CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT

MEETING DATE: JULY 11, 2005

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: PEGGY WOODS, ASSOCIATE PLANNER

RE: **2004 GENERAL PLAN ANNUAL REPORT**

CONSENT AGENDA ITEM NO. 1

RECOMMENDATION:

By motion, recommend that City Council receive the 2004 General Plan Annual Report and direct the Community Development Department to file said report with the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

DISCUSSION:

The Annual Report informs the City Council and Planning Commission on the status and progress of implementing the City's General Plan. It outlines the work program for the planning period and provides the opportunity to adjust implementation priorities established in the work program.

Pursuant to California Government Code Section 65400, the "planning agency" (Community Development Department) shall submit an annual report to "legislative body" (City Council), State Office of Planning Research, and State Department of Housing and Community Development.

Attachment: 1) City of Lompoc Annual Report on the General Plan: 2004

View 2004 Annual Report

CITY OF LOMPOC

ANNUAL REPORT
ON THE GENERAL PLAN: 2004

City of Lompoc
Annual Report
On The General Plan: 2004

City Council

Dick DeWees, Mayor
DeWayne Holmdahl, Council member
Janice Keller, Council member
Will Schuyler, Council member
Mike Siminski, Council member

Gary Keefe, City Administrator

Planning Commission

Ronald Fink
Judith Grames-Lyra
Ralph Harman
Jack Rodenhi, Chairperson
Ann Ruhge

Community Development Department

Arleen T. Pelster, AICP, Community Development Director
Lucille T. Breese, AICP, City Planner
Peggy Woods, Associate Planner

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Introduction

Government Code Section 65400 (b) (1) requires the City to file an annual report addressing the status of the General Plan and progress made toward implementation of its goals, policies, and programs, including progress in meeting its share of regional housing needs and efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The annual report is required to be presented to the City Council for review and acceptance. A copy of the annual report is required to be provided to the Office of Planning and Research and the Department of Housing and Community Development by October 1 of each year.

This annual report covers the calendar year January 1, 2004 to December 31, 2004.

Date of presentation to and acceptance by the local legislative body.

This 2004 Annual General Plan Progress Report was reviewed by the Planning Commission on July 11, 2005, and accepted by the City Council on _____ __, 2005.

Planning Division

> *"The Legislature finds and declares that California's land is an exhaustible resource, not just a commodity, and is essential to the economy, environment and general well-being of the people of California. It is the policy of the state and the intent of the Legislature to protect California's land resource, to insure its preservation and use in ways which are economically and socially desirable in an attempt to improve the quality of life in California." Government Code Section 65030*

To this end, the Planning Division plans for and promotes reasonable, productive, and safe long-term uses of the land which foster economic and environmental prosperity.

Planning Division activities include preparing and administering the City's General Plan and Zoning Ordinance, conducting environmental review, preparing specific plans, reviewing subdivisions and developments, informing the public of the City's land use policies and development ordinances, processing annexations, implementing bikeway plans, and providing demographic and census information.

Some of the highlights of this year's accomplishments include preliminary review of a Specific Plan for a 150 acre 476 unit residential development; approval of a 300 seat sanctuary expansion at an existing church, approval of the Seabreeze Estates residential development for 366 units, and approval of two commercial façade improvement projects on existing shopping centers utilizing funds from the recently implemented commercial façade program; issuance of building permits for the Aquatics Center and for the Crown Pointe residential development project for 86

units; and, completion of the Walnut Village and La Purisima Highlands residential development projects for a total of 160 units, and completion of a 102,513 square foot Home Depot home improvement center. In addition, a variety of housing development projects are currently being processed. The total number of dwelling units represented by these housing development projects is approximately 1,300 units.

Planning Commission's Activities

The Planning Commission has authority over planning and zoning matters as set forth by City Code and State law. The Planning Commission makes recommendations to the City Council regarding general plan amendments, zone changes, planned developments, and amendments to the Zoning and Subdivision Ordinances. The Commission may approve, conditionally approve, or deny applications for tentative subdivision maps, development plans, architectural plans, conditional use permits, and variances. The latter items are reviewed by the City Council only on appeal. The Commission also performs environmental review in accordance with the California Environmental Quality Act in conjunction with review of applications.

The Planning Division provides staff support to the Planning Commission. Routine tasks include the scheduling of meetings, preparing of agendas, posting hearing notices, preparing staff reports and recommendations, and preparing of minutes. During the 2004 annual report period, the Planning Commission held 12 regularly scheduled public meetings, two joint meeting with the Lompoc City Council, and one tour of a residential development with the Lompoc City Council. Planning Division staff provides environmental review as required under the California Environmental Quality Act (CEQA) and land use analysis, and prepares staff reports for the Planning Commission and City Council.

During the 2004 annual report period, the Planning Commission reviewed 5 General Plan Amendments, 6 Zone Changes, 5 Preliminary/Precise Development Plans, 10 Development Plan Review applications, 6 Preliminary/Precise Development Plan Modifications/Amendments, 2 Architectural Reviews, 10 Conditional Use Permits, 2 Conditional Use Permit Renewals, 1 Home Use Permit, 1 Planning Commission Determination, Tentative Parcel Maps, 3 Tentative Subdivision Maps, 1 Lot Line Adjustment, 1 Sign Application/Program Amendment, 1 Environmental Impact Report, 2 Addendums to an Environmental Impact Report, 22 Negative Declarations, 18 Categorical Exemptions, 1 Statutory Exemption, 1 Landfill Mitigation Monitoring Program, 1 General Plan Annual Report, and 1 Planning Commission Annual Report.

Status of the General Plan

Each element of the General Plan was completed according to the General Plan Guidelines developed and adopted by the Governor's Office of Planning and Research. The City Council adopted the City of Lompoc's General Plan on October 28, 1997. At that time, the General Plan consisted of nineteen elements. Adoption of the General Plan in 1997 culminated a ten year period during which the City worked with the General Plan Advisory Committee (GPAC) and

Planning Commission to update the General Plan. On June 23, 1998, the City Council amended the General Plan to consolidate the existing nineteen elements into nine elements.

The nine elements of the General Plan are shown in Table 1 and consist of the following: Land Use Element, Circulation Element, Housing Element, Parks and Recreation Element, Public Services Element, Urban Design Element, Resource Management Element, Noise Element, and Safety Element. The City's General Plan also includes a Socio-Economics Appendix.

Table 1
General Plan Elements

Element	Date of Adoption or Major Revision	Comment
Land Use	10/28/97	On June 23, 1998, the City Council amended the General Plan to consolidate the existing nineteen elements into nine elements and a socio-economic appendix.
Circulation	10/28/97	
Housing	11/18/03	
Parks and Recreation	10/28/97	
Public Services	10/28/97	
Urban Design	10/28/97	
Resource Management	10/28/97	
Noise	10/28/97	
Safety	10/28/97	
Socio-Economics Appendix	10/28/97	

LAND USE ELEMENT

The **Land Use Element** of a general plan identifies the proposed general distribution and intensity of uses of the land for housing, business, industry, open space, natural resources, public facilities, waste disposal sites, and other categories of public and private uses.

Adoption: October 28, 1997
Consolidation (GP 98-02): June 23, 1998

Amendments:			
	GP 98-04	March 19, 1998	LTC Healthcare, Inc.
	GP 99-01	January 7, 2000	City of Lompoc
	GP 00-01	October 19, 2000	City of Lompoc
	GP 01-03	June 15, 2001	Old Town Specific Plan
	GP 01-04	October 4, 2002	Westar Associates
	GP 02-03	June 20, 2003	Aquatic Center
	GP 03-01	October 21, 2003	Home Depot
	GP 02-04	January 6, 2004	Charlotte's Web
	GP 04-02	June 15, 2004	City of Lompoc Airport
	GP 01-02	August 17, 2004	Seabreeze Estates [Southern]

	GP 04-04	November 16, 2004	Seabreeze Estates [Northern]
Pending Amendments:	GP 02-01	Wye Specific Plan	

CIRCULATION ELEMENT

The **Circulation Element** identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities.

Adoption:	October 28, 1997
Consolidation (GP 98-02):	June 23, 1998

Amendments:	GP 00-01	October 19, 2000	City of Lompoc
	GP 01-04	October 4, 2002	Westar Associates
	GP 01-02	August 17, 2004	Seabreeze Estates
Pending Amendments:	GP 05-02	City initiated to modify Policy 1.2 relating to the standard for traffic Level of Service (LOS)	

The August 17, 2004 amendment to the Circulation Element changed Bailey Avenue between Central Avenue and North Avenue to a Rural Road designation, added a description and purpose of a Rural Road to the Circulation Element, and changed a Class I bikeway route designation on the extension of North Avenue to a Class II bikeway route designation.

The pending amendment, GP 05-02, would modify Policy 1.2 of the Circulation Element of the City's General Plan. Policy 1.2 establishes the standard for traffic Level of Service (LOS) at LOS C or better at intersections throughout the City. The proposed General Plan amendment would allow exceptions to the standard. If adopted, the proposed General Plan amendment would effect only those intersections located within the City of Lompoc that are monitored in accordance with the Congestion Management Program (CMP) administered by the Santa Barbara County Association of Governments (SBCAG). The proposed General Plan amendment would also delete reference to roadway levels of service.

HOUSING ELEMENT

The **Housing Element** identifies and analyzes existing and projected housing needs and includes a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element is required to identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and to make adequate provisions for the existing and projected needs of all economic segments of the community.

Adoption (updated): November 18, 2003
HCD Compliance Date: February 19, 2004

Amendments: GP 03-02 Housing Element Update

Pending Amendments: None

Status of Regional Housing Needs Allocation

The Santa Barbara County Association of Governments (SBCAG) adopted the Regional Housing Needs Plan (RHNP) on December 19, 2002. For the seven and one-half year period of the plan (January 2001 – June 30, 2008), the City of Lompoc was allocated 890 households in the RHNP. Table 2 provides the housing need projections, classified by income level, for the City as identified in the RHNP.

Table 2
Lompoc Household Need Projection By Income Group
2001 - 2008

Total Units	Very Low Income	Low Income	Moderate Income	Above Moderate Income
890	214	151	209	316

Table 3 provides Lompoc's household distribution by income group (1) for the Year 2000, (2) for the Year 2008 with the projected need taken into account, and (3) the change in the distribution of households by income group (this equals the RHNP projected need by income group).

Table 3
Lompoc's Household Distribution By Income Group

Income Group	2000		June of 2008		Change	
	Number	(%)	Number	(%)	Number	(%)
Very Low	3,766	29	3,980	29	214	24
Low	2,703	21	2,854	20	151	17
Moderate	2,459	19	2,668	19	209	24
Above Moderate	4,134	31	4,450	32	316	36
Total	13,062	100	13,952	100	890	101

State law requires the annual report to include ". . . the progress in meeting its share of regional housing needs . . ." for monitoring the effectiveness of the implementation programs of the Housing Element of the General Plan.

Table 4 provides the 2004 maximum Santa Barbara County very low, low, moderate, and above moderate household income limits as determined by the U.S. Department of Housing and Urban Development (HUD). Although household incomes vary considerably throughout Santa Barbara County, the City is required to use countywide HUD income limits to evaluate housing affordability.

Table 4
2004 Santa Barbara County Maximum Household Income Limits

Income Group	Household Size				
	1 Person	2 Person	3 Person	4 Person	5 Person
Very Low	$22,650	$25,900	$29,100	$32,350	$34,950
Low	$36,250	$41,400	$46,600	$51,750	$55,900
Moderate	$54,350	$62,100	$69,900	$77,650	$83,850
Above Moderate	>$54,350	>$62,100	>$69,900	>$77,650	>$83,850

Source: U.S. Department of Housing and Urban Development
Based on the 2004 median family income of $64,700 for Santa Barbara County

Table 5 provides the corresponding sales price ranges for housing units in each income group based upon 2004 HUD income limits. The sales prices in Table 5 are based on a 30-year mortgage, fixed at 7.5 percent with a down payment of 10 percent. These prices have been rounded to the nearest $1,000. The table assumes that a three-person household resides in a two-bedroom unit, a four-person household resides in a three-bedroom unit, and a five-person household resides in a four-bedroom unit.

Table 5
2004 Housing Sales Price Ranges By Income Group

Unit Size	Very Low Income	Low Income	Moderate Income	Above Moderate Income
2 Bedroom	$87,000	$88,000 - $140,000	$141,000 - $210,000	>$211,000
3 Bedroom	$97,000	$98,000 - $155,000	$156,000 - $233,000	>$234,000
4 Bedroom	$103,000	$104,000 - $165,000	$166,000 - $248,000	>$249,000

Table 6 shows the number of dwelling units added in the calendar year 2004. A total of 108 units were added. This represents approximately 12 percent (108/890) of the City's Regional Housing Need allocation as set forth in the RHNP.

Table 6
Units Completed In 2004 By Income Group

Total Units Added	Very Low Income	Low Income	Moderate Income	Above Moderate
108	3	11	11	83

Table 7 shows the City's overall progress in meeting its share of the projected regional housing needs. The City has added 260 new housing units since 2001. This represents approximately 29 percent (260/890) of the City's Regional Housing Need allocation as set forth in the RHNP.

Table 7
City's Progress In Achieving Its Share
Of Projected Regional Housing Needs

Income Group Affordability	Housing Unit Allocation	Units Added					Remaining Need
		2001	2002	2003	2004	Total for 2001-2004	
Very Low	214	38	-	3	3	44	170
Low	151	2	-	4	11	17	134
Moderate	209	-	-	14	11	25	184
Above Moderate	316	1	1	89	83	174	142
Total	890	41	1	110	108	260	630

Table 8 shows the residential units produced in the City of Lompoc since 2001 by location and respective sales or rental prices, transfer amount, assessed value, or indication of subsidized project.

