime agricultural land, and toward existing vacant or nonprime agricultural lands that exist within the jurisdiction of a local agency. LAFCO subsequently denied the City's request to include the Bailey Avenue Corridor in the City's SOI on March 11, 1999.

Preliminary Policy Consistency

Relevant County Comprehensive Plan policies are presented below, with a policy consistency analysis following each topic. Although the project would provide certain benefits to the City of Lompoc (e.g., increased housing stock and increased property tax revenue), staff's preliminary analysis revealed that the proposed project appears to be inconsistent with the policies set forth below. Related topics follow this policy consistency section.

Agricultural Element

The County Comprehensive Plan Agricultural Element includes the following goals and policies intended to conserve and protect agricultural resources:

- **GOAL I.** Santa Barbara County shall assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara County. Agriculture shall be encouraged. Where conditions allow, (taking into account environmental impacts) expansion and intensification shall be supported.
 - **Policy I.F.** The quality and availability of water, air, and soil resources shall be protected through provisions including but not limited to, the stability of Urban/Rural Boundary Lines, maintenance of buffer areas around agricultural areas, and the promotion of conservation practices.

The proposed project would establish buffers between new residential development and adjacent agricultural areas. However, it would also alter the Urban/Rural boundary and convert soil and agricultural land to residential uses. Therefore, the proposed project appears to be consistent with one, but not all, aspects of Policy I.F.

- **GOAL II.** Agricultural lands shall be protected from adverse urban influence.
 - **Policy II.C.** Santa Barbara County shall discourage the extension by the Local Agency Formation Commission (LAFCO) of urban spheres of influence into productive agricultural lands designated Agriculture II (A-II) or Commercial Agriculture (AC) under the Comprehensive Plan.
 - **Policy II.D.** Conversion of highly productive agricultural lands, whether urban or rural, shall be discouraged. The County shall support programs which encourage the retention of highly productive agricultural lands.

The SOI boundary change and annexation would extend the City's SOI into agricultural lands and convert approximately 135 acres of productive agricultural land to residential uses. Policies II.C. and II.D discourage both of these results.

- **Policy III.A.** Expansion of urban development into active agricultural areas outside of urban limits is to be discouraged, as long as infill development is available.

The City of Lompoc's Housing Element has identified available land within the city that is suitable for new residential infill development. (See the discussion in the Regional Housing Needs Allocation section, below.) Therefore, the proposed project does not appear to be consistent with Policy III.A.

Land Use Element

The County Comprehensive Plan Land Use Element includes the following regional goal intended to focus development:

Urbanization: In order for the County to sustain a healthy economy in the urbanized areas and to allow for growth within its resources and within its ability to pay for

necessary services, the County shall encourage infill, prevent scattered urban development, and encourage a balance between housing and jobs.

Annexation Areas A and B are contiguous to existing residential development. Therefore, the proposed project would not create “leapfrog” or scattered development separate from existing urbanized areas. However, the project does not promote infill on existing sites within the city. The proposed project would provide significant new housing, but new residents would have to commute relatively long distances (e.g., Santa Barbara, San Luis Obispo) to work and, as a result, the project does not encourage a balance between housing and jobs. (See 2040 RTP/SCS Section, below.) Therefore, the proposed project appears to be consistent with some, but not all, aspects of this Land Use Element goal.

The County Comprehensive Plan Land Use Element, Section V (Area/Community Goals) also contains the following land use goals for the Lompoc area:

The unique character of the area should be protected and enhanced with particular emphasis on protection of agricultural lands, grazing lands, and natural amenities.

Residential, commercial and industrial growth should be confined to urban areas.

Urbanization should remain within the City of Lompoc and designated urban portions of the Vandenberg Village/Mission Hills/Mesa Oaks areas.

Prime agricultural lands should be preserved for agricultural use only. Preservation of lesser grades of presently producing or potential agricultural land should be actively encouraged.

Both annexation areas are designated as Prime Farmland and used for agriculture. They are also designated as Rural. The proposed project would allow urbanization outside of the City of Lompoc and outside of designated Urban Areas. As a result, the proposed project does not appear to be consistent with these four Land Use Element Lompoc area goals.

Other Issues Considered

Demonstrated Housing Need

Additional housing is needed across the entire county. Between 2010 and 2040, the county-wide population is expected to increase by 23 percent (SBCAG Regional Growth Forecast, 2010-2040). The City is expected to add 5,631 new residents and 1,971 new households during the same timeframe.

The proposed project would develop two relatively large parcels. Up to 476 residential units could be constructed now on the 149-acre Burton Ranch site (Burton Ranch Specific Plan, February 2006). No other similarly large, vacant, residentially zoned parcels appear to exist within the City of Lompoc (based on a cursory survey of current aerial photography and the City’s February 16, 2018, Zoning Map). However, there were 152 acres of vacant land (36 vacant parcels) zoned for low-density residential use as of September 2014 (City of Lompoc Final Housing Element Update, September 2014). Up to 564 residential units could be developed on those 36 vacant parcels.

Although the City's goals might be to provide housing at the proposed density and consisting of the type of housing stock that the proposed project would provide, more housing is also possible if the City rezoned lands within the existing City SOI to a higher density. Therefore, instead of two large residential developments, the City could permit smaller, but more numerous, housing projects within city boundaries to obtain the same number of new residences as proposed under this project.

Section 8 (Future Housing Needs) of the City of Lompoc's Housing Element states:

... the City has been assigned a total of 525 dwellings as its total RHNA goal. This target compares favorably to the hypothetical development capacity of 1,831 units above the current baseline... (Section 8.8, Page 113). [underline added for emphasis]

... the City has an adequate land inventory to address its projected housing needs. This means that no additional property must be rezoned or intensified in order to meet the City's assigned share of regional housing needs. (Section 8.1, Page 91). [underline added for emphasis]

The City of Lompoc's 2014-2022 RHNA totals 525 units, and their Housing Element land inventory shows they have the capacity to accommodate 1,831 dwelling units on vacant or underutilized sites. California Department of Housing and Community Development RHNA progress reports show the City has permitted 48 units as of the last annual progress report in 2017. California Department of Housing and Community Development RHNA progress reports show the City has permitted 48 units as of December 2017. According to the City's Housing Element, the City can accommodate 1,783 additional residences without rezoning or annexing new lands. However, if the City has additional information to demonstrate the need for this annexation, County staff encourages City staff to provide the information for further consideration of this matter.

2040 Regional Transportation Plan / Sustainable Communities Plan (RTP/SCS) Conformance

The Santa Barbara County Association of Governments (SBCAG) serves as the Regional Transportation Planning Agency (RTPA) for the County of Santa Barbara and is responsible for coordinating regional development in order to reduce greenhouse gas emissions and other transportation issues. The RTP/SCS' Goal 1 and Policy 1.1 state (in pertinent part):

Goal 1, ENVIRONMENT: Foster patterns of growth, development, and transportation that protect natural resources and lead to a healthy environment.

Policy 1.1 Land Use: The planning, construction, and operation of transportation facilities shall be coordinated with local land use planning and should encourage local agencies to:

- Make land use decisions that adequately address regional transportation issues and are consistent with the RTP-SCS.
- Promote a better balance of jobs and housing to reduce long-distance commuting by means of traditional land use zoning, infill development, and other, unconventional land use tools ...
- Preserve open space, agricultural land, and areas of special biological value.

