



## AGENDA

**Regular Meeting of the Lompoc City Council  
Tuesday, March 19, 2013  
City Hall, 100 Civic Center Plaza, Council Chambers**

*Please be advised that, pursuant to State Law, any member of the public may address the City Council concerning any Item on the Agenda, before or during Council consideration of that Item. Please be aware that Items on the Consent Calendar are considered to be routine and are normally enacted by one vote of the City Council. If you wish to speak on a Consent Calendar Item, please do so during the first Oral Communications.*

*“Members of the Public are Advised that all **PAGERS, CELLULAR TELEPHONES** and any **OTHER COMMUNICATION DEVICES** are to be **turned off** upon entering the City Council Chambers.”*

*Regular City Council meetings will be videotaped and rebroadcast in Lompoc on Channel 23 at 9:00 a.m. the following Wednesday. **The Agenda and related Staff reports are available on the City’s web site: [www.cityoflompoc.com](http://www.cityoflompoc.com) the Friday before Council meetings between 9:00 a.m. and 5:00 p.m.***

*Any documents produced by the City and distributed to a majority of the City Council regarding any item on this agenda will be made available the Friday before Council meetings at the “City Clerk’s Office” at City Hall, 100 Civic Center Plaza, Monday through Friday between 9 a.m. and 5 p.m. and at the “Reference Desk” at the Lompoc Library, 501 E. North Avenue, Lompoc, California, Monday and Tuesday between 10 a.m. and 5 p.m., Wednesday and Thursday between 1 p.m. and 5 p.m. and Friday and Saturday between 1 p.m. and 5 p.m. The City may charge customary photocopying charges for copies of such documents.*

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, including review of the Agenda and related documents, please contact the City Clerk at (805) 875-8241 at least 72 hours prior to the meeting. This will allow time for the City to make reasonable arrangements to ensure accessibility to the meeting.*

**CLOSED SESSION**

**OPEN SESSION – 6:00 P.M. – Council Chambers**

**ROLL CALL:** Mayor John Linn  
Mayor Pro Tempore Ashley Costa  
Council Member Bob Lingl  
Council Member Dirk Starbuck  
Council Member DeWayne Holmdahl

**ORAL COMMUNICATIONS:** (maximum of five minutes per speaker, limited to subject of “Closed Session”)

**CLOSED SESSION – Employee’s Break Room**

**BUSINESS ITEM:**

1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION – CONTRACT REVIEW: City Attorney.
2. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION (Paragraph (1) of subdivision (d) of Section 54956.9) Case Nos. 12 COL 0033 and 08 COL 0082

**OPEN SESSION - 7:00 P.M. – Council Chambers**

**REPORT ON ACTION TAKEN DURING CLOSED SESSION:**

**INVOCATION:** Bert Langdon

**PLEDGE OF ALLEGIANCE:** Mayor John Linn

**PRESENTATIONS PRESENTED ELSEWHERE:**

**PRESENTATIONS:**

- Mayor Linn to present a Proclamation to Urban Forestry Manager Cindy McCall in honor of **Arbor Day, 2013.**
- Presentation by Bob Braitman, Executive Officer from Santa Barbara Local Agency Formation Commission.

**STAFF REQUESTS AND ANNOUNCEMENTS:**

**ORAL COMMUNICATIONS (Maximum of 5 Minutes):** (At this time, please direct comments to the City Council regarding Consent Calendar items, other agenda items if you are not able to stay until that matter is discussed, or issues not on the Agenda but within the jurisdiction of the Council.)

**CONSENT CALENDAR:** All items listed under Consent Calendar are considered to be routine and will be enacted, after one motion, in the form listed below. There will be no separate discussion of these items unless good cause is shown prior to the Council vote. Any items withdrawn from the Consent Calendar for separate discussion will be addressed immediately before the second Oral Communications, near the end of the meeting.

1. **Approval of Minutes** of the Lompoc City Council Regular Meeting of February 19, 2013.

2. **Approval of expenditures for:**

Payroll of 02/27/2013 - \$1,031,185.76  
Voucher Register of 02/22/2013 - \$354,419.20  
Voucher Register of 03/01/2013 - \$322,681.88  
Electronic Payments February 2013 - \$3,510,267.57  
Manual Checks February 2013 - \$58,484.56

3. **Final Acceptance of Project No. FY-12-LF-1 - Landfill Scale and Solid Waste Yard Paving Project.**

Civil Engineering Associate III Alex Ubaldo  
[a\\_ubaldo@ci.lompoc.ca.us](mailto:a_ubaldo@ci.lompoc.ca.us)

Recommendation: that Council accept Project No. FY-12-LF-1 as complete and instruct the City Clerk to file the required Notice of Completion regarding this project.