Table 8
Housing Unit Production 2001 – December 2004

Income Group Affordability[1]	Units Added 2001 – December 2004		Remaining Need 2001 – June of 2008	
Very Low	**44**	**17%**	**170**	**27%**
Walnut Village – LOM 512 39 units of a single family residential subdivision, between Walnut & Chestnut Avenues, west of Third Street	3	Redevelopment Area/Inclusionary Housing Program [15% affordable]; Very Low-Income; Recorded Covenant until 2049		
222 W. North Avenue	35	Tax Credit Development - Very Low-Income		
222 N. T Street	2	Tax Credit Development - Very Low-Income		

518 W. Laurel Avenue	1	Habitat for Humanity – Direct Loan of Redevelopment Funds, Very Low-Income affordability commitment until 2047		
520 W. Laurel Avenue	1	Habitat for Humanity – Direct Loan of Redevelopment Funds, Very Low-Income affordability commitment until 2047		
115 S. L Street	1	Inclusionary Housing Program; Very Low-Income; Recorded Covenant until 2032		
1000 Blk E. Airport	1	Rental price $550[2]		
Low	**17**	**6%**	**134**	**21%**
Walnut Village – LOM 512 39 units of a single family residential subdivision, between Walnut & Chestnut Avenues, west of Third Street	1	Redevelopment Area/Inclusionary Housing Program [15% affordable]; Low-Income; Recorded Covenant until 2049		
310 – 314 N. L Street	8	Rental price $1,000[3]		
403 N. F Street	1	Rental price $1,100[4]		
426 N. G Street	1	Rental price $1,100[5]		
600 Blk. N. Third Street	1	Rental price $700[2]		
600 Blk. N. Second Street	1	Rental price $750[5]		
400 Blk S. H Street	1	Rental price $700[5]		
300 Blk N. M Street	1	Rental price $700[5]		
115 S. L Street	2	Inclusionary Housing Program; Low-Income; Recorded Covenant until 2032		
Moderate	**25**	**10%**	**184**	**29%**
Walnut Village – LOM 512 39 units of a single family residential subdivision, between Walnut & Chestnut Avenues, west of Third Street	2	Redevelopment Area/Inclusionary Housing Program [15% affordable]; Moderate-Income; Recorded Covenant until 2049		
213 E. College Avenue	9	2 and 3 Bedroom Rental price $1,200 and $1,300[4]		
Signorelli Apartments – 14 unit apartment complex, 127, 135, and 139 S. B Street	14	2 Bedroom/2 Bath $1,100/mo		

Above Moderate	**174**	**67%**	**142**	**23%**
Walnut Village – LOM 512 39 units of a single family residential subdivision, between Walnut & Chestnut Avenues, west of Third Street	33	Sales price range $297,000 - $440,000[6]		
Crown Pointe – LOM 511 17 units of a 86 unit single family residential subdivision, south side of West Olive Avenue at Bodger Road	17	Sales price range $341,500 - $600,000[6]		
511 West Locust Avenue	1	Sold for $600,000[4]		
312 S. Sixth Street	1			
La Purisima Highlands – LOM 472, 121 unit single family residential subdivision, southwest corner of State Highway 1 and Purisima Road	121	Sales price range $350,000 - $613,500[6]		
908 Clemens Way	1	Assessed value $341,273[7]		
Total	**260**	**100%**	**630**	**100%**

[1] This table uses the HCD median income limits for Santa Barbara County.

[2] Rent established from personal phone call to property owner.

[3] Rent established by contact with the property management companuy.

[4] Rent established through consultation with Building Inspector/Property Owner.

[5] Rent established from survey of similar units in the area.

[6] Transfer amount obtained from the Santa Barbara County 2004-2005 Assessor Secured Roll Books 81-93.

[7] Assessed value obtained from the Santa Barbara County 2003-2004 Assessor Secured Roll Books 81-89.

Source: Fire Department, Building Division, 2003-2004

PARKS AND RECREATION ELEMENT

The **Parks and Recreation Element** addresses the provision of parks and recreational facilities. Included in the City's Parks and Recreation Element are parks and recreation uses to which open space land can be devoted.

Adoption: October 28, 1997
Consolidation (GP 98-02): June 23, 1998

Amendments:	GP 04-06	April 19, 2005	Riverbend Park Master Plan and Trail

Pending Amendments: None

The Riverbend Park Master Plan and Trail project is a three-phase expansion of the existing Riverbend Park facility.

Phase I will consist of little league and soccer playing fields, expansion of the parking lot, open space for passive recreation use, portable toilets for public use, a park host facility with a recreational vehicle and driveway, and a kiosk for display of regulations, maps, safety information and educational material for park and trail users.

Phase II will consist of an open recreational turf area and/or playing fields in a portion of the property. In another portion of the property traditional improved-park amenities will be installed that may include restrooms, drinking fountains, tennis courts, a basketball court, parking lot, open recreational area, playing fields, a tot lot, community garden and/or picnic area.

Phase III will consist of the Santa Ynez River Multi-use Bike Trail and signage. The multi-use trail will be eight feet wide and paved for bicycle and pedestrian use with two foot gravel shoulders on both sides of the trail for use by runners and pedestrians. Signage will include educational signs and displays interpreting the natural history of the area, as well as signs identifying the recreation corridor as the Santa Ynez River Multi-use Bike trail and prescriptive and prohibitive signs and other regulatory or cautionary signage.

The Riverbend Park Master Plan and Trail project was approved by the City Council on April 19, 2005.

PUBLIC SERVICES ELEMENT

The **Public Services Element** addresses the provision of municipal services to City residents. Included in the City's Public Services Element are the City's electrical system, wild land and urban fire hazards, library facilities and service, fire and police services, public buildings and facilities, schools, sewer system, solid waste disposal system, storm drainage system, and the City's water system.

Adoption: October 28, 1997
Consolidation (GP 98-02): June 23, 1998

Amendments: None

Pending Amendments: None

URBAN DESIGN ELEMENT

The **Urban Design Element** guides the visual aspects of the built environment to create a city identity and a sense of place. The Urban Design Element encompasses general physical aspects of the community such as architecture, landscaping, roadways, landmarks, open spaces and views, and the overall image of the City in relationship to its surroundings.

Adoption: October 28, 1997
Consolidation (GP 98-02): June 23, 1998

Amendments: None

Pending Amendments: None

RESOURCE MANAGEMENT ELEMENT

The **Resource Management Element** provides direction regarding the conservation, development, and utilization of natural resources.

Adoption: October 28, 1997
Consolidation (GP 98-02): June 23, 1998

Amendments: None

Pending Amendments: None

NOISE ELEMENT

The **Noise Element** identifies and appraises noise problems in the community.

Adoption: October 28, 1997
Consolidation (GP 98-02): June 23, 1998

Amendments: None

Pending Amendments: None

SAFETY ELEMENT

The **Safety Element** establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards.

Adoption: October 28, 1997
Consolidation (GP 98-02): June 23, 1998

Amendments: None

Pending Amendments: None

SOCIO-ECONOMICS APPENDIX

The **Socio-Economics Appendix** contains information pertaining to the City of Lompoc's demographic and economic conditions which is provided to support policies and assumptions within the General Plan as they relate to future City infrastructure and resource needs within the community.

Adoption: October 28, 1997
Consolidation (GP 98-02): June 23, 1998

Amendments: None

Pending Amendments: None

Sphere of Influence Boundary Amendments and Annexations

During the 2002 calendar year, one sphere of influence boundary amendment and annexation application was deemed to be complete. The application involves a request for an annexation and sphere of influence boundary amendment of approximately 149 acres of mostly vacant undeveloped property northeast of the present City limits and Urban Limit Line. The application involves a General Plan amendment and pre-zoning, and a specific plan for the development of approximately 476 residential units of a combination of single family and multi-family residential uses, a school site, a park, and an 8-acre open undeveloped site that will be left in its natural state. During the reporting period of 2004, a draft environmental impact report was prepared on the specific plan. Due to changes in the project description, processing the application has continued into the 2005 calendar year.

Two annexation inquiries were processed during the 2004 calendar year. The first annexation inquiry involved 148 acres of property south of the present City limit line. The purpose of the annexation inquiry was to provide direction to the property owner regarding support from both the City and the Local Agency Formation Commission (LAFCO) prior to the applicant investing a considerable amount of time and money on a formal annexation request. The property owners would propose to develop the 148-acre property for single family residential use. The second annexation inquiry involved 18 acres of property east of the present City limit line. The annexation applications would involve amending the City's General Plan and pre-zoning the

sites to appropriate zoning designations. The applications would also involve an expansion of the City's Sphere of Influence and Urban Limit Line.

Neither annexation inquiry was supported, in fact, there was great opposition expressed by the public. The 148-acre property is located on the foothills of the City and the City's General Plan policies protect the foothills and its environmental resources. The 18-acre property is located to the east of the Santa Ynez River in an area of prime agricultural land. LAFCO policies discourage urban expansion to the east of the Santa Ynez River onto agricultural land.

General Plan Text Amendments and Element Updates

The Housing Element of the City's General Plan was updated in 2003 and submitted to the State Housing and Community Development Department (HCD) on June 25, 2003 for review and comment. Comments from HCD were received on August 26, 2003. The City addressed the comments from HCD and the Lompoc City Council adopted the Housing Element update on November 18, 2003. The adopted Housing Element was submitted to HCD on November 19, 2003. On February 19, 2004 HCD determined that the City's adopted Housing Element was in compliance with State housing law.

During the reporting period of 2004, one General Plan text amendments was processed and approved by the City Council. This General Plan text amendment related to the Seabreeze Estates development project. The project amended the Circulation Element to change Bailey Avenue between Central Avenue and North Avenue to a Rural Road designation, added a description and purpose of a Rural Road to the Circulation Element, and changed a Class I bikeway route designation on the extension of North Avenue to a Class II designation. This development project was approved by the City Council on November 16, 2004.

General Plan and Zoning Map Amendments

Four General Plan map amendments and five zoning map amendments were acted on during the calendar year 2004 reporting period. The General Plan map and zoning map amendments for 2004 were attributed to the following development projects:

- Charlotte's Web
- City of Lompoc Airport Master Plan
- Seabreeze Estates (Southern Parcel)
- Seabreeze Estates (Northern Parcel)

The following table identifies the "net change" of land use classifications for 22.01 acres of land.

Table 9
Land Use Amendments in 2004

General Plan Land Use Designation	Acres "to"	Acres "from"
Business Park (BP)	-	(13.3)
Community Facility (CF)	17.79	-
General Industrial (GI) w/ Park Overlay	-	(37.82)
Low Density Residential (LDR) w/ School Overlay	-	(39.43)
Low Density Residential (LDR)	39.43	-
Medium Density Residential (MDR)	18.64	(0.40)
Open Space (OS)	11.58	-
Planned Manufacturing (PM)	3.51	-
Net Change	90.95	(90.95)

Specific Plans

On December 12, 2000, the City Council adopted the Old Town Specific Plan. The Specific Plan encompasses approximately 38 acres of downtown redevelopment area and was developed for the following purposes:

· Develop the Old Town Commercial District and appropriate development standards;
· Prepare guidelines for the design of architecture, storefronts, landscaping, and signs which enhance the Old Town image and encourage pedestrian activity;
· Develop an appropriate urban design and streetscape concept plan for Old Town
· Encourage the development of Old Town Lompoc as a center for specialty retail, mixed-use projects, and cultural activities;
· Enhance Old Town automobile and pedestrian circulation;
· Provide strategies for the effective implementation of the Old Town Specific Plan; and
· Ensure consistency with the Lompoc General Plan.

In February 2003, the City embarked on construction of the Old Town Pedestrian Enhancement Project, a public improvement project to restore the downtown area. The project includes sidewalk removal and installation of colored concrete pavers, tree removal and replanting, landscaping and plant refurbishment, and the installation of pedestrian lights, trash receptacles, benches, bicycle racks, and drinking fountains. The project was completed in October 2003 and was accepted by the Lompoc City Council on June 15, 2004.

Bikeways

Two bikeways completed recently included the Santa Ynez River Pedestrian Bridge and the East-West Channel Bike Path and Bridge.

Santa Ynez River Pedestrian Bridge. The Santa Ynez River Pedestrian Bridge was completed in 2001. This bikeway, approximately 0.6 miles in length, traverses the Santa Ynez River and will eventually connect the City to a future bike path extension to the Allan Hancock College campus.

East-West Channel Bike Path and Bridge. The East-West Channel Bike Path and Bridge route was also completed in 2001. This bike path is approximately 1.3 miles in length and can accommodate both bicycles and pedestrians.

Two additional bikeways are proposed in the future. The Allan Hancock College Bike Path Extension and the Riverbend Bike Path. The Allan Hancock College Bike Path Extension will be a Class I bikeway approximately one mile in length and will connect the Santa Ynez River Pedestrian Bridge to Allan Hancock College campus. The Riverbend Bike Path, a Class II bikeway, will be approximately two miles long located adjacent to the Santa Ynez River and will be installed as part of the Riverbend Park Master Plan and Trail project.

Lompoc Redevelopment Agency Commercial Façade Improvement Program

Implementation of the Lompoc Redevelopment Agency Commercial Façade Improvement Program was approved in 2003 by the Lompoc City Council and in 2004 by the Lompoc Redevelopment Agency. This program sets forth specific procedures, program guidelines, and eligibility requirements for the Façade Loan fund. The purpose of the program is to enhance the physical appearance and economic vitality of businesses in the Lompoc Redevelopment Area. The program offers low interest façade improvement loans.

The implementation of this program brings a great opportunity to the Lompoc Old Town, businesses, and property owners within the Redevelopment Project Area. The program will build on the Old Town Pedestrian Enhancement project to assist in the elimination of the blighted conditions of the past and rejuvenate the downtown. The program will encourage private investment in the surrounding areas and work to enhance business property and create jobs within the entire project area.

To date, four façade loans have been applied for. Two façade loans have been processed and completed, one for the Life Options Vocational and Resource Center and the other for Saletti's Restaurant. One façade loan for LaChiquita Plaza has been processed but has not begun construction. Lastly, one façade loan for a former K-Mart building has been processed but the City is waiting for the loan documents to be signed by the applicant.

General Plan Goal 4, Policies 4.1, 4.2, 4.5, and Goal 5, Policies 5.1 in the Urban Design Element call for protection and enhancement of the visual qualities of Lompoc's urban streetscapes and public places and assurance of high-quality design and development. In addition, General Plan policies 2.1, 2.2, and 2.5 in the Urban Design Element call for protection, enhancement, and rehabilitation of the historical character, scale, and architecture of the Old Town area and the improvement of the appearance and condition of the existing commercial facilities. The implementation of the Lompoc Redevelopment Agency Commercial Façade Improvement Program will further these specified goals and policies.