Additionally, the City of Lompoc's General Plan Conservation and Open Space Element states:

Policy 9.1 The City shall participate in regional planning efforts with the SBCAG 2040 Regional Transportation Plan and the SBCAPCD to reduce basin-wide GHG emissions in compliance with AB 32 and SB 375.

The proposed project appears to conflict with Goal 1 and Policy 1.1 of the 2040 RTP/SCS Strategy because prime farmland would be converted to low-density residential housing. According to 2010 U.S. Census data, more than 11,000 residents of Lompoc commute out of the City for work, and therefore, the proposed low-density housing would exacerbate the existing jobs-housing imbalance between the Lompoc area and the rest of Santa Barbara County. The proposed project would not reduce long-distance commuting or provide transit-oriented development. The proposed project appears to conflict with the City's General Plan policy of cooperation with SBCAG plans and policies to reduce greenhouse gas emissions.

Environmental Review

The City of Lompoc General Plan Update Final Environmental Impact Report (EIR) (January 2010) serves as a programmatic EIR for the project area, with the Final EIR Addendum #3 (December 2016) serving as an additional programmatic level environmental analysis of the project sites.

The City of Lompoc General Plan Update Final EIR identifies Annexation Areas A and B as part of a Bailey Avenue "Expansion Area." The EIR identified significant and unavoidable impacts related to agricultural conversion of Annexation Areas A and B because of the loss of prime soils and important farmland. (See Impact LU-3 in the General Plan Update EIR, page ES-18.)

The City proposed to establish a Purchase of Agricultural Conservation Easements (PACE) program as mitigation for significant impacts to agricultural resources. On- or off-site agricultural conservation easements are to be purchased or established at a ratio of 1:1 (acreage conserved: acreage impacted). However, the General Plan Update EIR (as modified pursuant to the adopted Addenda to the EIR) states that agricultural impacts would remain significant and unavoidable (Page ES-18).

As discussed above, the City of Lompoc does not seem to have a demonstrated need for this annexation, as their Housing Element states that they have adequate capacity to meet their RHNA. Therefore, the impacts to agricultural resources involving the conversion of prime soils could be avoided by utilizing existing areas within the city to provide the needed housing.

Transportation and Greenhouse Gas Emissions

SB 743 - Vehicle Miles Travelled

The September 27, 2013, passage of Senate Bill (SB) 743 led the shift from Level of Service (LOS) roadway capacity measurements to Vehicle Miles Travelled (VMT). The LOS method primarily measures automobile congestion at intersections to measure project impacts. However, VMT is a more holistic assessment method and takes into account the total impacts from prioritization of certain transportation modes, project sites, and housing density. The traffic analysis prepared by the City for the SOI boundary change and annexation request (EIR

Addendum #3) only considers LOS. Due to the location and type of land use planned at this project site, VMT analysis, in accordance with SB 743, should be performed to understand the full range of potential transportation and circulation impacts.

County of Santa Barbara Energy and Climate Action Plan and Circulation Element

Emissions from transportation accounted for 38% of the County's 2016 greenhouse gas emissions. The County's 2015 Energy and Climate Action Plan (Page 4-11) goal is to reduce VMT (and thereby reduce greenhouse gas emissions) regionally:

Goal: Decrease the overall use of combustion engine vehicles and the number of single passenger vehicle trips.

- Transportation is the largest contributor of GHG emissions in the county. Transportation emissions can be reduced through three basic approaches:
 - o c. Decreasing the amount of VMT.

The City of Lompoc and Annexation Areas A and B are located in a portion of Santa Barbara County that offers relatively limited employment opportunities. For example, 2015 US Census data show that 7,994 people are employed in the City of Lompoc. However, 11,791 people that live in the City of Lompoc commute to work sites located in Santa Barbara, Santa Maria, and other communities.

The proposed project would add 469 households to the City of Lompoc, but it would not add new long-term employment opportunities. As a result, most new residents would likely commute to jobs in other communities. Consequently, the project would increase VMT and not improve the existing jobs-housing imbalance. These outcomes contrast with the County's Energy and Climate Action Plan goal of reducing VMT. Of course, this analysis may change if the City can provide alternative data to demonstrate new and expanding employment opportunities in the city and region.

Additionally, the County is embarking upon an update to the County Comprehensive Plan Circulation Element. A major goal of the project will be to reduce VMT within the county. The proposed conversion of agricultural land to low-density residential development would increase VMT and, therefore, the proposed project appears incompatible with the County's VMT and greenhouse gas emission reduction goals.

