



City Council Agenda Item

City Council Meeting Date: October 7, 2025

TO: Dean Albro, City Manager

FROM: Greg S. Stones, Planning Manager
g_stones@ci.lompoc.ca.us

SUBJECT: Amendments to the General Plan (GP 2023-0003) and the Lompoc Municipal Code (LMC) Title 17 (Zoning) (TA 2023-0004), and Maps for Consistency with the Lompoc Airport Land Use Compatibility Plan

Recommendation:

The Planning Commission recommends the City Council:

- 1) Receive and consider the Planning Commission and Staff recommendations;
- 2) Hold a public hearing;
- 3) Adopt Resolution No. 6776(25), Amending the General Plan (Land Use Element, Noise Element) (GP 2023-0003) Text, Figures, and Maps for consistency with the Lompoc Airport Land Use Compatibility Plan (Attachment 1); and
- 4) Introduce Ordinance No. 1730(25) by title only with further reading waived, Amending the Lompoc Municipal Code Title 17 (LMC Title 17) Text (TA 2023-0004) and Map for consistency with the Lompoc Airport Land Use Compatibility Plan (Attachment 2); or
- 5) Provide other direction.

Background:

In January 2023, the Santa Barbara County Association of Governments (SBCAG), acting as the County's Airport Land Use Commission (ALUC), adopted the Lompoc Airport Land Use Compatibility Plan (ALUCP). The ALUCP addressed potential airport compatibility impacts related to four specific airport-related factors, including: 1) Noise; 2) Safety; 3) Airspace Protection; and 4) Overflight. The ALUCP also includes procedural requirements for local policy and regulatory changes and for review of development projects. Pursuant to California Government Code Section 65302.3, the City must update the General Plan, LMC Title 17, General Plan Land Use Element Map, and Zoning Map to comply with the ALUCP, or make findings by a two-thirds vote to disagree with any provision of the ALUCP. The full ALUCP, including appendices and other documents,

can be viewed on the SBCAG ALUC [website](https://www.sbcag.org/planning-programming/airport-land-use-commission/) (https://www.sbcag.org/planning-programming/airport-land-use-commission/).

On June 5, 2025, the proposed Lompoc General Plan and Zoning Ordinance amendments were presented to the SBCAG Technical Planning Advisory Committee (TPAC), who recommended that the SBCAG Board, acting as the ALUC, adopt findings for the proposed amendments and determine that the amendments are consistent with the ALUCP.

On June 26, 2025, the SBCAG Board of Directors (which includes a member of the Lompoc City Council), acting as the ALUC, adopted findings for the proposed Lompoc General Plan and Zoning Ordinance amendments and determined that the amendments are consistent with the Lompoc ALUCP, stating: *The consistency evaluation for the Lompoc General Plan and Zoning Ordinance amendments was completed using the criteria outlined in Section 2.8 of the Lompoc Airport Land Use Compatibility Plan. Specifically, 2.8.1, Elimination of Conflicts, 2.8.2 Identification of Mechanisms for Compliance, and 2.8.3 Establishment of Review and Approval Process. The review of the draft General Plan and Zoning Ordinance amendments indicates that the revisions made are consistent with the Lompoc Airport Land Use Compatibility Plan.*

On August 13, 2025, the Planning Commission reviewed this item at a public hearing and recommended approval of the amendments (Attachment 3).

On September 16, 2025, the City Council reviewed this item and continued it to the October 7, 2025, meeting.

Discussion:

The project includes text amendments to the Land Use Element, Safety Element, and Noise Element of the City's General Plan; revisions to Figures in the General Plan; text amendments to LMC Title 17; an update to the City's General Plan Map; and an update to the City's Zoning Map. The purpose of these changes is to align the City's policies and regulations with ALUCP.¹

General Plan Amendments

Land Use Element:

- Amend Policy 6.3. Though the Airport Overlay was not previously described in the Land Use Element, an Airport Overlay Zone has been included in the City's Zoning Code since the 1990's. The revisions to the Land Use Element will provide consistency between the ALUCP and the City's Zoning Code.
- Insert the Airport Overlay Designation into Table LU-1.

¹ Note, the Safety Element changes were recommended for approval to City Council at the Planning Commission meeting held on July 9, 2025, under separate efforts and went before City Council at the September 2, 2025, meeting.

Safety Element:

- Amend language and update figures in the Safety Element. Please note that these changes are already being carried forward as we are currently in the process of updating the Safety Element separately from these efforts.¹

Noise Element:

- Amend Policy 1.4 and various verbiage in the Noise Element.
- Update figures in the Noise Element.

General Plan Map Amendments

- Update the General Plan Land Use Map to include the Airport Overlay (AO) land use to correspond with the ALUCP Airport Influence Area (AIA) Review Areas 1 and 2.

Resolution No. 6776(25) (Attachment 1) exhibits contain the text amendments to various Elements of the General Plan (including updated figures) and updates to the General Plan Land Use Element Map.