4. **Land Lease Agreement at the Lompoc Airport.**

Aviation/Transportation Manager Richard Fernbaugh  
[r\\_fernbaugh@ci.lompoc.ca.us](mailto:r_fernbaugh@ci.lompoc.ca.us)

Recommendation: that Council approve and authorize the Mayor to sign a land lease agreement with James Macgregor for the purpose of aircraft storage at the Lompoc Airport.

**PUBLIC HEARING:**

5. **The City Council will Consider Public Input, Discuss Options, and Provide Direction Regarding 2030 General Plan Land Use Element Expansion Area C – Miguelito Canyon.**

Planning Manager Lucille T. Breese  
[l\\_breese@ci.lompoc.ca.us](mailto:l_breese@ci.lompoc.ca.us)

Recommendation: that Council consider the material presented in the January 29, 2013, Staff report, hold a Public Hearing, and provide direction to Staff.

## **COUNCIL REQUESTS AND ANNOUNCEMENTS:**

6. **Discussion on possible revisions to the General Plan Update Tentative Schedule of Public Meetings (*Requested by Council Member Costa*).**

(Public Comment)

## **UNFINISHED BUSINESS:**

7. **Water and Wastewater Rate Study Presentation and Request to Start the Proposition 218 Process for Rate Adjustments.**

Management Services Director Brad Wilkie  
[b\\_wilkie@ci.lompoc.ca.us](mailto:b_wilkie@ci.lompoc.ca.us)

Recommendation: that Council receive rate information from Willdan Financial Services (Consultant) on the water and wastewater funds, direct Staff to start the process on the next City Council agenda to follow Proposition 218 guidelines and adjust rates by the amounts recommended by Consultant for the water and wastewater services or provide other direction to Staff.

8. **Discussion Regarding Reconveyance of Successor Agency Deed of Trust Recorded Against the Lompoc Theater and Adjoining Property**

City Attorney/General Counsel Joseph W. Pannone  
[jpannone@awattorneys.com](mailto:jpannone@awattorneys.com)

Recommendations: Staff recommends the City Council and Successor Agency Board review this report and:

- The Successor Agency direct staff to take steps necessary for the Successor Agency to reconvey its deed of trust recorded against the Lompoc Theater property, subject to:
  - the Lompoc Housing and Community Development Corporation (“LHCDC”) conveying the Lompoc Theater property to the Lompoc Theater Project Corporation (“LTPC”); and
  - staff’s receipt of LTPC’s articles of incorporation and by-laws, a list of LTPC Board Officers and Members, as well as proof of a formal action by LTPC’s Board accepting such conveyance; and
- The Successor Agency direct staff to pursue obtaining approval from the Oversight Board and State Department of Finance for the Successor Agency’s reconveyance of the deed of trust; and

**UNFINISHED BUSINESS:** (cont'd)

- The City Council authorize the City Administrator to send a letter to LTPC approving the transfer of ownership of the Lompoc Theater property from LHCDL to LTPC; and
- The Successor Agency authorize staff to seek written approval from the Calverts for the transfer of ownership of the Lompoc Theater property from LHCDL to LTPC; and, either
- The City Council direct staff to proceed with abatement of the public nuisance created by the Lompoc Theater's marquee; or
- The City Council rely on Caltrans' determinations regarding the public right-of-way under the Lompoc Theater marquee; and
- The City Council rely on LTPC to perform the shoring up work for the marquee through working with LHCDL or on its own after it becomes owner of the Theater; or
- Provide direction to staff as deemed appropriate.

(Public Comment)

**NEW BUSINESS:**

9. **Resolution No. 5830(13) for the Mitigated Negative Declaration, and Resolution No. 5831(13) for the Loan Application to CalRecycle for the Lompoc Landfill Gas Collection and Control System.**

Solid Waste Superintendent Claudia A. Stine  
[c\\_stine@ci.lompoc.ca.us](mailto:c_stine@ci.lompoc.ca.us)

Recommendation: that Council:

- Adopt Resolution No. 5830(13), approving the attached Mitigated Negative Declaration for the Lompoc Landfill Gas Collection and Control System; and
- Adopt Resolution No. 5831(13), approving the application for a loan from the State of California's Solid Waste Disposal Site Cleanup Trust Fund for the Lompoc Landfill Gas Collection and Control System; and
- Approve the Lompoc Landfill Gas Collection and Control System Project; and
- Authorize the Solid Waste Division to proceed with the design phase.