Affordable Housing Development Progress

Lompoc is also making significant progress in its affordable housing objectives, utilizing CDBG, HOME, California Housing Finance Authority (CHFA), and Redevelopment Agency Set-Aside and State HOME funds.

Pre-Development Assistance

During fiscal year 2003-2004, the City provided $21,000 in State HOME Program Income funds to the Lompoc Housing and Community Development Corporation (LHCDC), formerly the Lompoc Housing Assistance Corporation (LHAC), in its capacity as a HUD and County recognized Community Housing Development Organization (CHDO), for operating and pre-development costs. These funds were used for staffing costs and pre-development costs for the following projects:

- Proposed development of five affordable condominiums for First Time Homebuyers at a vacant LHCDC-owned parcel in the 500 block of North T Street;
- Approved development of four affordable family units and day care center at 328 – 330 North K Street;
- Acquisition and management of the 20 unit Gianni Apartments (733 North C Street) and the Arn Apartments (501 – 517 North T Street).

In addition, the Lompoc Redevelopment Agency approved another $105,000 CalHFA loan for pre-development costs for the proposed development of the five affordable condominiums for the 500 block of North T Street project.

Housing Rehabilitation Progress

There are currently more than 2,274 housing units in the City of Lompoc in need of at least minor rehabilitation; approximately 185 of these units require major rehabilitation with expenditures of more than $10,000. The objective of the City's Residential Rehabilitation Loan Program is to improve the existing housing conditions of low- and moderate-income persons by subsidizing loans for rehabilitation work on single-family owner-occupied dwellings. For

eligible borrowers, the Single Family Rehabilitation Loan Program offers 3% amortized loans and 4% deferred loans to seniors. Seniors are not required to make loan payments as long as they remain owners of their homes. Loans of $50,000 are available for rehabilitation and $60,000 for room additions with overcrowding conditions (which the City defines as households with 1.5 persons per room, excluding bathrooms and kitchen). Loans may be used for the repair of plumbing, heating, and electrical systems, roofing, remodeling, landscaping, painting, room additions in overcrowded situations, lead paint abatement, and for handicap accessibility improvements.

During fiscal year 2003-2004, the City provided low interest rehabilitation loans for 14 units (three single family residences of which three of the residences were senior households, and eleven mobilehomes from the CDBG funded Mobilehome/Emergency Repair Grant (M/ERG) for seniors).

Multi-Family Rehabilitation

The non-profit Lompoc Housing and Community Development Corporation (LHCDC), in conjunction with the City, has made significant progress in the acquisition and rehabilitation of dilapidated multi-family rental properties for use as affordable rental housing for very low- and low-income households. Some of these acquisitions included local funds, such as local Redevelopment Agency, State HOME Program Income, and California Housing Finance Authority HELP funds. The City successfully leveraged its CDBG contribution to affordable housing preservation by contracting with LHCDC, to acquire, rehabilitate, and preserve multi-family rental properties. The City utilized LHCDC's ability as a certified CHDO, to acquire funds that would be unavailable to a strictly government entity. The LHCDC currently manages 183 affordable housing units in Lompoc at 14 different locations.

The City and City's Redevelopment Agency have more recently assisted the LHCDC in the acquisition and rehabilitation of several multi-family apartment projects including the following:

305 – 309 North K Street ✦ Portabello Apartments ✦ 14 units
In 2000, the City Redevelopment Agency approved a CHFA loan of $156,000 for rehabilitation work. Work to rehabilitate these apartments is currently in progress. A total of two units have been completely rehabilitated during the fiscal year 2003-2004, with three other units currently in progress. Once completed, the units will provide safe, affordable housing for very low-income families, many of whom work in the service and agricultural sectors. Rehabilitation work is being completed in phases. As a result tenants have moved to vacant units while substandard units are being rehabilitated. No tenants are being displaced or relocated during this project.

521 – 537 North T Street ✦ T & College ✦ 35 units
Rehabilitation work continues on these units. Work focused on interior and exterior work, with four units completed this fiscal year. Additional repair was made to upstairs walkways and railings during the year. Tenants are moving from substandard units to improved units within the

apartment complex to avoid relocation/dislocation. These units provide affordable housing for very low-income families.

328 – 330 North K Street ✦ 4 units
The acquisition of 328 – 330 North K Street was completed in FY 2001-2002. Construction to rehabilitate this property began in September 2004. When complete, this project will consist of four units affordable for very low-income families. The project is also proposed to have a small day care center on-site.

Recently Completed Rehabilitation

709 – 713 North E Street ✦ Southern Court Apartments ✦ 12 units
Acquisition and rehabilitation was completed on these units. These units provide affordable housing for very low-income families. In FY 2002-2003, one homeless family transitioned from LHCDC's shelter program into one of the permanent affordable housing units at Southern Court.

725 – 733 North E Street ✦Courtyard Apartments ✦ 18 units
Rehabilitation was completed in FY 2002-2003 on these units. These units provide affordable housing for very low-income families. In 2003, one six person homeless family transitioned from LHCDC's Mark's House Transitional Program into one of the permanent affordable housing units at the Courtyard Apartments.

717 – 721 North E Street ✦ Courtyard South Apartments ✦ 6 units
Rehabilitation was completed in FY 2002-2003 on these units. These units provide affordable housing for very low-income families.

New Acquisitions

516 North T Street ✦ T Street Condos
In April 2003, the City loaned LHCDC CDBG funds for the acquisition of a vacant parcel for the development of affordable, for-sale townhouses for first-time homebuyers who are low- and moderate-income. The City recently loaned LHCDC CalHFA funds for the predevelopment stage of this project. This new construction in-fill project proposes additional assistance in funding through CalHFA as well as Low Mod Income Housing Funds (LMIHF) over the next two years, to complete this project.

Actions Taken to Minimize Displacement

The City has monitored each of its rehabilitation and acquisition projects with its CHDO LHCDC to ensure that no displacement of residents has occurred. LHCDC is careful to use attrition, through apartment vacancy turnover, to make available units for tenants to occupy while their substandard unit is renovated. In the acquisition of a vacant lot for the T Street Condos, no displacement occurred.

Tenant-Based Assistance Payments Programs

Through the Section 8 Housing Choice Voucher (HCV) Program, the Housing Authority of the County of Santa Barbara provides rental subsidy payments directly to private landlords on behalf of eligible low-income tenants. Families issued a Housing Choice Voucher can be assisted in a rental unit that meets HUD-established housing quality standards (HQS) and rent comparability guidelines. The family's share of rent is generally 30 to 40 percent of a family's monthly-adjusted gross income for rent and utilities. The Section 8 HCV Program administered by the County Housing Authority currently provides rental assistance to 3,396 households in Santa Barbara County (excluding the City of Santa Barbara). It is estimated that 844, or 25 percent, of these households reside within the City of Lompoc.

Housing Authority of the County of Santa Barbara (HACSB)

The HACSB administers the Section 8 Voucher and Public Housing Program in various localities throughout the County. Area 2 includes the cities/communities of Santa Ynez, Solvang, Buellton, Lompoc, Mission Hills, Vandenberg Village, and Los Alamos. There are 220 public housing units in the City of Lompoc, in seven separate developments and 12 scattered site locations. Sixty-eight (68), or about one-third, of the 220 units are reserved for elderly households. The Housing Authority of the County of Santa Barbara's Administrative Office is located in Lompoc at 815 West Ocean Avenue.

Homeless

During FY 2003-2004, the City worked to address the transitional housing needs of homeless individuals and families in Lompoc. The following agencies provided service and shelter resources.

Transitional Housing

Bridgehouse Homeless Shelter and Transitional Facility

The Bridgehouse Shelter provides emergency and transitional shelter for 56 homeless persons at a time. During 60 day stays (stays are unlimited during winter shelter months), clients receive food and shelter, counseling, and care management which include referrals made to social, employment, medical, and other services. Between December 1, 2003 through March 31, 2004, the Bridgehouse operates as an emergency shelter program, rather than a transitional shelter, to accommodate the Winter Shelter season clients.

During FY 2003-2004 the shelter served 185 unduplicated persons, 25 of whom were female heads of households and 45 were homeless children. During this past year, three households transitioned from the Bridgehouse to the Marks House. The Bridgehouse received $3,000 this past year ($1,815 in CDBG and $1,185 in local human service funds).

In September 2003, the Lompoc City Council directed the City of Lompoc Transit (COLT) bus service to add the Bridgehouse to its route.

Marks House Transitional Housing Program

The Marks House is an attractive Victorian-style home in one of Lompoc's residential areas. It provides 19 transitional beds for up to six homeless families and their children who can stay up to 90 days. In FY 2003-2004 Marks House assisted 54 unduplicated persons, 17 of whom were female heads of household and 36 were children. Clients receive case management, linkage to services, and support so that families access permanent housing and financial stability. This past year nine households consisting of nine adult heads of household and 21 children transitioned to permanent housing. One of these families, consisting of a mom and five children moved to the LHCDC managed Courtyard Apartments. Marks House received $3,000 last year from the City of Lompoc.

Domestic Violence Shelters

Domestic Violence Solutions (DVS) provides emergency shelter and counseling for battered women and children. DVS also provides Teen Services programs to provide domestic violence prevention workshops in local schools. DVS held two community education workshops, assisted in part by funding received through the Community Action Commission's (CAC) Annual Conference at Allan Hancock College in Santa Maria. Two additional fundraisers (one included a 'poetry fundraiser') were used to make needed improvements at the shelter, including replacement of flooring and installation of backyard landscaping. The First Assembly of God Church adopted the backyard and installed new playground equipment, a water fountain, and a relaxation area for shelter guests. The Women's Group from the 30th Space Squadron at Vandenberg Air Force Base (VAFB) painted guests' rooms. The VAFB chaplain and congregation painted the living room of the house.

The Santa Barbara County Education Office HELP tutor comes to the shelter to work with the children. DVS recently added a Spanish language domestic violence support group and a children's support group.

The Lompoc Shelter has capacity for twelve persons. In FY 2003-2004, the City of Lompoc provided $16,000 ($12,000 for the Emergency Shelter Program and $4,000 for the Teen Services Program) in funding for this battered women's shelter from the local Human Service Funds. The Lompoc Shelter has capacity for 12 persons. In FY 2002-2003, the shelter assisted 199 unduplicated women and children.

Other Housing Activities

Elderly and Disabled

Mobilehome Emergency Repair Grant Program (MERG)

The Mobilehome Emergency Repair Grant Program (MERG) addresses the emergency housing rehabilitation needs of owners of mobilehomes and single-family homes. Many of the mobilehome residents are elderly and disabled persons. By providing emergency repair grants, Catholic Charities, which administers the program, is able to check on the well being of house bound persons. Although the program was originally funded at $21,792 due to community need, the allocation was increased to $41,792. Eleven grants to low income households for repairs in their homes were made during FY 2003-2004. Of the 11 households assisted, three were senior households (over 65 years of age), five were disabled households, and two households were both elderly and disabled. The City's Housing Rehabilitation Revolving Loan Fund funds this program.

Single Family Deferred Loan Programs - Seniors

The City also provides elderly homeowners with deferred loans to make repairs on their homes. In FY 2003-2004, $96,600 was provided in loans to three senior households.

Fair Housing

In 2003, the City of Lompoc and the Legal Aid Foundation renewed a three year contract to provide fair housing services in the City, which includes educating the public in Fair Housing practices and testing the local market to verify compliance with Fair Housing laws with regard to any instances of discrimination based on race, religion, ethnicity, gender preference, marital status, and size and makeup of family. The City allocated $13,000 to the Legal Aid Foundation to provide legal services. Legal assistance is provided free to low-income persons and senior citizens in the following areas of law: family law, domestic violence, landlord/tenant law, income maintenance, civil rights, and consumer and educational issues.

The Legal Aid Foundation maintains an office in Lompoc which is open 9:00 a.m. to 4:30 p.m., on Mondays through Thursdays, and staffed on Fridays between 9:00 a.m. to 5:00 p.m. A Spanish interpreter works in the office.

During the FY 2003-2004, the Legal Aid Foundation made two community presentations, one for the general public and one for landlords/property managers. A Legal Aid Foundation attorney presented an educational program at the Dorothy Jackson Resource Center, discussing a variety of fair housing and landlord/tenant issues and provided handouts in English and Spanish.. A second Legal Aid Foundation attorney presented an educational program at the North Santa Barbara County Rental Property Owners and Managers breakfast meeting in May 2004 in the

Lompoc Police Department conference room. The attorney discussed Fair Housing rules and regulations, provided handouts, considered hypothetical situations, and answered questions.

The Legal Aid Foundation conducted Fair Housing testing in May 2004 at five realty/apartment management office sites in Lompoc. The testing involved ten trained volunteers to verify compliance with federal Fair Housing law. The tests, so far, have shown that, overall no overt signs of discrimination were exhibited.

During the FY 2003-2004, in the course of its everyday operations, the Lompoc office of the Legal Aid Foundation has interviewed, either by phone or in person, 159 clients who had landlord/tenant issues. The majority of these cases involved eviction; the remainder of these cases were concerned with lack of or improper repairs; disagreements regarding amounts of refunds on security deposits and habitability issues, such as pest infestation, leaky roofs, unsafe gas water heaters and furnaces, mold, mildew on walls and floors, and non-functioning plumbing. The Legal Aid Foundation reported in their Annual Report on Fair Housing that habitability is a frequent issue in the Unlawful Detainer (Eviction) cases that come through the Lompoc office of the Legal Aid Foundation.

General Plan Implementation Schedule Progress

The City's progress in accomplishing the implementation measures set forth in the General Plan are depicted in Appendix A.

