

Item 7

GP 2023-0003/TA2023-0004

**Amendments to the General
Plan, Title 17 (Zoning), and Maps
for consistency with the Lompoc
Airport Land Use Compatibility
Plan**

City Council Meeting
September 16, 2025

Background & Purpose

In January 2023, the Santa Barbara County Association of Governments (SBCAG), acting as the Airport Land Use Commission (ALUC), adopted the Lompoc Airport Land Use Compatibility Plan (ALUCP)

Background & Purpose

Per State law the City of Lompoc needs to update the City's General Plan, Zoning Ordinance (LMC Title 17), General Plan Land Use Element Map, and Zoning Map to comply with the ALUCP

Background & Purpose

- On June 26, 2025, the SBCAG Board of Directors (acting as the ALUC), reviewed and determined that the proposed amendments are consistent with the Lompoc Airport Land Use Compatibility Plan
- On August 13, 2025 the Planning Commission reviewed & recommended approval of the amendments to Council

Proposed Amendments

Summary of General Plan changes:

- Amendments to the Land Use Element
- Noise Element
- Safety Element (already reviewed)
- General Plan Land Use Map

Proposed Amendments

Summary of Zoning changes:

- Amend Overlay Zones
- Amend Table for Allowed Uses
- Amend Additional Standards & Requirements
- Amend Terms
- Zoning Map