(Public Comment)

**NEW BUSINESS:** (cont'd)

10. **City of Lompoc 2012 General Plan Annual Report – Progress Status of Implementing General Plan Policies.**

Planning Manager Lucille T. Breese  
[l\\_breese@ci.lompoc.ca.us](mailto:l_breese@ci.lompoc.ca.us)

Recommendation: that Council accept the 2012 General Plan Annual Report and direct the Economic and Community Development Department to file said report with the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

(Public Comment)

**WRITTEN COMMUNICATIONS:**

**ORAL COMMUNICATIONS (2 Minutes Maximum):**

**COUNCIL REQUESTS, COMMENTS, AND MEETING REPORTS:**

**ADJOURNMENT:**

Lompoc City Council will adjourn to a Special Meeting at 7:00 P.M. on Tuesday, March 26, 2013.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Website this 14th day of March, 2013

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Stacey Alvarez, City Clerk  
By: Lori Lardizabal

# ***Lompoc City Council Agenda Item***



**City Council Meeting Date:** March 19, 2013

**TO:** Laurel M. Barcelona, City Administrator

**FROM:** Alex Ubaldo, P.E., Civil Engineering Associate III  
a\_ubaldo@ci.lompoc.ca.us

**SUBJECT:** Final Acceptance of Project No. FY-12-LF-1 - Landfill Scale and Solid Waste Yard Paving Project

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## **Recommendation:**

Staff recommends the City Council take the following actions:

- 1) Accept Project No. FY-12-LF-1 as complete; and
- 2) Instruct the City Clerk to file the required Notice of Completion regarding this project.

## **Background/Discussion:**

Project No. FY-12-LF-1 (Project) was for needed Solid Waste facility maintenance and upkeep, to ensure that the facilities can continue to function in a safe and reliable manner. The Project consisted of: replacing and relocating the weight scale at the City's Landfill; repairing and repaving the Landfill access road; and repaving the Solid Waste Yard, located at the north end of "V" Street. This project was approved by the City Council as part of the 2011-2013 Budget.

The Project was noticed, advertised and bid in accordance with the procedures of the Uniform Public Construction Cost Accounting Act (Public Contract Code Sections 22000-22045). The Uniform Public Construction Cost Accounting Act has been incorporated as a part of the City of Lompoc Purchasing and Public Project Procedures (Chapter 3.36 of the Lompoc City Code).

## **Fiscal Impact:**

On September 4, 2012, the City Council adopted the Plans and Specifications and awarded the contract in the amount of \$428,124.32 to R. Burke Corporation of San Luis Obispo, California. At that time, the City Council also authorized the City Engineer to approve quantity increases and Contract Change Orders in an amount not to exceed \$50,000.00.

The Project was completed on February 25, 2013, at a final construction cost of \$465,749.47.

**Conclusion:**

The Project was completed within the contract time and under the approved construction budget. City staff provided construction engineering services for this Project. Staff has reviewed the completed project and has found it to be in conformance with the Contract Documents. Therefore, the Engineering Division recommends formal acceptance of the completed project by the City Council and recordation of a Notice of Completion with the County of Santa Barbara.

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Alex Ubaldo, P.E., Civil Engineering Associate III

**APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:**

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Larry A. Bean, P.E., Utilities Director

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Kevin P. McCune, P.E., Public Works Director

**APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:**

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Laurel M. Barcelona, City Administrator

Attachments: 1) [Notice of Completion](#)  
2) [Location Map](#)



**Recording Requested By &  
When Recorded Return To:**

Stacey Alvarez, City Clerk  
CITY OF LOMPOC  
100 Civic Center Plaza  
Lompoc, Ca 93438-8001

SAVE SPACE ABOVE FOR RECORDER'S USE

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**NOTICE OF COMPLETION**  
**CITY OF LOMPOC, CALIFORNIA**  
100 Civic Center Plaza  
P.O. Box 8001  
Lompoc, Ca 93438-8001  
(805) 736-1261

**TAKE NOTICE THAT:**

1. On September 25, 2012, the City of Lompoc, a California municipal corporation, entered into a Contract with R. Burke Corporation, PO Box 957, San Luis Obispo, CA 93406 (the "Contractor") for Project No. FY-12-LF-1, Landfill Scale and Solid Waste Yard Paving Project. Said Project was located within the City of Lompoc as shown on the attached Location Map.
2. On February 25, 2013, said Contract as a whole was actually completed by the Contractor and was accepted by the City Council of the City of Lompoc on March 19, 2013.
3. The final project cost is \$465,749.47.