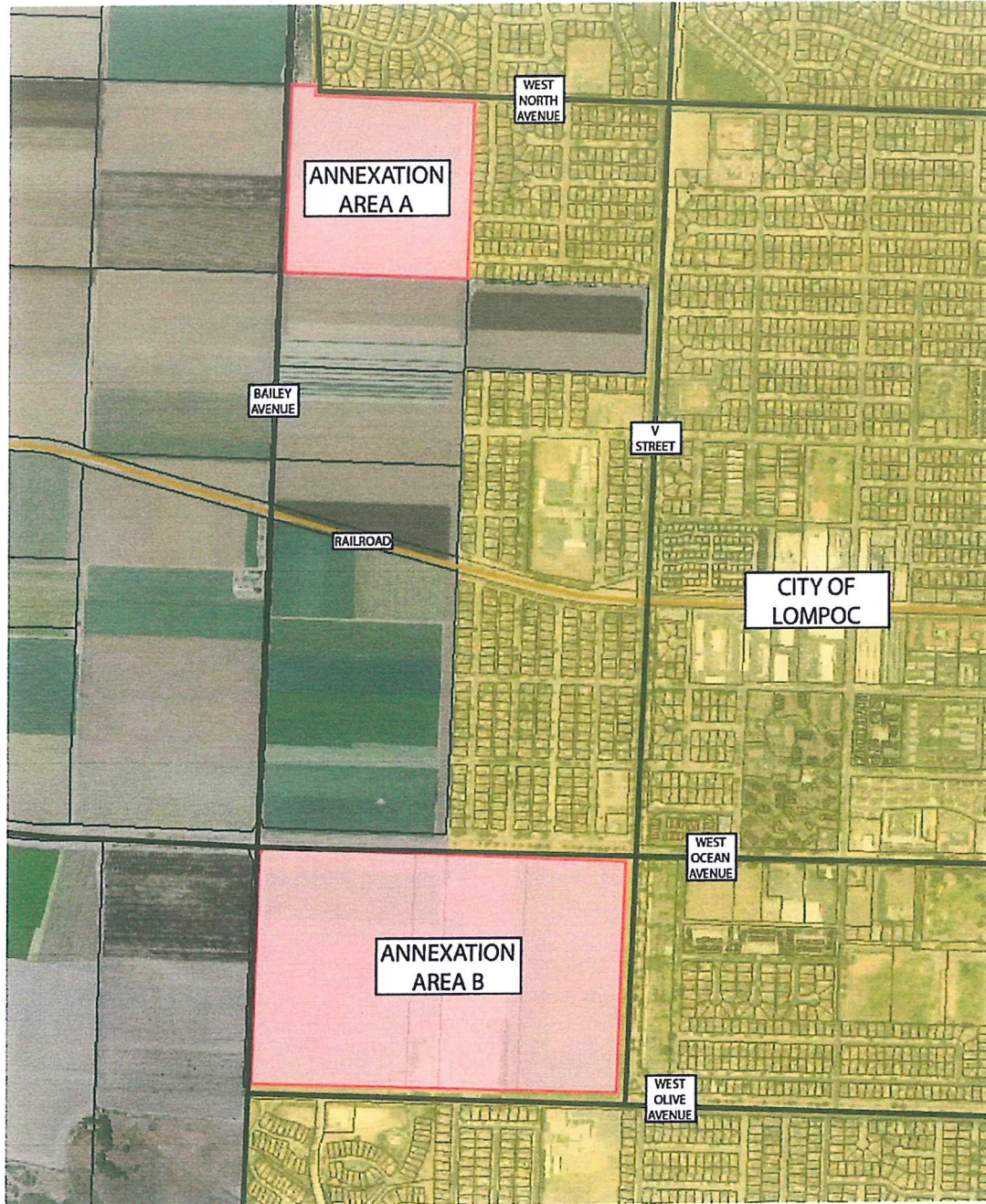
Conclusion

It appears that the proposed project would not comply with certain State, regional and local planning goals and policies; however, additional information might clarify the project description and demonstrate compliance with the goals and policies discussed above. More specifically, additional information is warranted regarding the following: (1) the demonstrated need for this project given the City's apparent capacity to accommodate its housing needs within the existing City SOI; and (2) how the project will reduce VMTs and, consequently, greenhouse gas emissions.

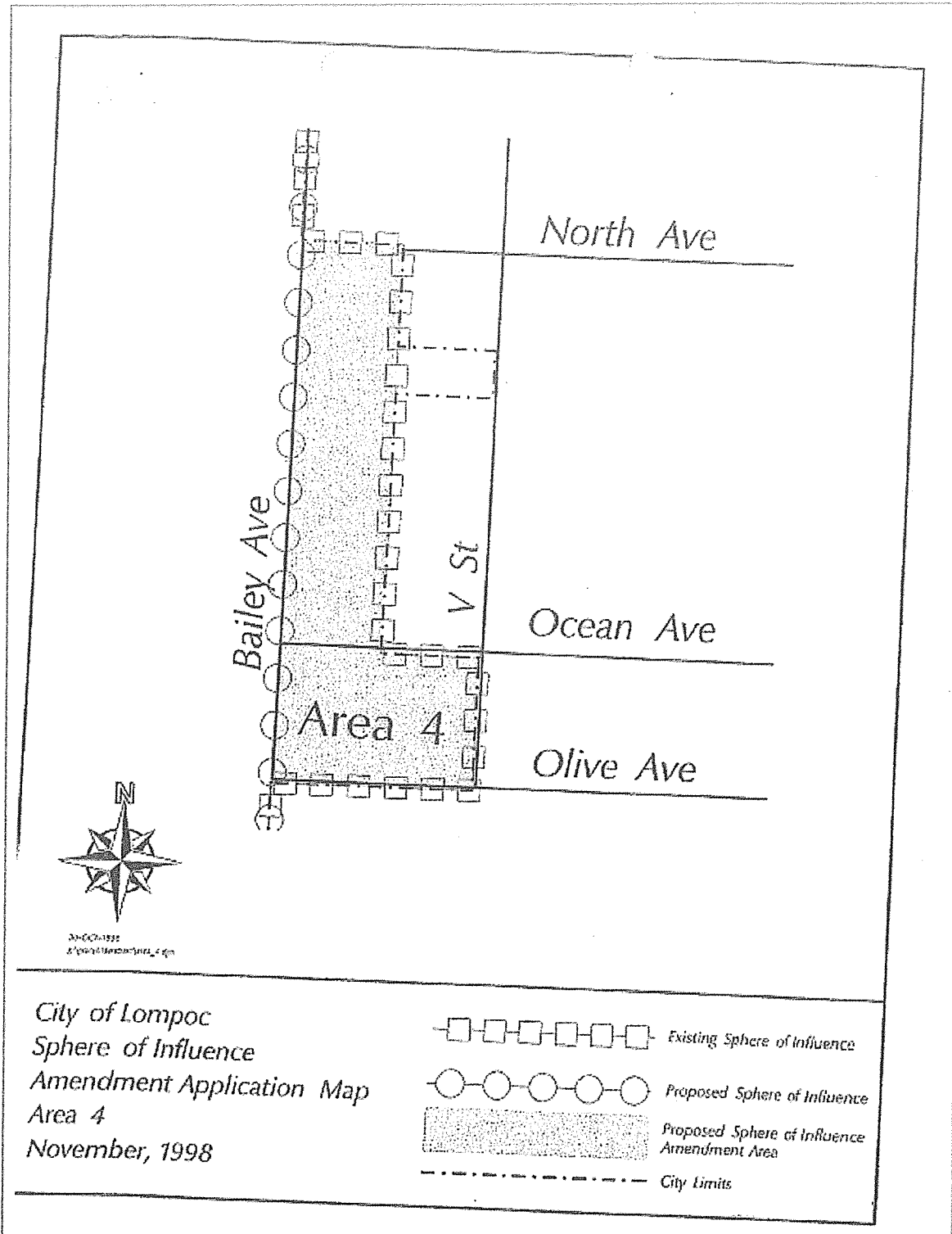
cc Jeff Frapwell, Assistant County Executive Officer, Santa Barbara County Executive Office
Dennis Bozanich, Deputy County Executive Officer, Santa Barbara County Executive Office
Dianne Black, Director, Planning and Development, County of Santa Barbara
Rachel Lipman, Fiscal and Policy Analyst, County Executive Office, County of Santa Barbara
Allen Bell, Supervising Planner, Planning and Development, County of Santa Barbara
Selena Evilsizor, Senior Planner, Planning and Development, County of Santa Barbara
Paul Hood, Executive Officer, Santa Barbara LAFCO
Jim Throop, City Manager, City of Lompoc
Teresa Gallavan, Assistant City Manager, City of Lompoc
Kevin McCune, Public Works Director, City of Lompoc
Brad Wilkie, Finance Director, City of Lompoc
Michael Luther, Assistant Public Works Director/City Engineer, City of Lompoc

G:\GROUP\COMP\Resp. Agency Review\LAFCO\2018 Reportbacks\Bailey Avenue SOI change

Attachment A: Annexation Area Context Map



Attachment B: City of Lompoc SOI Amendment Application Map to LAFCO in November 1998



Attachment 2



County of Santa Barbara Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

Steve Mason, Assistant Director

October 24, 2019

Mr. Brian Halvorson, Planning Manager
City of Lompoc
100 Civic Center Plaza
Lompoc, California 93436

Email: b_halvorson@ci.lompoc.ca.us

Re: City of Lompoc Bailey Avenue Sphere of Influence and Annexation Proposal, Planning and Development Response to City of Lompoc Response Letter

Dear Mr. Halvorson:

The purpose of this letter is to respond to your letter, dated August 26, 2019 (“Lompoc Letter”), in which you provided additional comments and requested a meeting regarding the City of Lompoc’s application to the Local Agency Formation Commission (LAFCO) for the proposed Bailey Avenue Sphere of Influence Change and Annexation. We appreciate the opportunity to provide additional comments and further clarify and support our original position on the proposal. This response letter reiterates the County’s policy positions, provides suggested actions that would address some of the issues raised in the City’s letter, and provides additional data and evidence to support the County’s policy positions, which were set forth in the County’s letter to you, dated September 28, 2018, and discussed at our meeting with you and LAFCO on October 1, 2018.