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LAND USE ELEMENT

Implementation No.	Implementation Measure	Status
Land Use - 1	The City shall amend the Zoning Ordinance to provide provisions for mixed-use development.	Tabled due to exceptionally high level of development activity in the Community Development Department
Land Use - 2	The City shall periodically consider the need for a development priority system to ensure orderly growth and development within the Urban Limit Line. The development priority system shall regulate the rate, location, and type of urban growth within the existing natural resource constraint setting. Underdeveloped and vacant land within the existing City boundaries would have the highest development priority.	Not desirable at this time - the City will explore the need for a development priority system as circumstances deem it necessary
Land Use - 3	The City shall amend the Zoning Ordinance to provide performance standards regarding issues such as noise, dust, traffic, light, and glare.	Tabled due to exceptionally high level of development activity in the Community Development Department
Land Use - 4	The City shall explore a general plan referral agreement with Santa Barbara County to permit the City to review proposed developments in the unincorporated areas near the City (pursuant to GC Section 65919 et seq.).	Competed - City staff attends any meeting which may have an impact on the City and reviews proposals when plans become available
Land Use - 5	The City shall amend the Zoning Ordinance to establish standards for the location of child care centers in all appropriate non-residential zones of the city.	Tabled due to exceptionally high level of development activity in the Community Development Department
Land Use - 6	A Specific Plan shall be prepared to ensure the coordinated development of the Bailey Avenue Corridor, as shown on the map entitled "Bailey Avenue Corridor Boundaries", prior to approval of any tentative subdivision maps or development plans in the Bailey Avenue Corridor. Tentative subdivision maps and/or development plans may be approved for properties which were within City Limits as of June 1, 1999 provided the design of the development demonstrates compliance with all applicable General Plan goals and policies, particularly those requiring establishment of buffer areas between new development and agricultural lands.	Private developers have indicated an interest in moving forward with this Specific Plan.
Land Use - 7	The City shall amend its Zoning Ordinance to require that planned industrial and commercial uses be buffered by landscaping, parking, distance and/or transitional land uses from residential uses, open space, and schools. [Final EIR Land Use Mitigation Measure 1a]	Tabled due to exceptionally high level of development activity in the Community Development Department
Land Use - 8	All property owners located within an Airport Safety Area identified in the Santa Barbara County Airport Land Use Plan shall be aware through legal notice, that runs with the land, that their property is within an officially designated Airport Safety Area. [Final EIR Land Use Mitigation Measure 4]	Ongoing - implemented during permit processing
Land Use - 9	Prior to approval, the City shall require proposed new development with potential land use conflicts (such as noise, light and glare, air contaminants, traffic safety) to demonstrate that such conflicts can be minimized or mitigated to an acceptable level before the development is approved. The Zoning Ordinance shall be amended to include performance standards to mitigate impacts. [Final EIR Land Use Mitigation Measure 1b]	Tabled due to exceptionally high level of development activity in the Community Development Department

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Land Use - 10	The City shall amend the Zoning Ordinance to allow neighborhood gardens in the Open Space Zone and in recreational areas of residential developments.	Tabled due to exceptionally high level of development activity in the Community Development Department
Land Use - 11	The City will undertake an evaluation of the local flower-seed and cut-flower industries to determine what local actions are available to retain their strength and presence and thereby protect the "Valley of Flowers" theme.	To be scheduled
Land Use - 12	The City shall assist the Lompoc Unified School District, Allan Hancock College, and local farming organizations to acquire funding or resources for the creation of a student experimental farm.	To be scheduled
Land Use - 13	The City shall encourage the development of agricultural education programs conducted by local farming organizations to provide water conservation information.	To be scheduled
Land Use - 14	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.	To be scheduled
Land Use - 15	The City shall ensure a location for the farmers market.	Completed

CIRCULATION ELEMENT

Implementation No.	Implementation Measure	Status
Circulation - 1	The City shall control access along expressways and arterials by controlling the number of intersections and driveways.	Ongoing - Implemented during permit processing
Circulation - 2	The City shall work with Caltrans to relieve congestion on North H Street through traffic control measures.	Ongoing - Implemented during permit processing
Circulation - 3	The City shall explore options, which do not adversely affect the viability of existing businesses, to relieve congestion at the A Street/Ocean Avenue intersection.	Caltrans has installed a split phase signal for north/south traffic on A Street
Circulation - 4	The City shall pursue funding from Federal, State, and regional agencies for: 1) construction of a fair-weather crossing across the Santa Ynez River using the existing right-of-way along McLaughlin Road, and 2) widening of Robinson Bridge on Highway 246.	1) To be scheduled 2) Included in 2001 Regional Transportation Plan (RTP)
Circulation - 5	The City shall encourage Caltrans to provide traffic signals at the Ocean Avenue/V Street intersection.	Ongoing - fourway stop installed 2004
Circulation - 6	The City shall identify and schedule paving of incomplete street widths and alleys where necessary to remove safety hazards.	Ongoing - implemented during permit processing
Circulation - 7	The City shall identify locations where sidewalks are missing, or are in disrepair, and shall prioritize construction and repair of identified locations. Property owners shall be responsible for funding the construction of missing sidewalks.	Engineering Department has worked on Circulation-7 with CDBG funds
Circulation - 8	The City shall amend the Zoning Ordinance to require the provision of adequate bicycle facilities in development projects.	Tabled due to exceptionally high level of development activity in the Community Development Department
Circulation - 9	The City shall integrate bicycle lanes or separate bikeways into street projects located along planned bicycle routes.	Ongoing - implemented during permit processing
Circulation - 10	The City shall develop a pedestrian and bicycle trail system which connects major park and wildlife areas within the Lompoc Valley.	A bike and pedestrian path along the Santa Ynez River is included in the 2001 RTP

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Circulation - 11	The City shall encourage Federal, State, and regional agencies to widen the H Street/Highway 1 Bridge and Robinson Bridge on Highway 246 to assure safe bicycle and pedestrian use.	The widening of H Street Bridge is complete, the bridge on Hwy 246 is in the 2001 RTP
Circulation - 12	The City shall amend the Zoning Ordinance to require project sponsors to provide bus shelters in high-usage locations, near multi-family developments, and within commercial areas.	Tabled due to exceptionally high level of development activity in the Community Development Department
Circulation - 13	The City shall amend the Zoning Ordinance to allow park and ride facilities.	Tabled due to exceptionally high level of development activity in the Community Development Department
Circulation - 14	The City shall work with Caltrans to restrict truck traffic to city-designated truck routes.	Completed - Circulation Element amended to include truck route map - adopted 1/4/01
Circulation - 15	The City shall review, and update as necessary, the *Standard Requirements for the Design and Construction of Subdivisions and Special Developments* regarding improvements in the public right-of-way (e.g. roads, bikeways, and sidewalks).	Ongoing
Circulation - 16	The City shall limit on-street parking where feasible on certain roadways which are designated as bicycle routes in order to create new bicycle lanes and encourage bicycle travel.	Ongoing when feasible
Circulation - 17	The City shall pursue funding from Federal, State, and regional agencies for the development of park-and-ride lots near major arterial roadways in the southeast and northern areas of the City.	The County has developed a park and ride facility in the southeast area of the City at Seventh Street and Ocean Avenue utilizing Federal funds. There is no appropriate site locted in the northern area of the City at this time.
Circulation - 18	The City shall ensure that safe and convenient pedestrian and bicycle access is provided to the Allan Hancock College site.	Ongoing
Circulation - 19	The City shall examine and, if necessary, amend the Development Impact Fee Resolutions to ensure that transportation improvements necessitated by projects generating additional peak-hour trips are provided and improvements to bicycle lanes are funded.	Ongoing - modified annually. Last comprehensive evaluation of existing development impact fees and preparation of an Impact Fee Study Report completed in 2003 - development impact fees updated 12/03; effective 2/04
Circulation - 20	The City shall require new developments with high pedestrian activity generator areas (such as retail centers, government buildings, employment centers, and transit stations) to provide walkways which maximize pedestrian comfort.	Ongoing - Implemented during permit processing
Circulation - 21	The City shall update roadway cross-sections and standards to be consistent with General Plan roadway designations.	Update of standards is continuing
Circulation - 22	The City shall pursue funding from Federal, State, and regional agencies for funding maintenance of the City's transportation system.	Ongoing - Included in the STIP
Circulation - 23	The City shall ensure that crosswalks are provided on major access routes to all schools.	Completed
Circulation - 24	The City shall require, as part of the development review process, a system of sidewalks or pathways for all new development to provide a safe environment for pedestrians.	Ongoing - Implemented during permit processing
Circulation - 25	The City shall explore traffic calming techniques to enhance pedestrian safety in the Old Town pedestrian-oriented business district and other places of high volume pedestrian uses.	Ongoing - Old Town Specific Plan adopted 12-12-2000; Old Town Pedestrian Enhancement Project completed 2003

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Circulation - 26	The City shall adopt and utilize traffic study guidelines to evaluate potential traffic impacts associated with proposed new development prior to project approval, and assure implementation of appropriate mitigation measures prior to or in conjunction with project development.	Completed
Circulation - 27	The City shall require that future roads and improvements to existing roads be designed to minimize conflicting traffic movements such as turning, curb parking, and frequent stops.	Ongoing - Implemented during permit processing
Circulation - 28	The City shall require that the development of new private driveways do not introduce significant traffic conflicts along designated expressway and arterial roadways.	Ongoing - Implemented during permit processing
Circulation - 29	The City shall establish and enforce weight restrictions where necessary on routes traversing through residential neighborhoods.	Ongoing as needed
Circulation - 30	The City shall review the design of all new residential neighborhoods to ensure that through traffic is minimized.	Ongoing - Implemented during permit processing
Circulation - 31	The City shall identify and evaluate potential local revenue sources and viable State and Federal funding sources for financing roadway system, transit, pedestrian, and bicycle development projects.	Ongoing through SBCAG/TTAC
Circulation - 32	The City shall require the construction of bus turnouts adjacent to new developments in locations which improve transit service, safety, and efficiency.	Ongoing - Implemented during permit processing
Circulation - 33	The City shall require the installation of wheelchair ramps on all new sidewalks and encourage their installation in older neighborhoods.	Ongoing - Implemented during work in right-of-way
Circulation - 34	The City shall develop and adopt a Bikeway Master Plan that is reviewed every five years and updated as necessary. This Master Plan shall evaluate ways to encourage bicycle use and specify the locations of bicycle amenities which facilitate bicycle use.	Ongoing - see page 17 of report text
Circulation - 35	An economic impact study shall be undertaken prior to funding construction of the Central Avenue Extension to study the potential economic effects on the Old Town and other areas of the City.	To be scheduled
Circulation - 36	To accommodate the projected buildout traffic demands, Central Avenue shall: (1) be widened to its full planned width from "O" Street to a point west of "V" Street to allow for the required intersection improvements; and (2) include the intersection modifications illustrated in Figure 4 of the Addendum to the Final EIR for the General Plan revision (File No. GP 94-01). As shown therein, the following improvements will be necessary:	Implemented during development review process
	• The intersection of Central Avenue and "H" Street will require the addition of a second southbound left-turn lane.	To be scheduled
	• The intersection of Central Avenue and "A" Street will be modified in conjunction with the construction of the Central Avenue extension for "A" Street east to Highway 246.	To be scheduled
	• The intersection of "H" Street and North Avenue will require the addition of an exclusive westbound right-turn lane. [Final EIR Circulation Mitigation Measure 1, as modified in the Addendum to the Final EIR]	Completed

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HOUSING ELEMENT

Implementation No.	Implementation Measure	Status
Housing - 1	The City shall work with the Lompoc Housing Assistance Corporation or other nonprofit organizations and individuals to identify housing priorities through the Community Development Department's Needs Assessment process and obtain the following funding, when available, from the State's Multifamily Housing Program to address the identified priorities: a. Rental Housing Construction Program (RHCP) for the construction of rental units affordable to low-income households. b. California Housing Rehabilitation Program - Rental Component (CHRP-R) for the rehabilitation or acquisition and rehabilitation of substandard low-income rental housing.	Ongoing as funding becomes available - the City has received $1,000,000 and a $750,000 grants from CHFA for financing the acquisition and rehabilitation and/or construction of housing units for low- and very low-income families The City has concentrated on obtaining CDBG, HOME, CHFA, and RDA funds but will explore RHCP and CHRP-R financing options as funds become available
Housing - 2	The City shall amend the Zoning Ordinance to allow emergency shelters in low (R-1), medium (R-2), and high density (R-3) residential zones. Facilities with 6 or fewer residents shall be allowed as permitted uses in all three residential zones. Facilities providing shelter for seven or more residents shall be permitted in medium (R-2) and high density (R-3) residential zones subject to a conditional use permit.	Tabled due to exceptionally high level of development activity in the Community Development Department
Housing - 3	The City shall study the feasibility of allowing emergency shelters in commercial zones subject to a conditional use permit.	To be scheduled
Housing - 4	The City shall work in cooperation with the Lompoc Housing Assistance Corporation, Habitat For Humanity, or other nonprofit organizations to identify housing priorities through the Community Development Department's Needs Assessment process and obtain funding from the following U.S. Department of Housing and Urban Development (HUD) programs to address the identified priorities: a. Section 202 and Section 811 programs to expand the supply of housing with supportive services for elderly persons and persons with disabilities. b. Homeownership For People Everywhere (HOPE) Program to expand Homeownership opportunities for lower-income families and individuals. c. Community Development Block Grant (CDBG) and Santa Barbara County HOME Consortium funds to expand the supply of housing for very low- and low-income families and individuals.	Ongoing - As funds become available The City in cooperation with Community based nonprofit organizations has utilized and continues to utilize program to disperse funds to increase the supply of housing with supportive services for elderly and disabled persons The City has concentrated on obtaining CDBG, HOME, CHFA, and RDA funds but will explore HOPE financing options as funds become available Ongoing - see pages 18 through 20 of report text