Dated: \_\_\_\_\_

CITY OF LOMPOC,  
a California municipal corporation

By: \_\_\_\_\_  
Stacey Alvarez, City Clerk

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I, Stacey Alvarez, City Clerk of the City of Lompoc, do certify, under the penalty of perjury and to the best of my knowledge, that I am familiar with the contents of the foregoing NOTICE OF COMPLETION, which is true and correct.

Executed on the \_\_\_\_\_ day of \_\_\_\_\_, 2013  
at Lompoc, California

By: \_\_\_\_\_  
Stacey Alvarez, City Clerk

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Santa Barbara County Recorder  
P.O. Box 159  
Santa Barbara, CA 93102-0159

\_\_\_\_\_, 2013

Please record the above "Notice of Completion" and return the document to my office when the recordation is completed.

Very truly yours,  
Stacey Alvarez, City Clerk

By: \_\_\_\_\_

# City of Lompoc

INCORPORATED AUGUST 13, 1888

Allan Hancock  
Community College  
Lompoc Campus

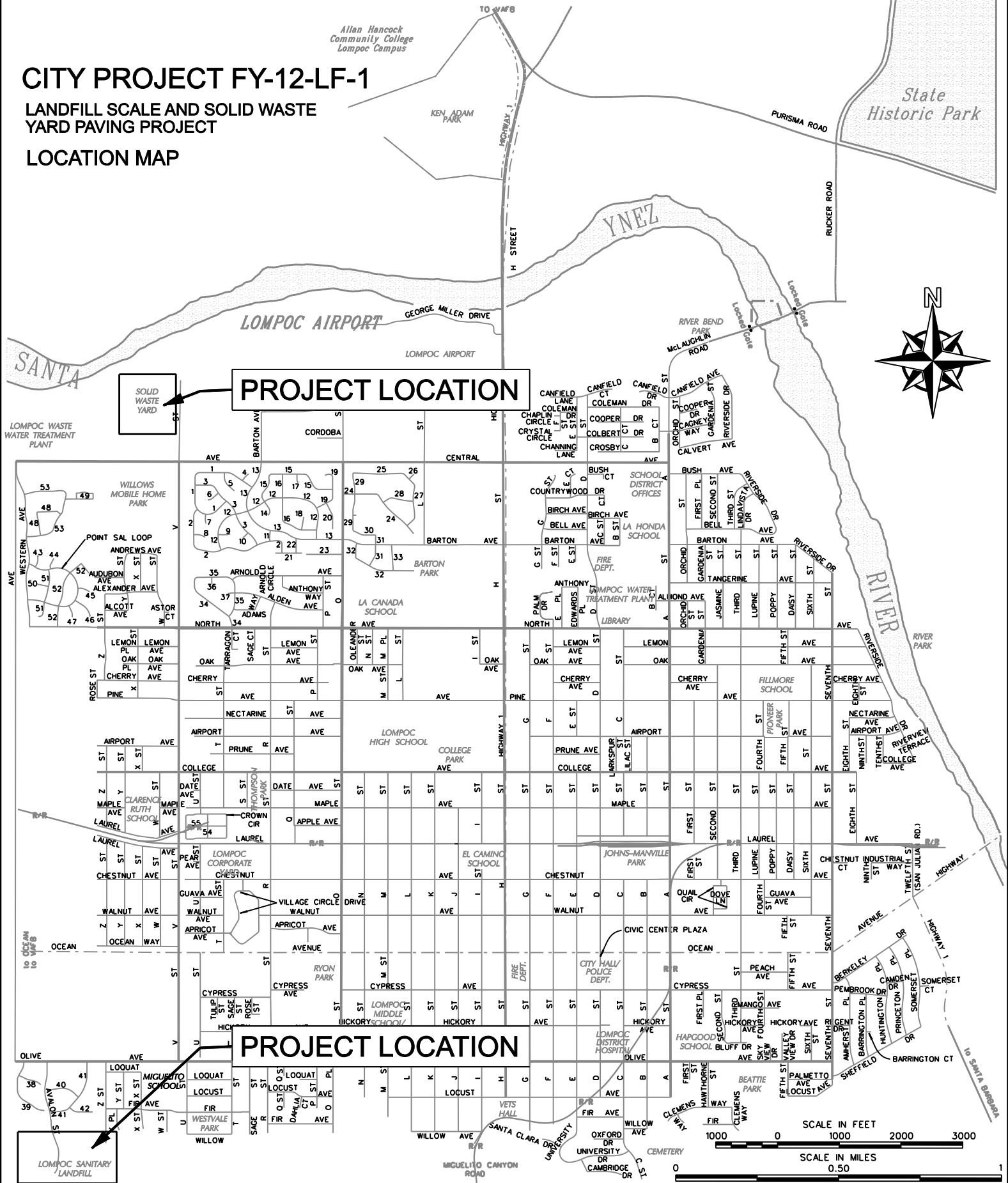
La  
Purissima  
Mission

State  
Historic Park

## CITY PROJECT FY-12-LF-1

LANDFILL SCALE AND SOLID WASTE  
YARD PAVING PROJECT

### LOCATION MAP



# ***Lompoc City Council Agenda Item***



**City Council Meeting Date:** March 19, 2013

**TO:** Laurel M. Barcelona, City Administrator

**FROM:** Richard Fernbaugh, Aviation/Transportation Administrator  
r\_fernbaugh@ci.lompoc.ca.us

**SUBJECT:** Land Lease Agreement at Lompoc Airport

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## **Recommendation:**

Staff recommends City Council approve and authorize the Mayor to sign a land lease with James Macgregor for the purpose of aircraft storage at the Lompoc Airport.

## **Background:**

Mr. and Mrs. James Foley purchased the hangar in question five years ago and stored their aircraft in it. The aircraft was destroyed in an accident and Mrs. Foley has been trying to sell the hangar for the last three years.

## **Discussion:**

Mr. James Macgregor has purchased this hangar from Mrs. Foley. The existing lease has two years remaining on it. The new lease proposes Mr. Macgregor assume the time remaining on the current lease as part of his new lease agreement. Mr. Macgregor intends to use the hangar to store his private aircraft.

## **Fiscal Impact:**

The current land lease is \$66.15 per month. Rent will be increased by CPI + one percent, effective July 1 of each year. The Airport will realize approximately \$1,860 in revenue during the remaining two years of the lease. At the end of the lease, term ownership of the hangar will revert to the Airport. Mr. Macgregor has indicated he is interested in continuing to rent the hangar at the end of the lease term.