Staff Recommendation

- Adopt the Resolution / Ordinance approving the Amendments

OR

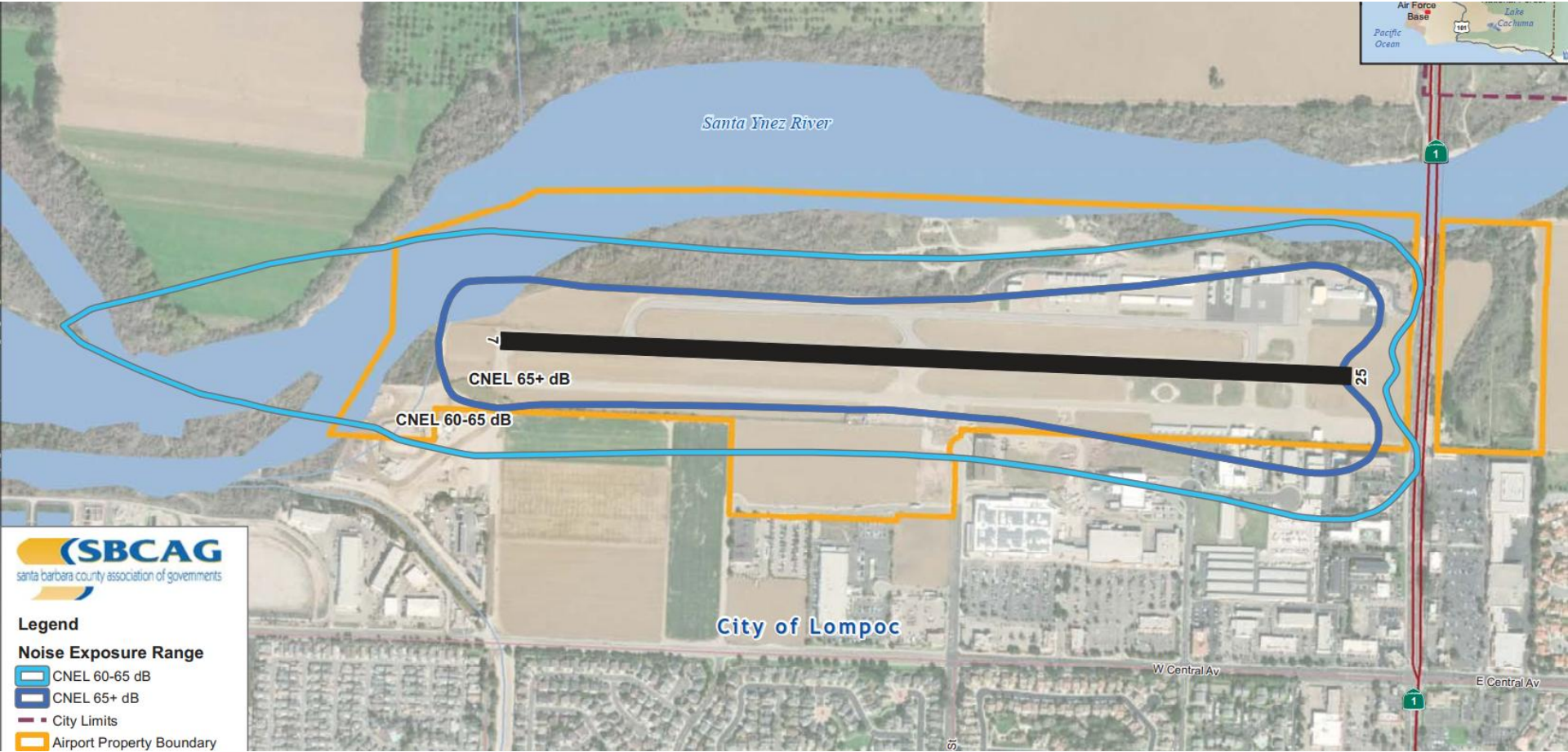
- Provide other direction

End of Presentation



**TABLE 3-2
LOMPOC AIRPORT SAFETY COMPATIBILITY CRITERIA**

Land Use Types / Typical Uses Note: Multiple categories may apply to a land use action	Safety Zone						Criteria for Conditionally Compatible (Yellow) Uses (in addition to Maximum Nonresidential Intensity and Lot Coverage limits)
	1	2	3	4	5	6	
Maximum Nonresidential Intensity (People/Acre)	10	60	120	150	150	no limit	
Maximum Lot Coverage	0%	50%	60%	70%	70%	100%	
Residential Uses							
Residential, ,0, ≤4.0 d.u./acre	I	CC	C	C	CC	C	2, 5: Portions of parcel including accessory bldgs can be in Zone 2 or 5, but dwelling must be outside these zones
Residential, >4.0, ≤8.0 d.u./ acre	I	I	CC	CC	I	C	3, 4: If project site size ≥10 acres, buildings to be clustered to provide maximum open land
Residential, >8.0, ≤20.0 d.u./acre; Residential, >20.0 d.u./acre	I	I	I	I	I	C	
Assembly Facilities (≥50 people)							
Indoor Major Assembly Room (capacity ≥1,000 people): major sports arenas, concert halls	I	I	I	CC	I	CC	4, 6: Allowed only if site outside zone would not serve intended function
Outdoor Major Assembly Place (capacity ≥1,000 people): amphitheatres, stadiums, race tracks, fairgrounds, zoos	I	I	I	I	I	CC	6: Allowed only if site outside zone would not serve intended function
Indoor Large Assembly Room (capacity 300 to 999 people): sports arenas, theaters, auditoriums, assembly halls:							
Office, Commercial, Service, and Lodging Uses							
Large Eating/Drinking Establishments in free-standing building (cap'y >300 people)	I	I	CC	CC	I	C	
Mid-Size Eating/Drinking Establishments in free-standing bldg (cap'y 50 to 299 people); Office Buildings: professional services, financial, civic)	I	CC	CC	CC	CC	C	
Small Eating/Drinking Establishments in free-standing building (capacity <50 people)	I	CC	C	C	C	C	2: Maximum bldg size ≤2,500 s.f.
Retail Shopping Centers with mixture of uses including restaurants	I	CC	CC	CC	CC	C	2: No rooms with capacity ≥50 people 3, 5: No rooms with cap'y ≥300 people
Hotels, Motels (except conference/ assembly facilities); Retail Stores, no Restaurants	I	CC	C	C	CC	C	