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Housing - 5	The City shall work in cooperation with mobilehome park resident organizations to pursue State Mobilehome Park Resident Ownership Program (MPROP) funds (when available) to preserve housing affordability for low-income residents.	Ongoing - the City will explore financing options and pursue as funds become available
Housing - 6	The City shall notify mobilehome park managers of the City's Needs Assessment hearings by providing flyers to post in common areas to facilitate the involvement of mobilehome park residents in the Needs Assessment process to consider the feasibility of applying for State Mobilehome Park Resident Ownership Program (MPROP) funds (when available) in order to preserve housing affordability for low-income residents.	Ongoing as funds become available
Housing - 7	The City shall cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, Lompoc Housing Assistance Corporation, and other faith-based and community organizations in the County's Continuum of Care program to pursue HUD, Emergency Shelter Grant Program (ESGP), and Supportive Housing Program (SHP) funds (when available), to help prevent homelessness in Lompoc.	Ongoing - the City in cooperation with community based nonprofit organization has utilized and continues to utilize HUD funds to help prevent homelessness - see pages 21 and 22 of report text
Housing - 8	The City shall cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, Lompoc Housing Assistance Corporation, and other faith-based and community organizations in the County's Continuum of Care program to pursue HUD, Shelter Plus Care Homeless Rental Housing Assistance (S+C/HRHA) Program funds, Supportive Housing Program (SHP), and Single Room Occupancy Program (SROP) funds, to provide rental housing assistance for homeless persons in Lompoc.	Ongoing - the City in cooperation with community based nonprofit organization has utilized and continues to utilize HUD funds to help prevent homelessness - see pages 21 and 22 of report text
Housing - 9	The City shall work with the Santa Barbara County Housing Authority to: a. Encourage the rehabilitation of rental property in order to meet the minimum requirements of the Section 8 Program. b. Secure additional HUD, Section 8 Lower Income Housing Assistance Program certificates and vouchers to aid very low-income and low-income families in obtaining private accommodations.	Ongoing - See page 21 and 22 of report text. Additionally, a code enforcement officer position (although currently vacant) was added to the City to monitor properties within the Redevelopment Area
Housing - 11	The City shall work with the Housing Authority of Santa Barbara County through the Community Development Department's Needs Assessment process to consider the feasibility of participating in HUD's Reverse Equity Mortgage Program in order to help elderly homeowners continue to stay in their longtime residences.	The City has concentrated on obtaining CDBG, HOME, CHFA, and RDA funds but will explore financing options and pursue as funds become available
Housing - 12	The City shall continue to market the Deferred Single Family Rehabilitation Loan Program to low-income senior households to make necessary upgrades and structural modifications to their homes to facilitate independent living.	Ongoing

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Housing - 13	The City's Community Development Department will continue to monitor its development review process for ways to facilitate the production of new sources of affordable housing.	Permit Streamlining Report completed in 1996 which made recommendations to increase efficiency and services to benefit applicants. Recommendations implemented included permit tracking system and Development Review Handbook. The City is implementing Policies 1.11 and 1.12 of the Housing Element during all new residential project development review.
Housing - 14	The City shall amend the Land Use Element Map to provide areas with large minimum lot sizes.	To be scheduled
Housing - 15	The City shall research previously-approved assisted-housing units to determine compliance with assisted-housing requirements. Conditions of approval shall be placed on future assisted-housing projects requiring applicants to supply periodic compliance reports.	Ongoing - quarterly monitoring
Housing - 16	The City shall work in cooperation with local nonprofit corporations to identify housing priorities through the Community Development Department's Needs Assessment process and obtain California Self-Help Housing Program (CSHHP) funds (when available) to assist low-income and moderate-income families build and rehabilitate their homes with their own labor.	City has worked with community based nonprofit self-help organization and has concentrated on obtaining RDA funds to assist in the construction of two housing units for very low-income families; City will explore financing options and will pursue as funds become available
Housing - 17	The City shall prepare an annual progress report on the provision of its regional fair share of housing units to monitor the effectiveness of existing policies.	Completed 2003 and 2004
Housing - 18	The City shall continue to pursue and loan California Housing Rehabilitation Program - Owner Component (CHRP-O) funds (when available) for the rehabilitation of homes owned and occupied by lower-income households.	The City has concentrated on obtaining CDBG, HOME, CHFA, and RDA funds but will explore financing options utilizing CHRP-O funds and pursue as funds become available
Housing - 19	The City shall amend the Subdivision Ordinance to include design considerations which protect solar exposure.	Tabled due to exceptionally high level of development activity in the Community Development Department
Housing - 20	The City and Lompoc Redevelopment Agency shall encourage and support the Lompoc Housing Assistance Corporation and/or other nonprofit corporation's utilization of state and federal tax credit programs for very low-income and low-income housing projects within the City. a. Serving as the local reviewing agency (as opposed to an outside agency) for tax credit applications as required by the California Tax Credit Allocation Committee (TCAC). b. Working with tax credit applicants to identify matching funds and additional funding sources. c. Providing gap financing through City/Redevelopment Agency programs. d. Providing letters of support and technical assistance.	Ongoing - as funds become available; supported tax credits for three rehabilitation and/or new projects

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Housing - 21	The City shall continue to promote energy efficiency and water conservation.	Ongoing - the City employs a Utility Conservation Coordinator to conduct energy audits and provide technical assistance to Lompoc residents interested in reducing their household utility consumption; low interest residential rehabilitation loan program allows the scope of work to include conversions of energy inefficient appliances; City offers rebate programs for retrofits and electric bills
Housing - 22	The City shall amend the Zoning Ordinance to require a finding for any zone changes within or adjacent to residential areas that the zone change is compatible with the character of any affected residential neighborhood.	Tabled due to exceptionally high level of development activity in the Community Development Department
Housing - 23	The City shall disseminate fair housing information to the public and continue to fund fair housing services which promote equal housing opportunity within the community.	Ongoing - see pages 23and 24 of report text

PARKS AND RECREATION ELEMENT

Implementation No.	Implementation Measure	Status
Parks & Recreation - 1	The City will pursue acquisition and/or development of additional park and recreation sites as described in the attached Proposed Park and Recreation Sites list. The list shall be comprised of sites which help meet the current and projected deficiencies of various types of park and recreation facilities. Acquisition and/or development possibilities shall be periodically reviewed in order to direct staff to respond to new opportunities and changing community concerns.	Sites 5, 9, 12, 15, 16 identified in the Parks and Recreation Map have been developed. A portion of sites 6, 8, 9, and 12 have been acquired for park purposes.
Parks & Recreation - 2	The Parks and Recreation Department shall prepare and maintain site plans and maintenance schedules for all park sites. Site plans shall include the identification of necessary capital improvements, landscaping, use areas, and facilities. The site plans for the park system should also address the following: group camping, creekside systems, trails for pedestrians/joggers/bicyclists/disabled persons, floral display gardens, habitat restoration projects, community gardens, skateboarding, etc.	The City approved the Riverbend Park Master Plan in 2005. The City Council has provided direction on the Ken Adam Park Master Plan.
Parks & Recreation - 3	The City shall prepare and implement a trails master plan for the City using flood control channels, easements, dedications, right-of-ways, open space, etc., in conjunction with other government and nonprofit agencies.	The City approved the Riverbend Park Master Plan in 2005. The City Council has provided direction on the Ken Adam Park Master Plan.
Parks & Recreation - 4	The Lompoc Redevelopment Agency may acquire and develop park and recreation facilities inside Redevelopment Agency Project Areas.	Ongoing - subject to available funds - purchased property on South H Street for pocket park and assisting in funding for Aquatic Center
Parks & Recreation - 5	The City shall amend the Subdivision Ordinance to require the Parks and Recreation Department to review all subdivision maps through the Development Review Board process.	Tabled due to exceptionally high level of development activity in the Community Development Department

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Parks & Recreation - 6	The City shall amend the Subdivision Ordinance to assure that open space areas credited in the amenity formula for "Planned Developments" are usable for organized recreational purposes or meet minimum usable dimensions (i.e. 30 feet).	Tabled due to exceptionally high level of development activity in the Community Development Department
Parks & Recreation - 7	The City should negotiate comprehensive joint use agreements with the Lompoc Unified School District and the Allan Hancock Joint Community College District.	Ongoing with school district - to be scheduled with Allan Hancock
Parks & Recreation - 8	The City should investigate negotiating limited joint use agreements with the US Air Force, United States Penitentiary, and Federal Correctional Institution to allow increased use of their respective recreation facilities by organized sports leagues.	To be scheduled
Parks & Recreation - 9	The City should investigate negotiating a limited joint-use agreement with the State Parks and Recreation Department for greater use of the La Purisima State Historical Park in conjunction with City recreation programs (e.g. summer or weekend day camps, arts and crafts classes, and special outings).	Ongoing
Parks & Recreation - 10	The City should investigate negotiating joint use agreements with private organizations to establish limited public access to their respective facilities in order to expand public recreation opportunities.	Ongoing with the YMCA, Boys & Girl's Club, City of Lompoc's Police Activities League (PAL), Special Olympics, Chamber of Commerce & Walnut Pier
Parks & Recreation - 11	The City shall encourage the County to define a responsible financial role in meeting the recreational program needs of all unincorporated area residents in the Lompoc Valley.	The City has requested that the County update park fees and update the General Plan for the Lompoc Valley
Parks & Recreation - 12	The Parks and Recreation Department should provide recreation and social activities for all age groups including teens and seniors through establishment of a multi-use community recreation complex.	LVCC Completed in Fall 2000 - programs continue on an ongoing basis
Parks & Recreation - 13	City facilities and land may be rented or leased for recreational purposes, so long as such facilities will be available for public use when not being actively used for their rented or leased activity.	Ongoing
Parks & Recreation - 14	The Parks and Recreation Department shall integrate park and recreation facility planning with programs to enhance neighborhoods.	Ongoing - implemented during permit processing
Parks & Recreation - 15	The City Parks and Recreation Department shall make improvements and additions to the existing park and recreation facilities as listed and prioritized in the Capital Improvement Plan (CIP).	Ongoing - the CIP is updated on an annual basis by the Parks and Recreation Commission - Improvements have been made to playgrounds, the recreation center and civic auditorium
Parks & Recreation - 16	The City shall explore the development of private commercial recreation facilities including an athletic field(s), golf course, and festival grounds.	Ongoing

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Parks & Recreation - 17	City shall amend the Development Impact Fee ordinance (AB 1600) to include provisions for funding regional parks and special recreation facilities (e.g. municipal pool, civic auditorium); and for contribution of funds by developers as allowed by law.	Ongoing - modified annually. Last comprehensive evaluation of existing development impact fees and preparation of an Impact Fee Study Report completed in 2003 - development impact fees updated 12/03; effective 2/04
Parks & Recreation - 18	The Parks and Recreation Commission shall establish and maintain a self-supporting user-fee schedule for recreation programs.	Adopted - Revised on an annual basis
Parks & Recreation - 19	The City shall pursue funding sources to maintain a Recreation Scholarship Fund to receive and distribute funds from public and private sources to enable low-income children to participate in recreation programs.	The Parks and Recreation Department has established a scholarship program
Parks & Recreation - 20	The Parks and Recreation Department shall establish a program to enable low-income persons to exchange community service credits for participation in recreation programs.	Ongoing on a limited basis
Parks & Recreation - 21	The City shall seek and/or provide funding for the construction of recreational trails as identified in the Bikeway Routes map of the *Circulation Element* .	The City approved the Riverbend Park Master Plan in 2005. The City Council has provided direction on the Ken Adam Park Master Plan.
Parks & Recreation - 22	The City shall continuously explore the need for accessibility improvements at existing recreation facilities and within recreation programs in order to allocate funds as they become available to ensure compliance with ADA requirements.	Ongoing on an annual basis - improvements are made in accordance with the Parks and Recreation's prioritized ADA plan as funding permits

PUBLIC SERVICES ELEMENT

Implementation No.	Implementation Measure	Status
Public Services - 1	The City shall periodically review the long-range needs of the electrical system including the following issues:	
	• Desired level of reliability for the electrical system.	Ongoing - implemented during permit processing and as funding allows
	• Maintenance of power lines and related equipment.	-Maintenance/upgrade of 4kV to 12kV project continues -Upgrade of relays at receiving station 90% complete -Design being completed for replacement of power cables leaving -Design complete for new backbone extension along the south edge of the airport property
	• Elimination of inaccessible power lines.	University Park project - design is complete, pursuing easements, construction - fiscal year 00-01
	• Procurement of adequate sources of electrical power.	Reviewed annually - the City has adequate power supply at this time

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	• Preparation of an engineering model of the electrical system to identify needed improvements.	The model is 95% complete pending final review
	• Maintenance of an accurate electrical system map.	City Primary Electric Distribution Map is maintained on a weekly basis
	• Provision for the logical and economic extension of the electrical system to new developments.	Under current review to determine needed updates, changes or extension
Public Services - 2	The City shall prepare a schedule and financial plan to underground all existing utility distribution lines.	To be scheduled when funds are available
Public Services - 3	The City shall amend the City Code to require installation of automatic fire protection systems in all new buildings that exceed fire protection and on scene response capabilities of the Fire Department.	To be scheduled
Public Services - 4	The City shall review the City Code regulations for fire sprinklers for additional requirements.	To be scheduled
Public Services - 5	The City shall assist the Library Board of Trustees in preparing a facility plan for the main library, which includes consideration of an additional entrance to existing parking area.	This project has been superseded by another development plan based on a Needs Assessment and Feasibility Study for Lompoc Public Library dated July 2002
Public Services - 6	The City will strive to increase funding levels for the library to meet the average funding levels for City of Lompoc library facilities on a statewide basis.	Ongoing
Public Services - 7	The City shall explore amendment of the Development Impact Fee ordinance to fund improvements to City of Lompoc library system which are necessitated by new development.	Ongoing - modified annually. Last comprehensive evaluation of existing development impact fees and preparation of an Impact Fee Study Report completed in 2003 - development impact fees updated 12/03; effective 2/04
Public Services - 8	The Police Department shall develop traffic safety recommendations and programs based upon State-wide Integrated Traffic Reporting System data, and citizen and school district requests.	Ongoing
Public Services - 9	The Police Department shall utilize a Community Oriented Policing and Problem Solving (COPPS) philosophy involving citizens, community organizations, city departments, and criminal justice agencies. Issues such as crime, drug or gang-related activities, and other identified problems relating to public safety will be targeted by this philosophy.	Adopted in 1995 - the City will revise as deemed necessary
Public Services - 10	The City shall prepare a facility plan for a multi-use community center.	Completed
Public Services - 11	The City shall update the facility plan for the Civic Center.	Completed
Public Services - 12	The City shall implement the facility plan for the Civic Auditorium.	Completed
Public Services - 13	The City shall schedule improvements to public buildings necessary to meet the needs of physically challenged individuals, in accordance with the requirements of the Americans with Disabilities Act.	Ongoing