## **Conclusion:**

Mr. Macgregor is a new addition to the Airport family and having him assume this hangar lease is advantageous to both parties.

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Richard Fernbaugh, Aviation/Transportation Administrator

**APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:**

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Kevin P. McCune, P.E., Public Works Director

**APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:**

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Laurel M. Barcelona, City Administrator

Attachment: [Lease Agreement](#)

**GROUND LEASE AGREEMENT FOR HANGAR  
AND AIRCRAFT STORAGE  
LOMPOC AIRPORT**

This Lease Agreement is made by and between the City of Lompoc, a California municipal corporation ("City") and James Macgregor ("Lessee").

RECITALS

WHEREAS, City owns and operates an airport, commonly known as the Lompoc Airport, hereinafter referred to as "Airport;" and

WHEREAS, Lessee desires to lease a portion of Airport for the purpose of maintaining and using an aircraft storage hangar and storing one aircraft in that hangar; and

WHEREAS, Lessee has read and understands the rules and regulations that apply to the Lompoc Airport;

NOW, THEREFORE, incorporating the foregoing Recitals herein, it is mutually agreed as follows:

1. Premises. City hereby leases to Lessee, and Lessee hereby hires from City, upon the terms and conditions herein set forth, those certain premises located at the Lompoc Airport in City (the "Premises"), comprising 1,100 square feet, and more particularly identified as outlined on Exhibit A, attached hereto and made a part hereof by this reference. All oil, gas and mineral rights are expressly excluded from this Lease Agreement.

2. Term. The term of this Lease Agreement shall be for a period of two years, commencing on the first day of April 2013 and terminating on the last day of April 2015, unless sooner terminated as provided in this Lease Agreement

At Lessees request, Lessee may enter into a new or amended lease agreement to rent the hangar from City, but only pursuant to mutually acceptable terms and conditions approved in writing by City and Lessee and only if that new or amended lease agreement is signed by all the parties on or before January 31, 2015.