1. Previous Proposal

The current sphere of influence change and annexation proposal would convert a total of 135 acres of prime farmland in two separate areas along Bailey Avenue and construct 469 housing units consisting entirely of single-family dwellings. A similar, yet larger, Bailey Avenue area annexation proposal went before LAFCO in 1999 and was not approved. It is unclear how the present annexation proposal has changed to be consistent with County and LAFCO policies on preserving prime agriculture and open space and encouraging orderly urban development.

2. Agriculture and Agricultural Buffers

The County recognizes the City’s right and responsibility to establish land use policies governing agriculture and development. The intent of our September 28, 2018, was to inform the City and LAFCO how the annexation of a significant amount of prime agricultural land would be

inconsistent with agricultural resources protection policies adopted by the County. The County stands behind this policy consistency determination; indeed, many of the County's policies align with LAFCO's policies for the protection of agriculture and open space and—although the project does not have to comply with the County's policies—the project must comply with similar or identical LAFCO policies. For example, LAFCO's third policy "Encouraging Conservation of Prime Agricultural Lands and Open Space Areas," states that development shall be guided towards areas containing nonprime agricultural lands. In addition, LAFCO's first policy states that proposals that would conflict with the goals of maintaining agricultural lands in open space uses shall be discouraged. It appears that both County and LAFCO policies do not support the subject proposal because they discourage the conversion of agricultural lands, especially those with prime soils.

While the County does not support the sphere change and annexation, if the proposal moves forward, we would strongly advocate the use of agricultural buffers to minimize potential conflicts between agricultural and residential land uses. The proposed agricultural buffers would assist in minimizing land use conflict between the proposed residential development and some of the remaining agricultural lands in the County. Currently, it appears that these buffers are incomplete. Based on Attachment 6 to the City's response letter, it appears that these buffers are absent from the proposed annexation site on the northern boundary of Annexation Area B and southern boundary of Annexation Area A.

3. Housing

In general, the Lompoc Letter states that the purpose of the proposed sphere change and annexation is to provide additional housing, and that Lompoc is not meeting its Regional Housing Needs Allocation (RHNA). Additionally, the City states that property owners with lots zoned for high density housing are not submitting development proposals due to cost feasibility, and that it cannot build enough housing to meet its RHNA numbers through infill development alone. Our responses to this justification for the project are as follows.

Regional Housing Needs Allocation and Housing Capacity

The number of housing units assigned to Lompoc within the 2014-2022 Regional Housing Number Allocation (RHNA) Plan number is 525 housing units. According to Lompoc's Housing Element Annual Progress Report that captures progress through the end of 2018, the following percentages of housing units have been built for each of the income categories: 16.5% of very low, 3.5% of low, 44% of moderate, and 27% of above moderate housing for the 2014-2022 housing cycle.

There are abundant opportunities to provide housing within existing City limits that would protect prime farmland, reduce vehicle miles traveled (VMT), and meet the City's allocation and encourage housing that is consistent with land use policies. The City's 2014-2022 Housing Element stated approximately 1,800 units of housing capacity exists within the City, including approximately 1,100 entitled housing units. However, according to the Lompoc response letter, these entitled units, "are not anticipated to be built in the next 5+ years due to a number of market factors such as projects entitled during an inflated market (prior to recession), the potential need for costly redesign (to adjust to current market), and high utility infrastructure costs." The City's response letter also states that property owners and developers that own high-density zoned lots

are choosing not to pursue development proposals due to “market forces and cost feasibility of development.” The City could work with these property owners to address the issues that make their developments financially infeasible by creating development incentives (e.g., incentivize redesign, waive fees for permits or permit modifications, and/or work on minimizing utility costs). Further, it is not clear how the proposed annexation and housing development would produce housing that is different than these entitled lots and if these lots could be built in time to count for the current housing element cycle. In addition, the proposed annexation and housing development would likely do little to address the City’s RHNA categories with the lowest compliance percentages in the very low and low income categories. In a similar manner, the City could work with owners of high-density zoned lots and affordable housing providers to overcome cost feasibility barriers, to ensure that it meets the low and very low income RHNA categories. For example, increasing the allowed densities could stimulate development. To conclude, it appears that there are many opportunities to meet the housing needs of the City and its RHNA with existing infill development opportunities that avoid the need to convert prime farmland.

4. Jobs-Housing Imbalance

The County acknowledges that Lompoc is taking many steps to encourage employment opportunities that would address the jobs-housing imbalance. The jobs-to-housing ratio of 0.74 mentioned in the City’s response letter provided by the Santa Barbara County Association of Governments (SBCAG) is the same ratio cited in the Regional Housing Needs Allocation Plan dated July 2013. SBCAG’s 2019 Regional Growth Forecast 2050 projects Lompoc to grow by approximately 8,600 residents by 2050, a similar number as the City of Santa Barbara and about one quarter of the growth projected for Santa Maria. It also states that Lompoc’s projected housing capacity by 2050, based on modeling, is approximately 6,200 units, and its demand is projected to be approximately 4,500 units, leaving a surplus of approximately 1,700 housing units. Based on this analysis, it appears Lompoc will continue to have more housing stock than residents to fill it. Further, the County agrees that the statewide housing crisis is a critical problem that should involve all jurisdictions providing their share of housing. However, the State has also made reducing greenhouse gas emissions and vehicles miles traveled a priority. The US Census’ On the Map data portal provides data on the inflow and outflow of jobs for the City of Lompoc. (See Attachment 1.) Based on 2017 data, there appears to be twice as many residents who leave the City for work (12,424) as residents who work within the City (3,707) and non-residents who work in the City (3,793), combined. As a result, it appears more jobs are needed before additional housing units are justified.

5. Conclusion

To conclude, based on Planning and Development staff’s review of the proposal, the proposed sphere change and annexation are inconsistent with County and LAFCO policies intended to preserve agriculture. Opportunities to meet housing needs can be met by working with property owners of entitled and high-density zoned lands within the City to efficiently use viable development opportunities within existing City boundaries. The City can work with property owners to incentivize the development of entitled projects. Similarly, the City can work with owners of high-density zoned properties to incentivize the development of low-cost, high-density housing, where feasible. Additionally, the County understands significant efforts are being made

Mr. Brian Halvorson
October 24, 2019
Page 4 of 4

to encourage job growth in Lompoc. However, a substantial number of residents still commute to other areas for jobs. Developing housing units beyond its RHNA are likely to contribute to VMT and work against the goals set by SBCAG in its Regional Transportation Plan/Sustainable Communities Strategy and the County in its Energy and Climate Action Plan.

Thank you for the opportunity to provide comments on the response letter. If you have any questions or require further information, please contact me at (805) 568-2086 or Dan Klemann at (805) 568-2072.