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Public Services - 14	The City shall gather information from other cities regarding the display and financing of public art.	Ongoing - City Council conceptually approved public art program; working on funding and program policies
Public Services - 15	The City shall prepare and implement a master plan for the Lompoc Airport.	The Lompoc Airport Master Plan was adopted on June 2, 1998
Public Services - 16	The City shall seek to negotiate comprehensive joint use agreements with the Lompoc Unified School District and the Allan Hancock Joint Community College District.	To be scheduled with the Aquatic Center; other sites possible as available
Public Services - 17	The City shall identify proposed school sites on the Land Use Element Map necessary to accommodate anticipated student enrollment generated by new City development after consultation with the Lompoc Unified School District and Santa Barbara County.	Adopted School Overlay on General Plan Land Use Map
Public Services - 18	The City shall notify the Lompoc Unified School District when the City receives a development application for an area identified with a proposed school designation to determine whether there is property acquisition interest. If no interest is expressed, the City shall delete the proposed school site designation from the Land Use Element Map following the issuance of applicable certificates of occupancy.	Ongoing - Implemented during the development review process
Public Services - 19	The Utility Department shall update the Wastewater Management Plan.	Completed - Lompoc Regional Wastewater Reclamation Plant Master Plan prepared by Kennedy/Jenks Consultants dated September 2002
Public Services - 20	The City shall establish a program to promote the uses of wastewater biosolids. Potential uses include: • Composting; and • Application to land areas by spreading, spraying or injection.	Biosolids Management Plan completed in 2002
Public Services - 21	The City shall establish a program to promote the use of reclaimed effluent. Potential uses include: • Irrigation of landscaping and fodder, seed, and flower crops; • Industrial cooling; • Dust control and compaction at construction sites and the landfill; and • Recharge of the groundwater basin.	Currently economically infeasible Ongoing - Wastewater treatment plant only Currently economically infeasible Ongoing Currently economically infeasible
Public Services - 22	The Zoning Ordinance shall be amended to require that public notice be given to all property owners within 1000 feet of the landfill boundary for any development permits rquested for the landfill.	Tabled due to exceptionally high level of development activity in the Community Development Department
Public Services - 23	The City shall amend the Subdivision Ordinance to require that land divisions approved within 2000 feet of the landfill boundary shall be conditioned to require a notification in the deed of the landfill's proximity to the property.	Tabled due to exceptionally high level of development activity in the Community Development Department
Public Services - 24	The City shall investigate the acquisition of properties or easements to ensure that adequate buffer zones to mitigate the environmental effects of landfill operations.	At the current time adequate buffering exists

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Public Services - 25	The City shall ensure that a 200 foot buffer is maintained between the active working areas of the landfill and all adjacent land uses.	Currently a buffer greater than 200 feet exists
Public Services - 26	The City shall pursue establishment of a drop-off facility which is available to the public for recyclable materials.	Completed
Public Services - 27	The City shall provide recycling service to all City residents.	Curbside pick up began 8-99
Public Services - 28	The City shall pursue establishment of a composting facility.	The City is no longer pursuing the establishment of a composting facility due to implementation of more cost effective methods of processing wood waste
Public Services - 29	The City shall update the Storm Drainage Master Plan.	To be scheduled
Public Services - 30	The City shall consider amendment of the Development Impact Fee Ordinance as a funding source for storm drain infrastructure.	Ongoing - modified annually. Last comprehensive evaluation of existing development impact fees and preparation of an Impact Fee Study Report completed in 2003 - development impact fees updated 12/03; effective 2/04
Public Services - 31	The Utility Department shall update the Water System Management Plan.	Completed
Public Services - 32	The Capital Improvement Plan (CIP) shall be amended to show improvements which provide adequate water pressure in University Drive between Cambridge Drive and C Street for fire protection purposes.	Completed
Public Services - 33	The City shall seek to establish emergency inter-tie agreements with Mission Hills CSD, Vandenberg Village CSD, and Vandenberg AFB in case of emergency water shortages. Such agreements would be invoked to satisfy short-term emergency water needs of either party.	Agreement completed with Mission Hills; Vandenberg Village CSD and Vandenberg AFB are not contemplated at this time

URBAN DESIGN ELEMENT

Implementation No.	Implementation Measure	Status
Urban Design - 1	The Beautification Commission shall establish policies and programs to define and enhance the entryways into the City in cooperation with Caltrans, Santa Barbara County, and the affected property owners.	Ongoing - the Home Depot project installed entry treatment at the southeast entry into the City at Ocean Aveneue and 12th Street in 2004-2005
Urban Design - 2	The City shall amend the Zoning Ordinance to require new homeowner associations to maintain and preserve natural habitats within their respective developments.	Tabled due to exceptionally high level of development activity in the Community Development Department
Urban Design - 3	The City shall amend the Zoning Ordinance to require buffer areas between new developments and bordering land planned by the City for agriculture.	Tabled due to exceptionally high level of development activity in the Community Development Department
Urban Design - 4	The City shall amend the Zoning Ordinance to retain ridgelines identified in the Scenic Ridgelines and Roads map in the "Open Space District."	Tabled due to exceptionally high level of development activity in the Community Development Department

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Urban Design - 5	The City shall amend the Zoning Ordinance to establish standards for development in hillside areas. These shall address issues such as design, allowable uses, developable areas, safety concerns, parcel sizes, grading, landscaping, visual resources, open space, drainage, infrastructure requirements, and evacuation plans.	Tabled due to exceptionally high level of development activity in the Community Development Department
Urban Design - 6	The City shall amend the Zoning Ordinance to add an overlay zone for scenic corridors which regulates development activities within a defined buffer along designated scenic roads. The overlay zone may address issues such as removal of mature vegetation, grading activities, allowable uses (e.g. signs, walkways, roadway access).	Tabled due to exceptionally high level of development activity in the Community Development Department
Urban Design - 7	The City shall periodically review and update the architectural, landscape, and site plan review guidelines. Architectural review requirements shall be added for rehabilitations of, or additions to existing buildings, and for projects located along designated scenic roads.	Tabled due to exceptionally high level of development activity in the Community Development Department
Urban Design - 8	The City shall amend the Zoning Ordinance to: 1) add a design overlay zone in the Old Town area; and 2) establish design guidelines for the architectural appearance, site function, pedestrian enhancement, protection and development of structures within the overlay zone. All development within the overlay zone must conform with the guidelines.	The Old Town Commercial and Old Town Lompoc Specific Plan have been adopted. The Specific Plan includes development standards.
Urban Design - 9	The City shall amend the Zoning Ordinance to establish design guidelines for the Southside Old Town (generally the 200-400 blocks of South "G" and "H" Streets and 200-300 blocks of South "I" and "J" Streets) to preserve historic structures, encourage rehabilitation, and ensure that new construction and rehabilitation are compatible with the surrounding historic structures.	A consultant has been hired to work on a historic preservation district and prepare a historic preservation ordinance
Urban Design - 10	The City shall explore methods for providing sufficient off-site parking in the Old Town area.	Not required by the Old Town Lompoc Specific Plan
Urban Design - 11	The City shall amend the City Code to increase the maintenance standards for commercial and industrial facilities.	Tabled due to exceptionally high level of development activity in the Community Development Department
Urban Design - 12	The City shall amend the Zoning Ordinance to include minimum standards for the percentage of the required open space areas (exclusive of natural habitat) of developments which need to be landscaped in order to minimize storm runoff.	Tabled due to exceptionally high level of development activity in the Community Development Department
Urban Design - 13	The City shall review the street-naming and street-numbering policy for future developments.	Tabled due to exceptionally high level of development activity in the Community Development Department
Urban Design - 14	The City shall designate the Italian Stone Pines on South H Street as a heritage grove.	Local designation has been accomplished
Urban Design - 15	The City shall explore the establishment of landscape maintenance districts.	The City does not wish to pursue the establishment of landscape maintenance districts
Urban Design - 16	The City shall establish a citywide street tree median and parkstrip planting program, if funding is available. Landscaped areas shall be located and designed to maintain vehicular and pedestrian safety, to beautify the roadways, and to maintain traffic-flow efficiency.	Ongoing

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Urban Design - 17	The City shall use landscaping to screen unsightly land uses or activities on City-owned land.	Ongoing - Implemented during the development review process
Urban Design - 18	The City shall review the Sign Ordinance, and update as necessary.	Tabled due to exceptionally high level of development activity in the Community Development Department
Urban Design - 19	The Planning Commission and Beautification Commission shall review existing Engineering Division standards for consistency with the policies of the *Urban Design Element*.	Ongoing - Implemented during the development review process
Urban Design - 20	The City shall identify boundaries of the Old Town area and include those boundaries on the Zoning Map.	Completed
Urban Design - 21	The City shall condition approval of individual development proposals to be consistent with Land Use Element Policies 5.11 and 5.12. [Final EIR Urban Design Mitigation Measures 1a and 1b]	Ongoing - Implemented during the development review process
Urban Design - 22	The City shall condition approval of individual development proposals to assure that development shall preserve important view corridors, where feasible, by identifying and preserving the attributes of the view corridor that characterize its significance (e.g. framing elements and presence or absence of impinging details) as seen from roadways, pedestrian paths or other public vantage points to avoid view obstruction. Buildings shall be sited so as to minimize view obstruction from sensitive vantage points. This measure shall be accomplished through amendment of the Zoning Ordinance to include standards for view protection as indicated in this measure. [Final EIR Urban Design Mitigation Measure 2a]	Ongoing - Implemented during the development review process
Urban Design - 23	The City shall amend the Zoning Ordinance so that the following glare reduction measures are applied when reviewing new development on a parcel specific basis: • Utilize trees or other forms of vegetation to screen and visually soften parking areas. This measure would reduce the amount of glare generated from painted and chrome automobile surfaces and prevent expanses of stationary and moving automobiles. • Require use of hooded lights on focused-beam lamps for nighttime illumination in parking areas, shipping and receiving docks and within industrial developments. These lights direct the light beam towards the ground, which if a dark pavement, will not reflect light and cause spillage into neighboring areas. • Require use of materials which reduce or diminish glare for windows in new developments. [Final EIR Urban Design Mitigation Measure 3a]	Tabled due to exceptionally high level of development activity in the Community Development Department
Urban Design - 24	The City shall continue to review development proposals on a project-specific basis with added attention to avoidance to degradation of objects or aesthetic and/or historical significance. New development shall be subject to design review as part of the City's project approval process. [Final EIR Urban Design Mitigation Measure 4a]	Ongoing - Implemented during the development review process
Urban Design - 25	The City staff shall coordinate planning, design, and maintenance of roadway medians, parkstrips, and open space areas with the Parks and Recreation Department through the Development Review Board process.	Ongoing - Implemented during the development review process

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RESOURCE MANAGEMENT ELEMENT

Implementation No.	Implementation Measure	Status
Resource Management - 1	The City shall amend the Zoning Ordinance to protect mineral deposits and restrict the encroachment of incompatible land uses. Mineral resource extraction may be allowed within these areas contingent upon approval of a conditional use permit.	Completed with the adoption of the Surface Mining Ordinance 10/99
Resource Management - 2	The City shall amend the Zoning Ordinance to require that any divisions of land which involves mineral resource areas shall include notices on the property titles which identify the presence of mineral resources and possibility of mineral extraction operations in the area.	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 3	The City shall amend the Subdivision Ordinance to require that developments proposed within 1000 feet of abandoned oil and gas wells be conditioned to: 1) identify the precise locations of the wells and 2) ensure that the wells have been abandoned in accordance with current State Division of Oil and Gas regulations.	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 4	The City shall amend the Zoning Ordinance to specify that the discretionary review of surface mining proposals shall be undertaken in conformance with the requirements of the Surface Mining and Reclamation Act. This review shall include plans for the mining operation and for reclamation of the site.	Completed with the adoption of the Surface Mining Ordinance 10/99
Resource Management - 5	The City shall amend the Zoning Ordinance to provide discretionary review of oil drilling or production proposals. This review shall include plans for oil and gas drilling and production as well as abandonment of the site.	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 6	The City shall amend the Zoning Ordinance to add an environmentally-sensitive resource overlay zone in order to protect environmentally-sensitive resources, including biologically-significant habitats.	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 7	The City shall amend the Zoning Ordinance to ensure that permitted activities in the environmentally-sensitive resource overlay zone will not damage biologically significant habitats. Where no feasible alternative locations exist for the activity, replacement habitat shall be required at a 1:1 ratio of any biologically significant habitat located within the overlay zone which is damaged or disturbed by development.	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 8	The City shall amend the City Environmental Guidelines to maintain consistency with the California Environmental Quality Act and Guidelines.	Ongoing
Resource Management - 9	The City shall amend the Grading Ordinance to require temporary fencing to be installed at the edge of biologically significant habitats prior to construction.	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 10	The City shall amend the Grading and/or Subdivision Ordinance to: minimize soil erosion, water quality degradation, and volume of surface water runoff during and after construction; and to maximize on-site percolation of stormwaters.	Tabled due to exceptionally high level of development activity in the Community Development Department