3. Use of Premises.

A. Lessee shall use the Premises solely for the purpose of maintaining the aircraft hangar that exists on the Premises on the effective date of this

Lease Agreement (the "Hangar") and storage of one aircraft in the Hangar. Lessee further agrees any activity, including but not limited to, repair and maintenance of aircraft in the Hangar or anywhere on the Premises or at the Airport, which violates Fire Codes, causes structural or other damage to Airport property including surfaces, or detracts from a clean and orderly appearance of the Airport or Premises, is prohibited. Lessee agrees to limit all repairs, maintenance, installation or other aeronautical activity service performed on the aircraft to the extent permitted by FAA regulations.

B. In the Hangar Lessee shall store and keep airworthy aircraft (those that have a current annual inspection certificate or deemed airworthy by the Aviation/Transportation Administrator) or aircraft undergoing repair or construction, (as determined so by the Aviation/Transportation Administrator) owned or leased by Lessee and their associated parts.

C. Lessee agrees to notify City in writing within ten (10) days after substituting the aircraft to be stored in the Hangar, change in Aircraft ownership, and changes of Lessee's and other registered owners addresses and telephone numbers.

4. Rent. Lessee agrees to pay to City at 100 Civic Center Plaza, Lompoc, California, as rent for the use and occupancy of the Premises, the amounts as hereinafter provided during the term of this Lease Agreement. Partial months shall not be prorated. Rent is due on the first day of each month while this Lease Agreement is in effect.

A. Initial Rent. Monthly rent for and during the first three months of the term of this Lease Agreement shall be at the rate of (\$66.15) and shall commence on April 1, 2013 and continue on the first day of each calendar month thereafter.

B. Rent Adjustments. Effective July 1<sup>st</sup> of each year, a new monthly rent shall be determined based upon the following adjustment:

(I) For the purpose of this adjustment, the basic index to be used for adjusting the rent shall be the Consumer Price Index (CPI) for Urban Wage Earners and Clerical Workers U.S. City Average published by the U.S. Department of Labor, Bureau of Labor Statistics for the month of or nearest April 1st of each year.

(II) Effective each July 1<sup>st</sup> during the term of this Lease Agreement, the monthly rent shall be increased by the then current basic index (CPI) as defined in paragraph (I), plus one percent (1%).

(III) In the event that the basic index (CPI) decreases to the point of reflecting a negative figure for that year, the rental rate shall increase one percent (1%).

(IV) If the foregoing index is at any time no longer available, then a comparable economic indicator shall be used to determine the annual rent adjustment.

5. Late Charges. Rent payments, and other costs and charges authorized hereunder, not received by City by the tenth day of the month when due are subject to a late penalty, without notice to Lessee, of one and one half percent (1.5%) per month.

6. Costs of Lease Agreement. Lessee shall promptly pay all costs and expenses, including utilities (utilities include, but are not limited to, gas, electricity, telephone, water, sewer and refuse collection services). Lessee also agrees to reimburse City for any and all expenses that City incurs in modifying existing utilities for Lessee's benefit relating to possession and use of the Premises. The possessory interest created by this Lease Agreement may be subject to taxation, and Lessee may be subject to the payment of taxes levied on such interest. Lessee acknowledges his actual knowledge of the existence of a possessory interest tax and receipt of this notice of Lessee's potential tax liability. Lessee agrees he is solely responsible for the timely payment before delinquency of possessory interest taxes and any other tax, levy or assessment upon the Premises, the aircraft, Lessee's personal property, improvements, and fixtures upon the Premises.

7. Aircraft Lien. Lessee consents and agrees City may levy a lien against Lessee's aircraft, improvements, fixtures, and personal property upon the Premises. Such lien shall exist and continue to secure all unpaid amounts which Lessee owes to City. Such lien shall not relieve Lessee from compliance with this Lease Agreement, including the obligation to pay rent as provided herein. If Lessee does not fully and immediately discharge all unpaid amounts, then City is hereby granted and shall have the right to take and recover possession of Lessee's aircraft, improvements, fixtures, and to satisfy City's lien in accordance with California Code of Civil Procedure Sections 1208.61 through 1208.70 and any other applicable common laws or statutory provisions. City may also take and recover possession of personal property stored on the Premises and exercise its lien against the same without notice or other action; and, in addition thereto, City shall have the right to recover all costs and expenses, including reasonable attorneys' fees in connection with repossession and disposal of the aircraft, improvements, fixtures, and personal property and enforcement of City's lien.