Regards,



Lisa Plowman, Director
Planning & Development Department

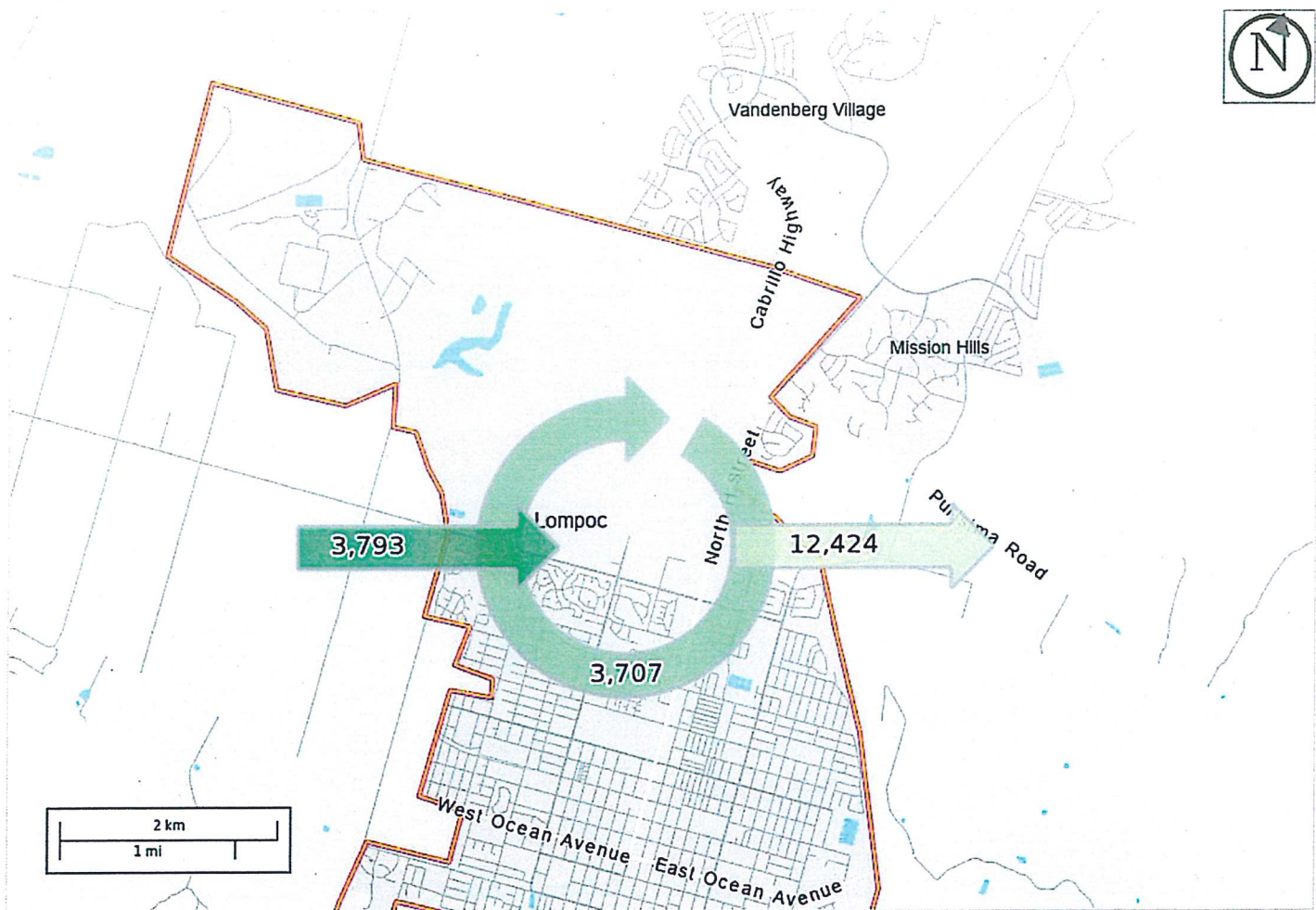
Attachment 1: On the Map Inflow/Outflow for Primary Jobs City of Lompoc, U.S. Census Bureau

c: Paul Hood, Santa Barbara County LAFCO
Dan Klemann, Deputy Director, Long Range Planning Division
Whitney Wilkinson, Senior Planner, Planning and Development Department
City of Lompoc Mayor and City Council
Jim Throop, City Manager, City of Lompoc
Brad Wilkie, Utilities Director, City of Lompoc
Michael Luther, Public Works Director, City of Lompoc
Christie Alarcon, Community Development Director
Dean Albro, Management Services Director, City of Lompoc
Dennis Bozanich, Deputy County Executive Officer, Santa Barbara County Executive Office
Lisa Plowman, Director, Planning and Development, County of Santa Barbara
Rachel Lipman, Fiscal and Policy Analyst, County Executive Office, County of Santa Barbara
Santa Barbara County Agricultural Commissioner's Office
File

Inflow/Outflow Report Primary Jobs for All Workers in 2017

Created by the U.S. Census Bureau's OnTheMap <https://onthemap.ces.census.gov> on 10/16/2019

Inflow/Outflow Counts of Primary Jobs for Selection Area in 2017 All Workers



Map Legend

Selection Areas

Analysis Selection

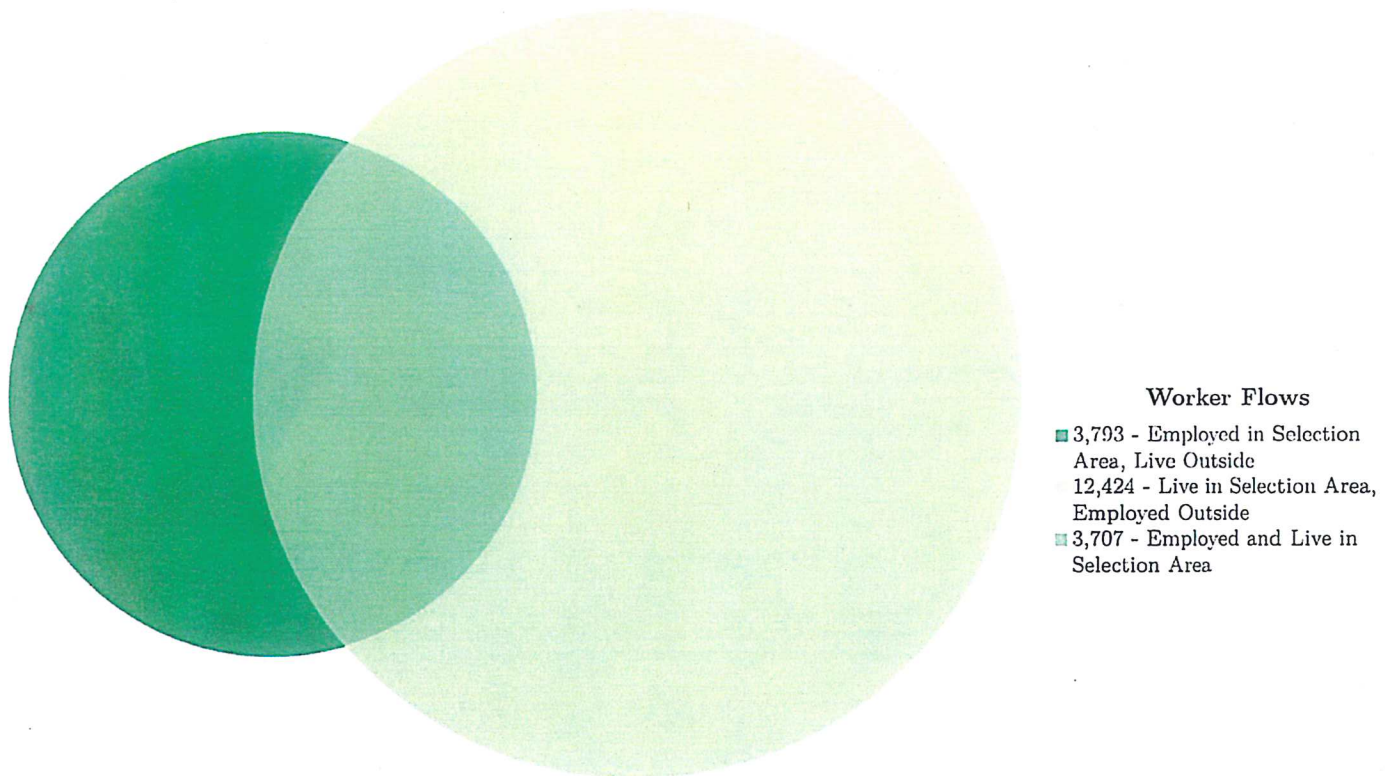
Inflow/Outflow

- Employed and Live in Selection Area
 - Employed in Selection Area, Live Outside
 - Live in Selection Area, Employed Outside
- Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.