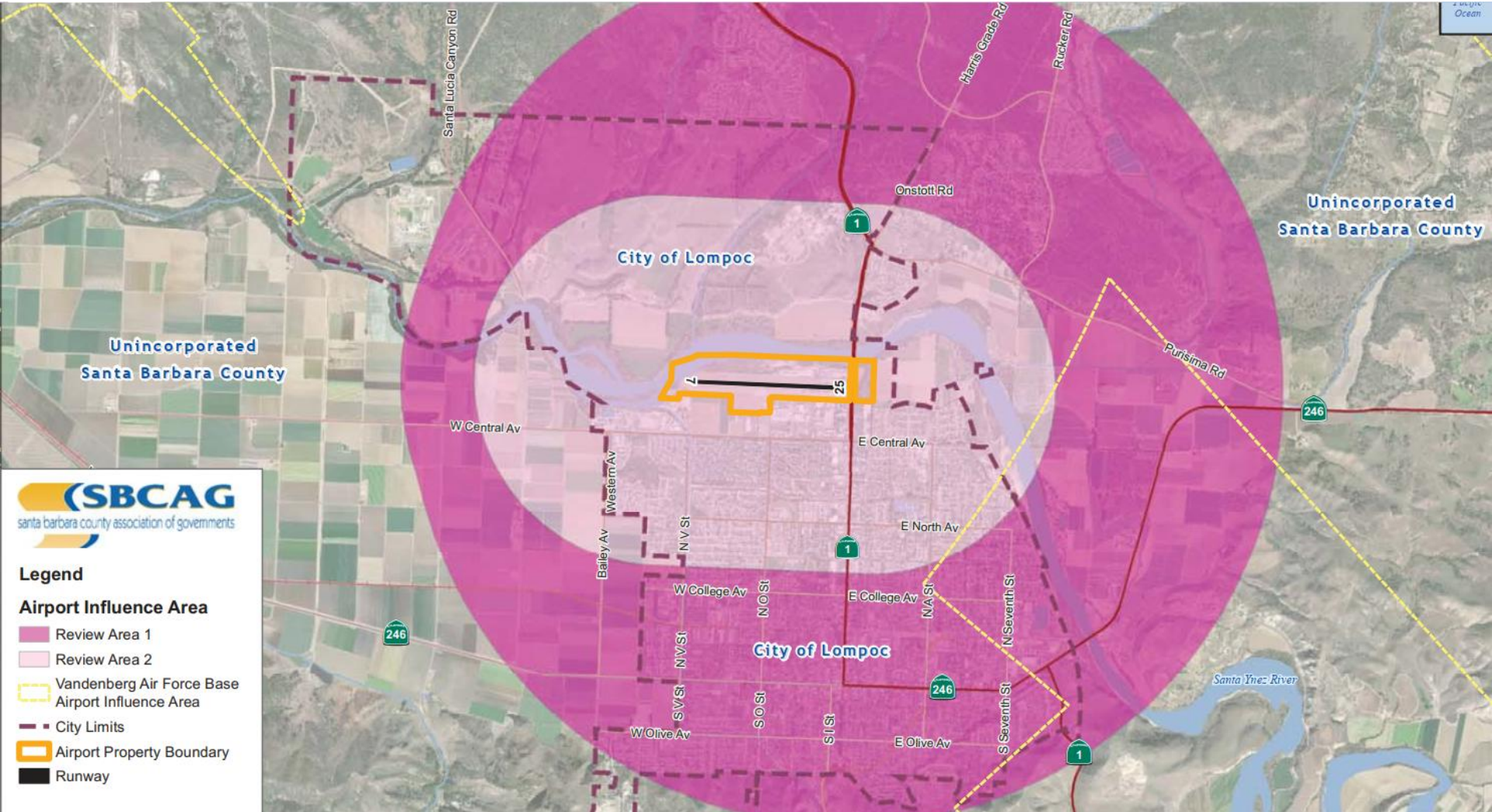
**TABLE 3-1
LOMPOC AIRPORT NOISE COMPATIBILITY CRITERIA**

Land Use Category ¹	Exterior Noise Exposure (dB CNEL)					
	50-55	55-60	60-65 ²	65-70 ²	70-75 ²	75-80 ²
Agricultural, Recreational, and Animal-Related						
outdoor amphitheaters	C	CC	I	I	I	I
zoos; animal shelters; children-oriented neighborhood parks; playgrounds; interactive nature exhibits	C	C	CC	I	I	I
regional parks; athletic fields; golf courses; outdoor spectator sports; water recreation facilities; horse stables	C	C	C	CC	I	I
nature preserves; wildlife preserves; livestock breeding or farming	C	CC	CC	CC	CC	I
agriculture (except residences and livestock); fishing	C	C	C	C	C	CC
Residential, Lodging, and Care						
residential (including single-family, multi-family, and mobile homes)	C	C	I	I	I	I
residential hotels; retirement homes	C	C	CC 45	I	I	I
hospitals; nursing homes; intermediate care facilities	C	C	CC 45	CC 45	I	I
hotels; motels; other transient lodging	C	C	CC 45	CC 45	I	I
Public						
schools; libraries	C	C	CC 45	I	I	I
auditoriums; concert halls; indoor arenas	C	C	CC 45	CC 45	I	I
places of worship; cemeteries	C	C	CC 45	CC 45	I	I
Commercial and Industrial						
office buildings; office areas of industrial facilities; medical clinics; clinical laboratories	C	C	C	CC	CC	I

Land Use	Acceptability	Interpretation/Comments
C	Compatible	<i>Indoor Uses:</i> Standard construction methods will sufficiently attenuate exterior noise to an acceptable indoor community noise equivalent level (CNEL) <i>Outdoor Uses:</i> Activities associated with the land use may be carried out with essentially no interference from aircraft noise
CC 45	Conditionally Compatible	<i>Indoor Uses:</i> Building structure must be capable of attenuating exterior noise to the indoor CNEL indicated by the number; standard construction methods will normally suffice <i>Outdoor Uses:</i> CNEL is acceptable for outdoor activities, although some noise interference may occur; caution should be exercised with regard to noise-sensitive uses
I	Incompatible	<i>Indoor Uses:</i> Unacceptable noise interference if window are open; at exposures above 65 dB CNEL, extensive mitigation techniques required to make the indoor environment acceptable for performance of activities <i>Outdoor Uses:</i> Severe noise interference makes outdoor activities unacceptable

Notes:

1. Land uses not specifically listed shall be evaluated, as determined by the ALUC, using the criteria for similar uses.
2. An aviation easement is required for properties within the 60 dB CNEL or greater noise contour (consistent with Section 2.10.3



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- Legend**
- Airport Influence Area**
- Review Area 1
 - Review Area 2
 - Vandenberg Air Force Base Airport Influence Area
 - City Limits
 - Airport Property Boundary
 - Runway