8. Condition of Premises.

A. Lessee has inspected the Premises and knows the extent and condition thereof and accepts same in its present condition, subject to and including all defects, latent or patent. Lessee will keep and maintain the Premises, improvements, and fixtures in a clean, safe, and orderly condition at all times. Lessee shall not commit or suffer to be committed any waste upon the Premises, improvements, and fixtures or commit or allow any nuisance or other act which may disturb or interfere with the Airport, its surroundings, the departure and arrival of aircraft, or other aircraft operations and uses. If

Lessee shall fail to perform the obligations under this paragraph, after 21-days' written notice setting forth such failure, City shall have the right to perform the same and to charge Lessee therefore, and Lessee shall pay City such costs upon City's demand.

B. Lessee may park passenger vehicles on Lessee's assigned Premises. Conditions may arise when it becomes necessary for City to withdraw, temporarily with prior notice, the privilege of parking motor vehicles in the assigned Premises.

Neither Lessee nor any other person shall park or keep any motor home, trailer, boat, or other recreational or commercial vehicle, vehicle for sale or inoperable vehicle on the Premises or at the Airport without City's advance written consent.

C. If Lessee desires to use the services of another person in connection with any aircraft work or repair other than at established repair facilities at the Airport, then City requires such persons to provide their names, addresses, evidence of adequate liability insurance, payment of any required business fees, and proof of City business license; and, lacking such information, such persons may be refused permission to conduct the work or ordered to stop work. The foregoing shall not limit an aircraft owner's or pilot's right to work on his or her own aircraft as permitted by the Federal Aviation Regulations in areas of the Airport so designated by City.

D. Lessee shall not use, keep, store or place in or on the Premises any petroleum products or any materials that are in any way hazardous, toxic, radioactive or explosive, except those which are necessary and appropriate to accomplish the purpose of this Lease Agreement. All such materials shall be used, stored, handled, dispensed and disposed of as required by applicable governmental regulations and laws. Any spills of such materials by Lessee anywhere on the Airport shall be immediately reported to the Aviation/Transportation Administrator and cleaned up by Lessee, at Lessee's sole expense, in accordance with standards of the industry and applicable governmental regulations and laws.

E. Lessee shall not construct or place signs, awnings, marquees, advertising, or promotional structures upon the Premises or Airport. If Lessee fails to remove any such signs, displays, advertisements or decorations within twenty-four (24) hours after written notice from City, then City may remove them at Lessee's sole expense.

F. Lessee hereby agrees Lessee will not permit or suffer any liens of any kind to be filed against the Premises as a result of any obligation, malfeasance, negligence, or omission of Lessee, and Lessee shall diligently take all necessary and proper steps to remove and discharge any liens which are filed.



9. Alterations. Lessee shall not alter the Premises without City's prior written consent except as herein set forth. If City so consents, then alterations shall be made at the sole cost and expense of Lessee.

10. Insurance. Lessee shall not occupy the Premises or operate any aircraft before obtaining the insurance specified below. Insurance amounts may be adjusted annually by the City Administrator.

A. Property Damage and Personal Injury or Death. During the term of this Lease Agreement and any extension hereof, Lessee shall continuously maintain an insurance policy, at his sole expense, providing coverage in amounts of not less than \$1,000,000 per occurrence for property damage, death and personal injury.

B. Aircraft Liability. For each licensed aircraft, Lessee shall maintain during the term of this Lease Agreement and any extension hereof, at his sole expense, at least the following insurance coverage: bodily injury, including passengers, \$500,000 each person, \$500,000 property damage and \$1,000,000 each occurrence.

C. Personal Property. Lessee understands and agrees it is Lessee's sole responsibility to obtain insurance covering Lessee's aircraft and other personal property, which is located on the Premises.

D. Fire and Extended Coverage Insurance. Throughout the term, at Lessee's sole cost and expense, Lessee shall keep or cause to be kept insured, for the mutual benefit of City and Lessee, all improvements located on or appurtenant to the Premises, whether constructed at the time of signing this Lease Agreement or not, against loss or damage by fire and such other risks as are now or hereafter included in an extended coverage endorsement in common use of structures, including vandalism and malicious mischief. The amount of the insurance shall be sufficient to prevent either Lessee or City from becoming a co-insurer under the provisions of the policies, but in no event shall the amount be less than one hundred percent (100%) of the actual replacement cost, excluding the cost of replacing excavations and foundations, but without deduction for depreciation (herein called full insurable value). In the event payments are made for repairs, payments of proceeds for repair, restoration, or reconstruction of improvements shall be made monthly on architect's certificates until the work is completed and accepted. Any insurance proceeds remaining after complying with the provisions of this Lease Agreement relating to maintenance, repair, and reconstruction of improvements shall be the Lessee's sole property.