Inflow/Outflow Counts of Primary Jobs for Selection Area in 2017

All Workers



Inflow/Outflow Counts of Primary Jobs for Selection Area in 2017

All Workers

Worker Totals and Flows	2017	
	Count	Share
Employed in the Selection Area	7,500	100.0
Employed in the Selection Area but Living Outside	3,793	50.6
Employed and Living in the Selection Area	3,707	49.4
Living in the Selection Area	16,131	100.0
Living in the Selection Area but Employed Outside	12,424	77.0
Living and Employed in the Selection Area	3,707	23.0

Additional Information

Analysis Settings

Analysis Type	Inflow/Outflow
Selection area as	N/A
Year(s)	2017
Job Type	Primary Jobs
Selection Area	Selection Area Freehand Drawing
Selected Census Blocks	946
Analysis Generation Date	10/16/2019 15:10 - OnTheMap 6.6
Code Revision	d7f8a300c9f4e458f61bc73d3099ca2cb8f8feaa
LODES Data Version	20170818

Data Sources

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2017).

Notes

1. Race, Ethnicity, Educational Attainment, and Sex statistics are beta release results and are not available before 2009.
2. Educational Attainment is only produced for workers aged 30 and over.
3. Firm Age and Firm Size statistics are beta release results for All Private jobs and are not available before 2011.
4. Data on Federal employment are not available after 2015.



**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
LONG RANGE PLANNING
MEMORANDUM**

Date: September 28, 2018

To: Brian Halvorson, Planning Manager
City of Lompoc

From: Dan Klemann, Deputy Director
Long Range Planning Division ✱

Subject: City of Lompoc Bailey Avenue Sphere of Influence and Annexation Proposal,
Long Range Planning Division Informal Review – Preliminary Comments

Long Range Planning Division staff prepared the following preliminary comments on the City of Lompoc's Bailey Avenue Sphere of Influence and Annexation Proposal at your request to help facilitate our upcoming meeting on October 1, 2018. Our preliminary comments are based upon the City's "Bailey Avenue Annexation Fiscal Impact Analysis" report (June 2017). At this time, the City has not submitted a formal application for the proposed project to the Santa Barbara Local Agency Formation Commission (LAFCO). The County will provide an official, comprehensive review of the proposed project after the City submits an application to LAFCO. In the meantime, Long Range Planning Division staff welcomes any new information the City wishes to provide that further clarifies the project description and/or might alter the preliminary comments in this memorandum.

Subject Properties

Annexation Area A (Bailey Property): APN 093-070-065, (No Address) W. North Avenue.

Annexation Area B (Bodger Property): APN 093-111-007, 1859 W. Olive Avenue; APN 093-111-008, No Address W. Olive Avenue; APN 093-111-009, 1851 W. Olive Ave; APN 093-111-010, (No Address) W. Olive Avenue; APN 093-111-011, 1851 W. Olive Ave; APN 093-111-012, (No Address) W. Olive Avenue.

Site Description

Annexation Area A is a 37.74-acre assessor's parcel in unincorporated Santa Barbara County. The parcel is designated as Rural and Agricultural Commercial in the County Comprehensive Plan [Land Use Map](#) and designated as AG-II-100 (minimum gross lot area of 100 acres) in the Land Use and Development Code (LUDC) [Zoning Map](#). The parcel currently supports irrigated crops, contains no structures, and the north and east sides of the parcel adjoin the City of Lompoc's SOI. The parcel is adjoined by single-family residential development to the north and east, and agricultural land to the south and west. (See Attachment A.)

Annexation Area B consists of six contiguous assessor's parcels totaling 97.51 acres in unincorporated Santa Barbara County. The parcels are all designated as Rural and AG-II in the County Comprehensive Plan [Land Use Map](#) and AG-II-40 (minimum gross lot area of 40 acres) in the LUDC [Zoning Map](#). The current land uses on the parcels include flowers, irrigated field crops, maintenance facilities, storage sheds, greenhouses, and residences. The parcels are bordered to the west and northeast by agricultural land, and residential development to the northeast, east, and south. (See Attachment A.)

The California Department of Conservation map of the [Santa Barbara County Important Farmland 2016](#) designates both annexation areas as Prime Farmland. Together the annexation areas comprise approximately 0.2% of the approximately 66,969 acres of Prime Farmland in Santa Barbara County (2016 Important Farmland data, California Department of Conservation). The parcels are not currently subject to a Williamson Act agricultural preserve contract.

The City has not provided any documentation regarding the legal status of the subject parcels. The application to LAFCO should demonstrate how many legal lots exist within Areas A and B.

Proposed Project

The proposed project expands the City's SOI to include Areas A and B and annexes both areas to the City of Lompoc. The City then intends to process a general plan amendment and rezone for both areas to allow for subdivision and subsequent residential development. Specifically, the City would rezone Area A to permit 87 single-family units on 32.1 acres, with the remaining 4.2 acres as an open space/agricultural buffer. The City would rezone Annexation Area B to permit 382 single-family units on 86.2 acres, with the remaining 9.7 acres as an open space/agricultural buffer.

LAFCO Project History

The City of Lompoc submitted an application to LAFCO for a SOI amendment in November 1998. The application included the 272-acre "Bailey Avenue Corridor" as one of four proposed SOI expansion areas. The Bailey Avenue Corridor included Annexation Areas A and B as well as the properties between Annexation Areas A and B, which totaled approximately 138 acres. (See Attachment B.)

LAFCO staff recommended that LAFCO deny the inclusion of the Bailey Avenue Corridor within the City's SOI in its December 2, 1998, report to LAFCO. LAFCO staff cited sections 56377 and 56300 of the California Government Code that guide development away from prime agricultural land, and toward existing vacant or nonprime agricultural lands that exist within the jurisdiction of a local agency. LAFCO subsequently denied the City's request to include the Bailey Avenue Corridor in the City's SOI on March 11, 1999.

Preliminary Policy Consistency

Relevant County Comprehensive Plan policies are presented below, with a policy consistency analysis following each topic. Although the project would provide certain benefits to the City of Lompoc (e.g., increased housing stock and increased property tax revenue), staff's preliminary analysis revealed that the proposed project appears to be inconsistent with the policies set forth below. Related topics follow this policy consistency section.

Agricultural Element

The County Comprehensive Plan Agricultural Element includes the following goals and policies intended to conserve and protect agricultural resources:

- **GOAL I.** Santa Barbara County shall assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara County. Agriculture shall be encouraged. Where conditions allow, (taking into account environmental impacts) expansion and intensification shall be supported.
 - **Policy I.F.** The quality and availability of water, air, and soil resources shall be protected through provisions including but not limited to, the stability of Urban/Rural Boundary Lines, maintenance of buffer areas around agricultural areas, and the promotion of conservation practices.

The proposed project would establish buffers between new residential development and adjacent agricultural areas. However, it would also alter the Urban/Rural boundary and convert soil and agricultural land to residential uses. Therefore, the proposed project appears to be consistent with one, but not all, aspects of Policy I.F.