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Resource Management - 11	The City shall amend the Zoning Ordinance to require a conditional use permit for livestock grazing in the environmentally-sensitive resource overlay zone to reduce damage to biologically-significant habitats resulting from grazing activities.	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 12	The City shall amend the Zoning Ordinance to require native plant buffers along stream and riparian habitat to protect riparian vegetation, provide continuous wildlife habitat, retain bank stability, and reduce erosion and sedimentation.	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 13	The City shall amend the City Code to restrict off-road motorized vehicle use in biologically-significant habitats to avoid fire hazards, topsoil erosion, noise, and habitat damage.	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 14	The City shall amend the Zoning Ordinance to require the preparation of maintenance and management plans for natural habitats affected by development.	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 15	The City shall amend the Zoning Ordinance to require landscape plans for projects adjacent to natural habitats to use local native vegetation which is compatible with the natural habitat.	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 16	The City shall seek funding from Federal, State, and local agencies as well as private organizations for habitat restoration projects.	Ongoing - as opportunity allows
Resource Management - 17	The City shall conduct a comprehensive survey of all pre-World War II structures, architecturally significant buildings, and ethnic places. The identified structures and places shall be evaluated to determine historic, architectural, or ethnic significance.	City has hired a consultant to begin work on a Historic District Ordinance
Resource Management - 18	The City shall review the Landmark Ordinance and update, as necessary, to provide increased protection to landmark structures by requiring public notice prior to any demolition or major rehabilitation. This requirement shall apply to the more recent of the following lists of structures: 1) Table 4 of the Cultural Resources Study or 2) the results of the comprehensive survey (see Resource Management - 17).	City has hired a consultant to begin work on a Historic District Ordinance
Resource Management - 19	The City shall review zoning designations in the Southside Old Town Neighborhood (generally the 200-400 blocks of South "G" and "H" Streets and 200-300 of South "I" and "J" Streets) for changes which would enhance protection of existing historic structures and neighborhoods.	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 20	The City shall publicize applicability of the State Historic Building Code in repair, alteration, and additions to historic structures.	City has hired a consultant to begin work on a Historic District Ordinance
Resource Management - 21	The City shall establish a program of financial incentives to encourage the rehabilitation of buildings which are eligible to be or have been designated City landmarks. The program shall include: Allocation of Community Development Block Grant rehabilitation funds toward historic structures;	To be scheduled Ongoing - subject to available funds

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	Encouraging local lending institutions to establish a special loan program for historic neighborhoods and structures. Such a program will assist local lending institutions in meeting their obligations under the Community Reinvestment Act;	Ongoing
	Publicizing and pursuing financial incentives for historic structures which are available under State legislation, and	Ongoing
	Amending the City Code to waive or reduce building permit fees for historic structures which undergo rehabilitation in accordance with the design guidelines for historic structures.	Some fees are paid by the Redevelopment Agency for retrofitting unreinforced masonry buildings
Resource Management - 22	The City shall publicize and provide information to property owners of historic structures or places regarding the benefits of Federal, State, County, or City landmark status.	City has hired a consultant to begin work on a Historic District Ordinance
Resource Management - 23	The City shall prepare cultural resources guidelines to assist in the review of development proposals which affect cultural resources and to ensure protection of cultural resources in accordance with Federal and State requirements. The guidelines shall address application of the Archaeological Sensitivity Zones map to development projects.	To be scheduled
Resource Management - 24	The City shall maintain records of known archaeological sites and provide the Building Official with a listing of affected parcels. Prior to issuance of building or demolition permits on these parcels, a Phase 2 or Phase 3 Cultural Resources Evaluation shall be required.	Ongoing - Implemented during permit processing
Resource Management - 25	The City shall amend the Zoning Ordinance to protect environmentally-sensitive resources, including archaeological resources.	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 26	The City shall inventory all trees on City property and designate as City Landmarks any trees with historic or cultural significance.	Completed
Resource Management - 27	The archaeological sensitivity map shall be used for determining the type of archaeological resource evaluation in high and low sensitivity zones as noted below. High Sensitivity Zone: All projects (including general plan amendments, zone changes, annexations, subdivision maps, parcel maps) involving parcels 10,000 square feet or more in size, shall be required to have a Phase 1 study. The study shall examine the entire parcel. Subsequent Phase 2 and 3 studies shall be required if archaeological resources are identified in the Phase 1 study. If the project area, or a portion thereof, was previously surveyed at acceptable standards, the previous Phase 1 study can be used to satisfy this requirement for the surveyed area. Low Sensitivity Zone: All projects (including general plan amendments, zone changes, annexations, subdivision maps, parcel maps) involving parcels 20 or more acres in size shall be required to have a Phase 1 study. The coverage of the Phase 1 study, the need for subsequent studies, and use of previous studies shall be as noted above.	Ongoing - Implemented during permit processing

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	Known Archaeological Sites: The Community Services Department maintains records of known archaeological sites. Prior to issuance of building permits for new construction or additions in areas of known archaeological sites, a Phase 2 or 3 study, as necessary, shall be required. This procedure will fulfill CEQA requirements for protection of known archaeological sites.	
Resource Management - 28	The City shall pursue administrative, governmental, and legal channels to protect the City's water rights on the Santa Ynez River. (Cross Reference: Biological Resources)	Ongoing
Resource Management - 29	The City shall participate in the preparation of a Groundwater Resources Management Plan which addresses the use of groundwater in the Lompoc Valley by all major users.	Completed - (1) Santa Barbara Water Purveyor Agency Watershed Sanitary Survey Update prepared by Summers Engineering dated 12/2000 (2) Santa Barbara Water Purveyor Agency Watershed Sanitary Survey Update Attachment, Drinking Water Source Assessment Program by Summers Engineering dated 12/2000
Resource Management - 30	The City shall review its Urban Water Management Plan every five years and update it as necessary to ensure the ongoing effectiveness of the City's water conservation efforts and satisfaction of the City's supplemental water needs.	Completed - City of Lompoc Urban Water Management Plan; also refer to Resource Management implementation measure 29
Resource Management - 31	The City shall amend the Zoning Ordinance to add an environmentally-sensitive resource overlay zone in order to protect environmentally-sensitive resources, including groundwater recharge areas.	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 32	The City shall explore development of supplemental and cost-effective water options.	Ongoing
Resource Management - 33	The City shall amend the Grading and/or Subdivision Ordinance to: minimize soil erosion, water quality degradation, and volume of surface water runoff during and after construction; and to maximize on-site percolation of stormwaters. (Cross References: PF&S-Storm Drainage, Biological Resources, and Flooding)	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 34	The City shall expand its water conservation Public Information Program for commercial businesses to further reduce water demand.	Ongoing - The City has instituted a retrofit/rebate program and landscape audit program. Also, the City is a participant in a grant that will offer an additional benefit for commercial businesses to retrofit toilets and clothes washers. The City is also working on a program to retrofit food service businesses with low water spray head nozzles.
Resource Management - 35	The City shall expand its Leak Detection Program to include annual system-wide leak detection surveys in order to improve water delivery efficiency and conserve existing water supplies.	Studies have determined that this is not yet needed

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Resource Management - 36	The City shall explore methods to export salt from the Lompoc groundwater basin in order to improve water quality.	Preliminary studies have been completed and determined that this is currently infeasible
Resource Management - 37	The City shall provide xeriscape display gardens as part of landscaping at public facilities, and encourage their use throughout the City. (Cross References: Urban Design and PF&S-Public Buildings)	Ongoing - One display garden has been completed at the City's Wastewater Treatment Plant
Resource Management - 38	The City shall evaluate and monitor the effects of the development of different parks and recreation facilities on water quantity and quality as more details about the specific land uses and fertilizer management practices are developed.	Ongoing
Resource Management - 39	The City shall periodically review and update its standardized conditions of approval to reduce the construction and operational air quality impacts resulting from discretionary and ministerial projects.	The City has adopted standardized conditions of approval and update as necessary
Resource Management - 40	The City shall institute referral procedures to ensure that applicants for new stationary sources of air pollution are notified of APCD rules and regulations early in the project review process.	Ongoing - Implemented during permit processing
Resource Management - 41	The City shall work with APCD to develop guidelines for assessing and mitigating project-related air quality impacts pursuant to California Environmental Quality Act (CEQA).	The City has adopted APCD approved conditions for development projects
Resource Management - 42	The City shall continue the conversion of city-operated fleet vehicles and equipment to low-emitting fuels.	Ongoing
Resource Management - 43	Pursuant to Congestion Management Program goals, the City shall amend the Zoning Ordinance to require large commercial, industrial, and institutional developments to provide enhancements for: 1) users of alternative transportation modes; and 2) on-site services to reduce the need for offsite travel by employees.	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 44	The City shall review and if necessary amend the Zoning Ordinance to discourage new drive-through facilities.	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 45	The City shall condition approval of individual development proposals on implementation of the following dust abatement program. The components of a dust abatement program shall include the following dust control measures: Sprinkle all construction areas with water (recycled when possible) at least twice a day, during excavation and other ground-preparing operations, to reduce fugitive dust emissions. Wetting could reduce particulate (dust) emissions by up to 50 percent; Construction sites shall be watered and all equipment cleaned in the morning and evening to reduce particulate and dust emissions; Cover stockpiles of sand, soil, and similar materials, or surround them with windbreaks. This measure would substantially reduce wind erosion of stockpiled materials during demolition and construction, reducing the potential of the project to contribute to excessive suspended particulate (dust) concentrations when the wind exceeds 10 miles per hour;	Ongoing - Implemented during permit processing. The City has adopted APCD approved standard conditions of approval for new construction

	Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or have adequate freeboard to prevent spillage; Post signs that limit vehicle speeds on unpaved roads and over disturbed soils to 10 miles per hour during construction; Soil binders shall be spread on construction sites, on unpaved roads, and on parking areas; ground cover shall be reestablished through seeding and watering; Sweep up dirt and debris spilled onto paved surfaces immediately to reduce resuspension of particulate matter through vehicle movement over those surfaces; and Require the construction contractor to designate a person or persons to oversee the implementation of a comprehensive dust control program and to increase watering, as necessary.	
Resource Management - 46	The City shall condition approval of individual projects upon implementation of the following mitigation measures: Activity management techniques shall be employed by reducing the number of pieces of equipment used simultaneously; increasing the distance between the emission sources, reducing or changing the hours of construction; scheduling activity during off-peak hours (when feasible); and requiring a phased-schedule for construction activities to even out emission peaks. Emissions from construction equipment shall be reduced to the maximum extent feasible by substituting clean-burning fuels for diesel fuel used in these equipment, by ensuring proper maintenance of these equipment, or by installing an engine timing retard in these equipment; and Require that construction of large projects be timed to avoid signficant periods of overlap.	Ongoing - Implemented during permit processing. The City has adopted APCD approved standard conditions of approval for new construction
Resource Management - 47	The City shall monitor the California Environmental Protection Agency Department of Pesticide Regulation investigations and other studies and shall work with responsible agencies to take necessary steps to reduce the potential for spray drift impacts from application of chemicals in areas adjacent to residences, schools and non-target food crops.	Ongoing

NOISE ELEMENT

Implementation No.	Implementation Measure	Status
Noise - 1	The City shall amend the Noise Ordinance to include the following provisions: Establish noise limits which cannot be exceeded at the property line; Require an acoustical study to demonstrate compliance with Noise Standards prior to approval of: new commercial or industrial projects near existing residential areas and new residential developments within the 60 CNEL contour of existing stationary noise sources;	Tabled due to exceptionally high level of development activity in the Community Development Department

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	Require development projects in areas having noise levels which exceed the Noise Standards for the proposed land use to add noise attenuation measures during the development review process to meet the Noise Standards. These attenuation measures may include: landscaped-sound buffers, berms, setbacks or open space, building design or orientation, prohibiting window openings, door openings, or bedrooms on the sides of residential units facing noise sources which exceed the Noise Standards, enhanced wall or roof insulation, placement of air conditioning units in locations which minimize noise exposure, or other measures; Require noise insulation of multi-family units constructed within the 60 dBA CNEL contour; Add provisions which restrict noise from landscape maintenance devices, auto alarms, stationary sources, and the hours of operation of noise sources. Expand provisions restricting radios in parks and other non-residential areas; and Establish guidelines for conducting acoustical studies, monitoring noise sources, and providing noise attenuation.	
Noise - 2	The City should investigate noise impacts from stationary sources in response to noise complaints and then enforce existing noise standards if City noise standards are being exceeded.	Ongoing
Noise - 3	The City shall amend the projected noise contours for the Lompoc Airport as more current information becomes available.	Ongoing
Noise - 4	The City shall amend the noise ordinance to include these measures: For construction near sensitive receptors, require that noisy construction activities be scheduled for periods, such as between 8 a.m. and 6 p.m. on weekdays and 9 a.m. to 6 p.m. on Saturday, when loud noises would have the least impact on adjacent residents or other sensitive receptors; [Final EIR Noise Mitigation Measure 1a] Develop a construction schedule that minimizes potential cumulative construction noise impacts and accommodates particularly noise-sensitive periods for nearby land uses (e.g., for schools, churches, etc); [Final EIR Noise Mitigation Measure 1b] Where feasible, require use of caissons instead of driven piles to reduce the intensity level and duration of noise impacts; [Final EIR Noise Mitigation Measure 1c] Where feasible, construct temporary, solid noise barriers between source and sensitive receptor (s) to reduce off-site propagation of construction noise. This measure could reduce construction noise by up to five decibels; and [Final EIR Noise Mitigation Measure 1d] Require internal combustion engines used for construction purposes to be equipped with a properly operating muffler of a type recommended by the manufacturer. Also, require impact tools to be shielded per manufacturer's specifications. [Final EIR Noise Mitigation Measure 1e]	Ongoing - Implemented during development review process. The City has adopted noise standard conditions of approval for new construction

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<table>
<tr>
<td>Noise - 5</td>
<td>The ultimate noise contours at the design capacity of existing and proposed roadways shall be used for preliminary planning purposes and refined when detailed site-specific acoustic reports are prepared for new developments. Until that time, the following table shall serve as a general planning guide to determine the potential "worst case" future noise levels and shall be used to determine required setback distances. [Final EIR Noise Mitigation Measure 2]
<table>
<tr><th colspan="7">DESIGN NOISE LEVELS ADJACENT TO PLANNED ROADWAYS</th></tr>
<tr><th rowspan="2">Roadway Classification</th><th rowspan="2">Lane[a] Geometrics</th><th rowspan="2">Design[b] Capacity</th><th rowspan="2">CNEL[c] @ 100 feet</th><th colspan="3">Distance to Contours (Ft.)[d]</th></tr>
<tr><th>70dBA</th><th>65dBA</th><th>60dBA</th></tr>
<tr><td>Expressway</td><td>4D</td><td>30,000</td><td>67.0</td><td>66</td><td>134</td><td>285</td></tr>
<tr><td>Major Arterial</td><td>4D</td><td>30,000</td><td>64.3</td><td>47</td><td>90</td><td>189</td></tr>
<tr><td>Minor Arterial</td><td>4U</td><td>20,000</td><td>62.5</td><td>R/W</td><td>69</td><td>146</td></tr>
<tr><td>Minor Arterial</td><td>2D</td><td>12,500</td><td>59.1</td><td>R/W</td><td>42</td><td>87</td></tr>
<tr><td>Minor Arterial /Collector</td><td>2U</td><td>10,000</td><td>58.1</td><td>R/W</td><td>35</td><td>75</td></tr>
</table>
a. D=Divided U=Undivided.
b. The ultimate daily design capacity shown in terms of vehicles per day.
c. CNEL values are at 100 feet from all roadway centerlines (see Appendix F for assumptions).
d. All distances are measured from the centerline. R/W means that the CNEL contour falls within the right-of-way.</td>
<td>Ongoing - Implemented during the development review process</td>
</tr>
</table>