Zoning Ordinance (Title 17) Text Amendments

In order to ensure consistency between the General Plan, LMC Title 17, and the ALUCP, various revisions to the zoning code are proposed, including:

- Amend Section 17.224.020.A (Overlay Zones);
- Amend Section 17.224.030.B (Table 17.224.030.A);
- Amend Section 17.224.050.A (Additional Standards & Requirements); and
- Amend Section 17.704.020.A (Terms).

Zoning Map Amendments

- Update the Zoning Map to remove the Airport Approach Overlay and Airport Clearance (ACZ) zone and add the Airport Overlay (AO) zone to correspond with the ALUCP Airport Influence Area (AIA) Review Areas 1 and 2.

In addition, the amendments include updates by revising/removing any policy language that references the 1993 Airport Land Use Plan and instead references the ALUCP, and revising/removing verbiage related to the airport clearance and approach overlay zones. The amendments (attached to the Resolution/Ordinance) show old language ~~stricken~~ and new language underlined.

Ordinance No. 1730(25) (Attachment 2) exhibits contain the text amendments to LMC Title 17 and updates to the Zoning Map (with the airport overlays).

Effect of Amendments for Consistency with ALUCP

At the September 16, 2025, City Council meeting there was a concern regarding how the General Plan / Zoning amendments to be consistent with the ALUCP would affect the Pale Blue Dot Project and vacant properties in the Business Park Zones on West Central Avenue.

The Pale Blue Dot project would not be affected by the noise criteria as indicated in the ALUCP because the proposed project site is located outside of the area of noise concern. In addition, this project is located in Safety Zone 6, which is compatible with the vast majority of uses. Some uses, such as major indoor / outdoor assembly (greater than 1,000 people), would be conditionally compatible. Meaning, the assembly uses would be allowed because no other site (outside of Safety Zone 6) would serve the intended function of this proposed project.

The vacant lots in the Business Park zoning along West Central Avenue are not affected by the noise criteria as indicated in the ALUCP for commercial and industrial uses because these properties are outside of the area of noise concern. In addition, these properties are located in Safety Zones 2, 5, and 6. Safety Zones 2 and 5 are approximately 350 feet from the airport property which allows for industrial type uses with the exception of processing and bulk storage of highly hazardous materials (greater than 60,000 gallons), oil refineries and chemical plants. The majority of vacant properties along West Central Avenue in the Business Park zoning are within Safety Zone 6 which allow industrial type uses.

Process for Overruling the ALUC & ALUCP

The City Council can make findings by a two-thirds vote to disagree with any provision of the ALUCP by making specific findings that the proposed action (overruling) is consistent with Public Utilities Code Section 21670. That is, the Council must find that the overruling is:

1. in the public interest to provide for the orderly development of each public use airport in this state and the area surrounding these airports so as to promote the overall goals and objectives of the California state airport noise standards and to prevent the creation of new noise and safety problems, and
2. to protect public health, safety, and welfare by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses.

The following are the steps that need to occur to disagree with any provision of the ALUCP:

- At least 45 days prior to the decision to disagree with a provision of the ALUCP, the City Council shall provide the ALUC a copy of the proposed decision and findings to overrule;
- The ALUC may provide comments to the City within 30 days of receiving the proposed decision and findings;
- If the ALUC comments are not available within this time limit, the City may act without them (the comments by the ALUC are advisory to the City);
- The City shall include comments from the ALUC in the public record of any final decision to overrule the ALUC, which may only be adopted by a two-thirds vote of the governing body;
- The ALUC determination shall be made within 60 days from the date of referral of the proposed action. If a ALUC fails to make the determination within that period, the proposed action shall be deemed consistent with the ALUCP.

Environmental Review

Staff has determined that the amendments to the General Plan and LMC Title 17 are exempt from review under the California Environmental Quality Act (CEQA) (California Public Resources Code Sections 21000 et seq.) pursuant to Section 15060(c)(3) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) because the activity is not a project as defined in Section 15378(a) but it is an organizational or administrative activity by government that will not result in direct or indirect physical changes in the environment pursuant to Section 15378(b)(5).

Alternatively, in the event that the amendments may be found to be a project as defined in Section 15378(a), the amendments are also exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines because the activity is covered by the general rule, which exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.

Fiscal Impact:

This item was processed utilizing existing budgeted Planning Division staff. No additional fiscal impacts occurred from the processing of the amendments.

Conclusion:

Based on the above information, the proposed amendments will be consistent with and implement the current ALUCP.

Respectfully submitted,

Greg S. Stones, Planning Manager

APPROVED FOR SUBMITTAL TO THE CITY MANAGER:

Mario Guerrero Jr., Community Development Director

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Dean Albro, City Manager

Attachments: 1) Resolution No. 6776(25)
2) Ordinance No. 1730(25)
3) Planning Commission Resolution Nos. 1019 (25) and 1020 (25)