- **GOAL II.** Agricultural lands shall be protected from adverse urban influence.
 - **Policy II.C.** Santa Barbara County shall discourage the extension by the Local Agency Formation Commission (LAFCO) of urban spheres of influence into productive agricultural lands designated Agriculture II (A-II) or Commercial Agriculture (AC) under the Comprehensive Plan.
 - **Policy II.D.** Conversion of highly productive agricultural lands, whether urban or rural, shall be discouraged. The County shall support programs which encourage the retention of highly productive agricultural lands.

The SOI boundary change and annexation would extend the City's SOI into agricultural lands and convert approximately 135 acres of productive agricultural land to residential uses. Policies II.C. and II.D discourage both of these results.

- **Policy III.A.** Expansion of urban development into active agricultural areas outside of urban limits is to be discouraged, as long as infill development is available.

The City of Lompoc's Housing Element has identified available land within the city that is suitable for new residential infill development. (See the discussion in the Regional Housing Needs Allocation section, below.) Therefore, the proposed project does not appear to be consistent with Policy III.A.

Land Use Element

The County Comprehensive Plan Land Use Element includes the following regional goal intended to focus development:

Urbanization: In order for the County to sustain a healthy economy in the urbanized areas and to allow for growth within its resources and within its ability to pay for

necessary services, the County shall encourage infill, prevent scattered urban development, and encourage a balance between housing and jobs.

Annexation Areas A and B are contiguous to existing residential development. Therefore, the proposed project would not create “leapfrog” or scattered development separate from existing urbanized areas. However, the project does not promote infill on existing sites within the city. The proposed project would provide significant new housing, but new residents would have to commute relatively long distances (e.g., Santa Barbara, San Luis Obispo) to work and, as a result, the project does not encourage a balance between housing and jobs. (See 2040 RTP/SCS Section, below.) Therefore, the proposed project appears to be consistent with some, but not all, aspects of this Land Use Element goal.

The County Comprehensive Plan Land Use Element, Section V (Area/Community Goals) also contains the following land use goals for the Lompoc area:

The unique character of the area should be protected and enhanced with particular emphasis on protection of agricultural lands, grazing lands, and natural amenities.

Residential, commercial and industrial growth should be confined to urban areas.

Urbanization should remain within the City of Lompoc and designated urban portions of the Vandenberg Village/Mission Hills/Mesa Oaks areas.

Prime agricultural lands should be preserved for agricultural use only. Preservation of lesser grades of presently producing or potential agricultural land should be actively encouraged.

Both annexation areas are designated as Prime Farmland and used for agriculture. They are also designated as Rural. The proposed project would allow urbanization outside of the City of Lompoc and outside of designated Urban Areas. As a result, the proposed project does not appear to be consistent with these four Land Use Element Lompoc area goals.

Other Issues Considered

Demonstrated Housing Need

Additional housing is needed across the entire county. Between 2010 and 2040, the county-wide population is expected to increase by 23 percent (SBCAG Regional Growth Forecast, 2010-2040). The City is expected to add 5,631 new residents and 1,971 new households during the same timeframe.

The proposed project would develop two relatively large parcels. Up to 476 residential units could be constructed now on the 149-acre Burton Ranch site (Burton Ranch Specific Plan, February 2006). No other similarly large, vacant, residentially zoned parcels appear to exist within the City of Lompoc (based on a cursory survey of current aerial photography and the City's February 16, 2018, Zoning Map). However, there were 152 acres of vacant land (36 vacant parcels) zoned for low-density residential use as of September 2014 (City of Lompoc Final Housing Element Update, September 2014). Up to 564 residential units could be developed on those 36 vacant parcels.

Although the City's goals might be to provide housing at the proposed density and consisting of the type of housing stock that the proposed project would provide, more housing is also possible if the City rezoned lands within the existing City SOI to a higher density. Therefore, instead of two large residential developments, the City could permit smaller, but more numerous, housing projects within city boundaries to obtain the same number of new residences as proposed under this project.

Section 8 (Future Housing Needs) of the City of Lompoc's Housing Element states:

... the City has been assigned a total of 525 dwellings as its total RHNA goal. This target compares favorably to the hypothetical development capacity of 1,831 units above the current baseline... (Section 8.8, Page 113). [underline added for emphasis]

... the City has an adequate land inventory to address its projected housing needs. This means that no additional property must be rezoned or intensified in order to meet the City's assigned share of regional housing needs. (Section 8.1, Page 91). [underline added for emphasis]

The City of Lompoc's 2014-2022 RHNA totals 525 units, and their Housing Element land inventory shows they have the capacity to accommodate 1,831 dwelling units on vacant or underutilized sites. California Department of Housing and Community Development RHNA progress reports show the City has permitted 48 units as of the last annual progress report in 2017. California Department of Housing and Community Development RHNA progress reports show the City has permitted 48 units as of December 2017. According to the City's Housing Element, the City can accommodate 1,783 additional residences without rezoning or annexing new lands. However, if the City has additional information to demonstrate the need for this annexation, County staff encourages City staff to provide the information for further consideration of this matter.

2040 Regional Transportation Plan / Sustainable Communities Plan (RTP/SCS) Conformance

The Santa Barbara County Association of Governments (SBCAG) serves as the Regional Transportation Planning Agency (RTPA) for the County of Santa Barbara and is responsible for coordinating regional development in order to reduce greenhouse gas emissions and other transportation issues. The RTP/SCS' Goal 1 and Policy 1.1 state (in pertinent part):

Goal 1, ENVIRONMENT: Foster patterns of growth, development, and transportation that protect natural resources and lead to a healthy environment.

Policy 1.1 Land Use: The planning, construction, and operation of transportation facilities shall be coordinated with local land use planning and should encourage local agencies to:

- Make land use decisions that adequately address regional transportation issues and are consistent with the RTP-SCS.
- Promote a better balance of jobs and housing to reduce long-distance commuting by means of traditional land use zoning, infill development, and other, unconventional land use tools ...
- Preserve open space, agricultural land, and areas of special biological value.

Additionally, the City of Lompoc's General Plan Conservation and Open Space Element states:

Policy 9.1 The City shall participate in regional planning efforts with the SBCAG 2040 Regional Transportation Plan and the SBCAPCD to reduce basin-wide GHG emissions in compliance with AB 32 and SB 375.

The proposed project appears to conflict with Goal 1 and Policy 1.1 of the 2040 RTP/SCS Strategy because prime farmland would be converted to low-density residential housing. According to 2010 U.S. Census data, more than 11,000 residents of Lompoc commute out of the City for work, and therefore, the proposed low-density housing would exacerbate the existing jobs-housing imbalance between the Lompoc area and the rest of Santa Barbara County. The proposed project would not reduce long-distance commuting or provide transit-oriented development. The proposed project appears to conflict with the City's General Plan policy of cooperation with SBCAG plans and policies to reduce greenhouse gas emissions.

Environmental Review

The City of Lompoc General Plan Update Final Environmental Impact Report (EIR) (January 2010) serves as a programmatic EIR for the project area, with the Final EIR Addendum #3 (December 2016) serving as an additional programmatic level environmental analysis of the project sites.

The City of Lompoc General Plan Update Final EIR identifies Annexation Areas A and B as part of a Bailey Avenue "Expansion Area." The EIR identified significant and unavoidable impacts related to agricultural conversion of Annexation Areas A and B because of the loss of prime soils and important farmland. (See Impact LU-3 in the General Plan Update EIR, page ES-18.)