SAFETY ELEMENT

Implementation No.	Implementation Measure	Status
Safety - 1	The City shall establish an emergency warning system.	Completed
Safety - 2	The City shall improve its communication network with operators of hazardous facilities which have the potential for injury to local residents (e.g. PG&E, Unocal, Southern California Gas Company, Southern Pacific Railroad).	Ongoing
Safety - 3	The City shall establish emergency response plans for protection of municipal resources (I.e. procedures for off-site storage of duplicate vital records, protection of computers and other electronic equipment from electrical surges).	To be scheduled
Safety - 4	The City shall establish a program allowing citizens with life-support equipment or other disabilities to register with the City or volunteer organizations to allow prompt attention during emergency conditions.	Ongoing
Safety - 5	The City shall amend the Zoning Ordinance to require all publicly-owned critical facilities (Attachment A) to provide and maintain emergency electrical generating capability.	Tabled due to exceptionally high level of development activity in the Community Development Department
Safety - 6	The City shall amend the Zoning Ordinance to incorporate specific standards for siting, designing, and reviewing critical facilities.	Tabled due to exceptionally high level of development activity in the Community Development Department
Safety - 7	For event-specific risks brought to the City's attention, the City shall develop event-specific plans, procedures, or programs to manage the risk and maximize public safety.	To be developed as needed

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Safety - 8	The City shall update the Multi-Hazard Functional Plan as necessary to reflect new information which affects the safety of Lompoc residents.	Completed in 1995 - scheduled to be revised in 2000
Safety - 9	The City shall amend the Zoning Map to show all floodway areas, as identified on the Hazard Management Map, for "Open Space" or zones which are compatible with floodway hazards.	Tabled due to exceptionally high level of development activity in the Community Development Department
Safety - 10	The City shall amend the Flood Plain Management Ordinance in order: 1) to maintain consistency with revisions of Federal and State requirements; 2) to establish a regulatory floodway; 3) to regulate grading and filling activities which diminish the carrying capacity of the floodway fringe; and 4) to establish building setbacks from the Santa Ynez River and other watercourses.	Updated in 1996 - no further updates recommended by FEMA and therefore amendments are not contemplated at this time
Safety - 11	The City shall amend the Zoning Ordinance and Resolution Numbers 2399 (74) and 2418 (74) to reflect the current roles and responsibilities of the Planning Commission and City departments in maintaining flood hazard information, reviewing development plans, and submitting periodic reports on flood plain management measures.	Tabled due to exceptionally high level of development activity in the Community Development Department
Safety - 12	The City shall acquire flood control and conservation easements along watercourses; either through dedication at the time of development or purchase, subject to the availability of funds.	Ongoing - Implemented during development review process
Safety - 13	The City shall amend the Zoning Ordinance to restrict densities in wildland fire risk areas and to establish standards for development.	Tabled due to exceptionally high level of development activity in the Community Development Department
Safety - 14	The City shall amend the Zoning Ordinance to establish minimum distances between buildings in wildland fire risk areas to be not less than 60 feet, unless the following conditions are met: 1) properly built access roads; 2) availability of an adequate water supply; 3) the use of materials and construction which is of greater fire resistance than standard requirements; 4) strict adherence to clearance requirements; and 5) construction and maintenance of fuel breaks. Such reduction in minimum spacing requirements may be cumulative but may not be less than otherwise specified in the Zoning Ordinance.	Tabled due to exceptionally high level of development activity in the Community Development Department
Safety - 15	The City shall amend the Lompoc City Code to set more restrictive construction requirements for residences and structures in wildland fire hazard areas. The amendments should be worded to exempt existing buildings or structures from the above provisions when alterations, repairs, or replacements are made which amount to less than 120 square feet.	Tabled due to exceptionally high level of development activity in the Community Development Department
Safety - 16	The City shall amend the Fire Protection Ordinance to allow the Fire Chief to require developments located in areas beyond the five minute response time to meet more stringent construction code requirements to provide necessary fire protection.	Ongoing - Implemented during development review process; individual projects are evaluated as part of the CEQA process

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Safety - 17	The City shall amend the Subdivision Ordinance to establish maximum lengths of dead-end roads. The maximum lengths shall not exceed 350 feet for parcels containing less than 0.5 acre; 800 feet for parcels containing 0.5 acre to 0.9 acre; 1,320 feet for parcels containing 1.0 acre to 4.9 acres; and 2,940 feet for parcels containing 5.0 to 19.9 acres.	Tabled due to exceptionally high level of development activity in the Community Development Department
Safety - 18	The City shall amend the Zoning Ordinance to require fuel breaks, maintained by the property owners, around developments in wildland fire hazard areas. Mosaic fuel breaks may be as narrow as one hundred feet if additional fire-resistive infrastructure and construction measures are provided.	Tabled due to exceptionally high level of development activity in the Community Development Department
Safety - 19	The City shall amend the Fire Protection Ordinance to require the following in wildland fire hazard areas: property owners shall maintain proper vegetation clearances around their structures (per Public Resources Code Section 4291), and homeowner associations shall maintain fuel breaks associated with their respective developments.	Ongoing - Implemented during development review process; individual projects are evaluated as part of the CEQA process
Safety - 20	The City shall require and review landscape plans for all projects in wildland fire hazard areas for consistency with fire-resistant and drought-tolerant landscaping concepts. The Fire Department and/or Urban Forester shall provide public information brochures on fire-resistant landscaping.	Ongoing - Implemented during development review process
Safety - 21	The City shall coordinate with Santa Barbara County in wildland fire protection and planning activities.	Ongoing
Safety - 22	The City shall inventory all critical facilities and develop a schedule and procedures for strengthening any City-regulated critical facilities found to be below current seismic safety standards. The City shall notify operators of non City-regulated critical facilities to verify compliance with adequate seismic safety standards. If the City determines that City-owned facilities need seismic retrofitting, the City shall investigate applying for funding under the Earthquake Safety and Public Buildings Rehabilitation Bond Act of 1990.	Ongoing
Safety - 23	The City shall amend the Zoning Ordinance to incorporate specific standards for siting, designing, and reviewing critical facilities. These standards shall address issues such as: requiring detailed site studies for ground shaking characteristics and liquefaction potential prior to the development of critical facilities, restricting critical facilities from being located in the area of potential liquefaction, and ensuring access to and functioning of critical facilities following an earthquake.	Tabled due to exceptionally high level of development activity in the Community Development Department
Safety - 24	The City shall require the following in the slope hazard areas as delineated on the **Geologic and Soils Hazards map:** As a part of the environmental review process, preliminary engineering geologic report shall be prepared under City direction which includes recommendations for remedial measures to ensure the stability of natural and manufactured slopes within the area affected by the development. The report shall be prepared by a Certified Engineering Geologist, licensed in the State of California;	Ongoing - Implemented during development review process

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	Prior to the approval of construction permits, the applicant shall submit a final engineering geologic report of the graded site addressing the stability of natural and manufactured slopes based on conditions as actually encountered during grading. The report shall be prepared by a Certified Engineering Geologist, licensed in the State of California, and shall include an as-graded geologic map; and The City shall require the following for areas with 20% slopes or greater: Stability of slopes shall be addressed by a Registered Soils Engineer as a part of the routine soils investigations required by the City.	
Safety - 25	The City shall require the liquefaction potential to be evaluated by a Registered Soils Engineer for all developments within the liquefaction hazard areas as shown on the **Geologic & Soils Hazards map**.	Ongoing - Implemented during development review process
Safety - 26	The City shall require the liquefaction potential to be evaluated by a Registered Soils Engineer for all critical facilities and major structures (reinforced concrete or steel frame, two-stories or more in height) located on the floor of the Lompoc Valley.	Ongoing - Implemented during development review process
Safety - 27	The City shall require that all existing critical facilities, except those regulated for safety purposes by Federal or State agencies, are strengthened to assure they remain operational during and after a disaster (e.g. earthquake, flood).	Ongoing
Safety - 28	The City shall amend the Zoning Ordinance to require developers proposing structures on or adjacent to steep slopes to: 1) Develop and implement hillside drainage plans to reduce the risk of further movement by existing landslides; 2) Site new structures away from steep hillsides and the toes of existing landslide surfaces, reducing the potential for damage from landslide movement or burial; and 3) Perform site-specific slope stability investigations and analyses by a Registered Geotechnical Engineer.	Tabled due to exceptionally high level of development activity in the Community Development Department
Safety - 29	The City shall amend the Zoning Ordinance to regulate the use and storage of hazardous materials or wastes in association with home occupation use permits.	Tabled due to exceptionally high level of development activity in the Community Development Department
Safety - 30	The City shall amend the Zoning and Subdivision Ordinances to be consistent with the County *Hazardous Waste Management Plan* (HWMP), as amended. This may include establishing siting criteria, a hazardous waste facility and residuals repository overlay designation, conditional use permit classifications, application requirements, project review requirements, and standards for assessing the suitability of a particular project, site, and access routes.	Tabled due to exceptionally high level of development activity in the Community Development Department
Safety - 31	The City shall participate with the County of Santa Barbara in the preparation of guidelines to identify and implement risk management strategies for the transportation of hazardous materials within the County.	To be scheduled
Safety - 32	The City shall amend the Zoning Map to designate Open Space buffer areas for safety purposes, if necessary, along routes of pipelines carrying hazardous materials.	Tabled due to exceptionally high level of development activity in the Community Development Department

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Safety - 33	The City shall provide information to the public about proper disposal of household hazardous wastes and use of non-hazardous alternatives to minimize public exposure and enhance public safety.	Completed - residents receive pamphlets when requesting utility hook ups; residents and businesses receive information in Trash Talk, a biannual publication of the City of Lompoc, Solid Waste Management Division; and information is disseminated at the City's landfill
Safety - 34	Hazardous materials transportation routes shall be identified on the Circulation Element Truck Route Map.	To be scheduled
Safety - 35	At every potentially contaminated location to be developed within the City, the project applicant shall have the site inspected by a Registered Environmental Assessor (i.e. a professional environmental scientist or engineer registered as an REA in California) for the presence of hazardous materials and wastes. The investigations shall take the form of environmental audits, and shall include, at minimum, site inspections for hazardous materials, examination of historic records, and reviews of public agency records. Reports detailing the results of the inspections shall be submitted to the City for review. The report preparer shall either certify that the site is free of hazards or recommend preparation of a site mitigation plan. The City shall make certain that inspection reports are on file prior to project approval and prior to any excavation or construction. Acceptance of the site inspection report shall allow the proposed development to proceed to the permitting stage. All activities under this measure shall be performed in conformance with the policies and procedures presented in the *Santa Barbara County Hazardous Waste Management Plan*.	Ongoing - Implemented during Development Review process
Safety - 36	In the event that the site inspections of Safety Measure 35 locate chemical contamination, underground storage tanks, abandoned drums, or other hazardous materials or wastes at a parcel, the inspection report preparer shall so notify the City and other agencies, as applicable, potentially including the State Department of Toxic Substances Control, the Regional Water Quality Control Board, and/or the County Health Services Department. The City would also notify the proper agencies, as required by law. Under the direction of the appropriate agencies, a site remediation plan shall be prepared by the project applicant, in accordance with applicable regulations. The plan would (1) specify measures to be taken to protect workers and the public from exposure to potential site hazards and (2) certify that the proposed remediation measures would clean up the wastes, dispose the wastes, and protect public health in accordance with Federal, State, and local requirements. Permitting or work in the areas of potential hazard shall not proceed until the site remediation plan is on file with the City.	Ongoing

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	If a parcel is found to be contaminated to a level that prohibits the proposed use, the potential for reduction of the hazard shall be evaluated. Site remediation is theoretically capable of removing hazards to levels sufficiently low to allow any use at the site. In practice, both the technical feasibility of the remediation and its cost (financial feasibility) shall be evaluated in order to determine the overall feasibility of locating a specific use on a specific site. In some cases, it may be found that a site may be appropriate for any use; in other cases, as site may require restriction to industrial use or a use that involves complete paving and covering of the parcel. In accordance with OSHA requirements, any activity performed at a contaminated site shall be preceded by preparation of a separate site health and safety plan (prepared by the project applicant and filed with the City) for the protection of workers and the public. All reports, plans, and other documentation shall be added to the administrative record. All activities under this mitigation shall be done in conformance with policies and procedures presented in *Santa Barbara County Hazardous Waste Management Plan*.	
Safety - 37	The City shall amend the Zoning Ordinance to require buffer areas utilizing protective measures such as berms shall be provided for future development along Purisima Road. Also, for each specific project that would generate hazardous waste, the City shall require as a condition of building permit and/or business license approval that the project sponsor prepare a hazardous material transportation program. The transportation program shall identify the location of the new facility or use and designate either (1) specific routes to be used for transport of hazardous materials and wastes to and from the facility, or (2) specific routes to be avoided during transport of hazardous materials and wastes to and from the facility. Routes would be selected to minimze proximity to sensitive receptors to the greatest practical degree. Passage through residential neighborhoods shall be minimized, and parking of waste haulers on residential streets shall be prohibited. The City shall review and approve the applicant's hazardous material transportation program or, working with the applicant, modify it to the satisfaction of both parties.	Tabled due to exceptionally high level of development activity in the Community Development Department