The City proposed to establish a Purchase of Agricultural Conservation Easements (PACE) program as mitigation for significant impacts to agricultural resources. On- or off-site agricultural conservation easements are to be purchased or established at a ratio of 1:1 (acreage conserved: acreage impacted). However, the General Plan Update EIR (as modified pursuant to the adopted Addenda to the EIR) states that agricultural impacts would remain significant and unavoidable (Page ES-18).

As discussed above, the City of Lompoc does not seem to have a demonstrated need for this annexation, as their Housing Element states that they have adequate capacity to meet their RHNA. Therefore, the impacts to agricultural resources involving the conversion of prime soils could be avoided by utilizing existing areas within the city to provide the needed housing.

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SB 743 - Vehicle Miles Travelled

The September 27, 2013, passage of Senate Bill (SB) 743 led the shift from Level of Service (LOS) roadway capacity measurements to Vehicle Miles Travelled (VMT). The LOS method primarily measures automobile congestion at intersections to measure project impacts. However, VMT is a more holistic assessment method and takes into account the total impacts from prioritization of certain transportation modes, project sites, and housing density. The traffic analysis prepared by the City for the SOI boundary change and annexation request (EIR

Addendum #3) only considers LOS. Due to the location and type of land use planned at this project site, VMT analysis, in accordance with SB 743, should be performed to understand the full range of potential transportation and circulation impacts.

County of Santa Barbara Energy and Climate Action Plan and Circulation Element

Emissions from transportation accounted for 38% of the County's 2016 greenhouse gas emissions. The County's 2015 Energy and Climate Action Plan (Page 4-11) goal is to reduce VMT (and thereby reduce greenhouse gas emissions) regionally:

Goal: Decrease the overall use of combustion engine vehicles and the number of single passenger vehicle trips.

- Transportation is the largest contributor of GHG emissions in the county. Transportation emissions can be reduced through three basic approaches:
 - c. Decreasing the amount of VMT.

The City of Lompoc and Annexation Areas A and B are located in a portion of Santa Barbara County that offers relatively limited employment opportunities. For example, 2015 US Census data show that 7,994 people are employed in the City Lompoc. However, 11,791 people that live in the City of Lompoc commute to work sites located in Santa Barbara, Santa Maria, and other communities.

The proposed project would add 469 households to the City of Lompoc, but it would not add new long-term employment opportunities. As a result, most new residents would likely commute to jobs in other communities. Consequently, the project would increase VMT and not improve the existing jobs-housing imbalance. These outcomes contrast with the County's Energy and Climate Action Plan goal of reducing VMT. Of course, this analysis may change if the City can provide alternative data to demonstrate new and expanding employment opportunities in the city and region.

Additionally, the County is embarking upon an update to the County Comprehensive Plan Circulation Element. A major goal of the project will be to reduce VMT within the county. The proposed conversion of agricultural land to low-density residential development would increase VMT and, therefore, the proposed project appears incompatible with the County's VMT and greenhouse gas emission reduction goals.

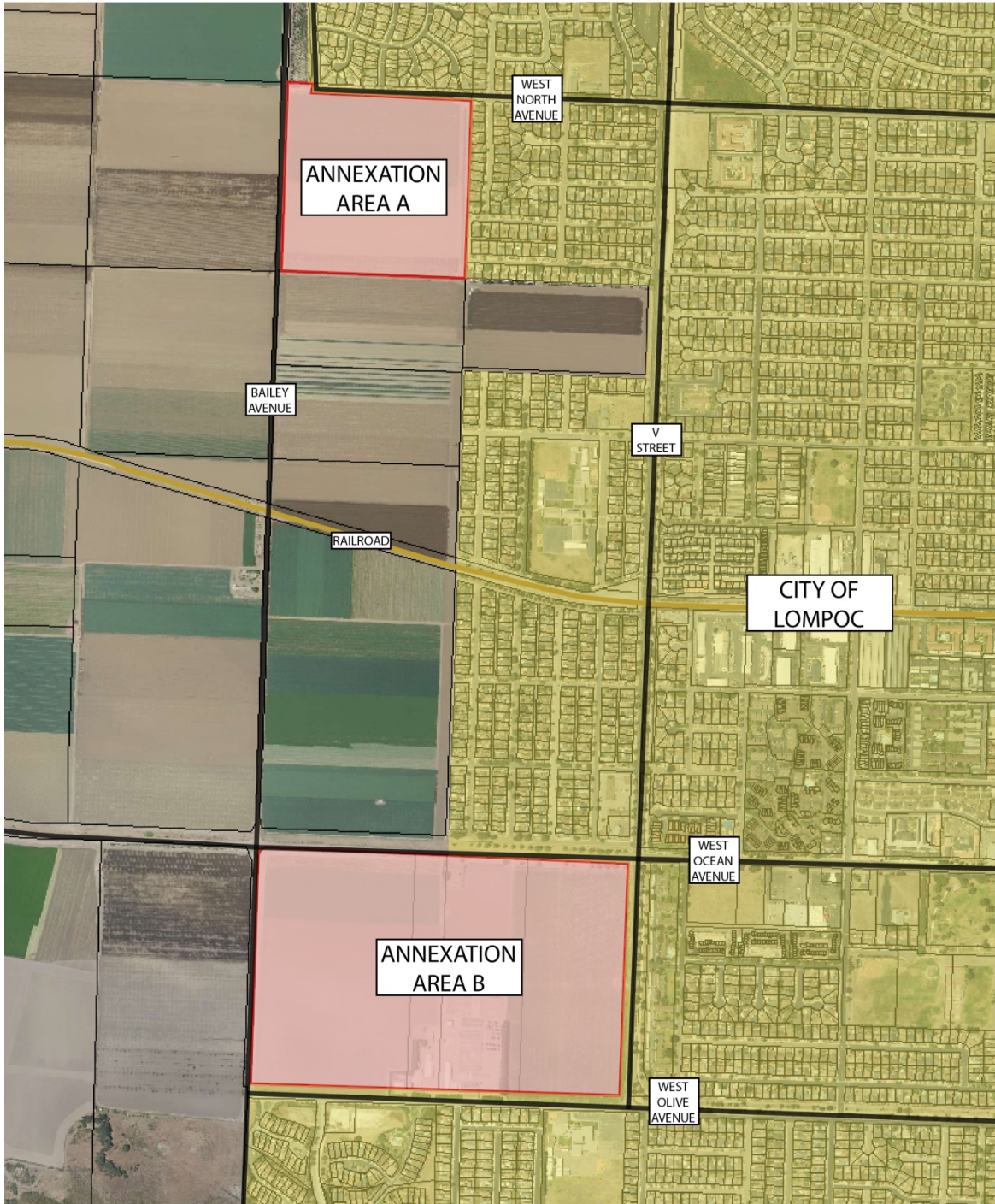
Conclusion

It appears that the proposed project would not comply with certain State, regional and local planning goals and policies; however, additional information might clarify the project description and demonstrate compliance with the goals and policies discussed above. More specifically, additional information is warranted regarding the following: (1) the demonstrated need for this project given the City's apparent capacity to accommodate its housing needs within the existing City SOI; and (2) how the project will reduce VMTs and, consequently, greenhouse gas emissions.

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Attachment A: Annexation Area Context Map



Attachment B: City of Lompoc SOI Amendment Application Map to LAFCO in November 1998