E. Documentation. Lessee shall present to City a certificate evidencing the required coverage, with policy provisions or endorsements naming City, and each of its officers and employees as additional insureds. All insurance required by express provisions of this Lease Agreement shall be carried only in responsible insurance

companies licensed to do business in the State of California. All such policies shall be non-assessable and shall contain language, to the extent obtainable, to the effect that (1) any loss shall be payable notwithstanding any act or negligence of City that might otherwise result in failure of the insurance, (2) insurer waives the right of subrogation against City and against City's officers, employees, agents and representatives, (3) the policies are primary and non-contributing with any insurance that may be carried by City, and (4) the policies cannot be canceled or materially changed except after thirty (30) days notice by the insurer to City. Lessee shall furnish City with copies of all such policies upon their receipt.

11. Release and Indemnification.

A. Except as otherwise provided in Section 11.B., Lessee shall defend, indemnify and hold harmless City, its officer, employees and agents, from any and all liability, claims, loss, damages, or expenses, including reasonable attorney's fees and court costs, arising by reason of the death or injury of any person, including Lessee or a person who is an employee, invitee or agent of Lessee, or by reason of damage to or destruction of any property, including property owned by Lessee or any person who is an employee, invitee or agent of Lessee, caused or allegedly caused by (1) any cause whatsoever while that person or property is in or at the Airport or in any way connected with the Premises or with any improvements or personal property at the Airport, (2) some condition of the Airport or some building or improvement at the Airport, (3) some act or omission at the Airport of any person at or about the Airport with the permission and consent of Lessee or (4) any matter connected with Lessee's occupation and use of the Airport.

B. Notwithstanding the provisions of paragraph 13.A. of this Lease Agreement, Lessee shall be under no duty to defend, indemnify and hold harmless City, or any of its officers, employees or agents from any liability, claims or damages arising because of City's failure to make any repairs required by this Lease Agreement to be made by City or because of any grossly negligence or willful acts of misconduct by City or by any person who is an officer, agent or employee of City acting in the course and scope of his/her agency and employment.

12. Right of Entry. Lessee shall permit City's authorized agents the right and privilege at all times, of entering the Premises for the purposes of inspection, determining whether the terms of this Lease Agreement are being kept and performed, and posting notices of nonresponsibility.

13. Default or Breach. If Lessee (a) fails to pay or to cause to be paid any tax, assessment, insurance premium, lien, claim, charge, or demand herein provided to be paid or caused to be paid by Lessee at all times and in the manner herein provided or (b) defaults in the payment of any installment of rent or any other sum when due and provided or (c) fails to commence or to complete the construction, repair, restoration, or replacement

of the Hangar and any other improvements in and about the Premises within the times and in the manners herein provided or (d) fails to use, maintain, and operate the Premises as herein required, or abandons the Premises or (e) defaults in the performance of or breach of any other covenant, condition, or restriction of this Lease Agreement herein provided to be kept or performed by Lessee then City may give written notice to remedy such default or breach. If the default or breach is remedied within thirty (30) days following such notice, then this Lease Agreement shall continue in full force and effect. If such default or breach is not remedied within thirty (30) days following such notice, then City may, at its option, terminate this Lease Agreement, and, in addition to all of the remedies, City may re-enter and re-lease the Premises, and all improvements shall become the sole property of City. Upon termination, all subleases, at the option of City, shall terminate. Such termination shall not waive any remedy available to either party because of such default or breach. Each term and condition of this Lease Agreement shall be deemed to be both a covenant and a condition. Upon default or breach by Lessee, City may, in addition to all other remedies available in law or equity, recover all damages proximately resulting from the breach or default, including, but not limited to, the cost of recovering the Premises, reasonable attorney's fees, and the total balance of payments due under this Lease Agreement for the remainder of the Lease Agreement term, which sum shall be immediately due City from Lessee.

Appointments of a receiver to take possession of Lessee's assets, Lessee's general assignment for the benefit of creditors, Lessee's insolvency, and Lessee's taking or suffering action under the Bankruptcy Act are breaches of this Lease Agreement. Upon any such event, City shall have the option to terminate this Lease Agreement or to require Lessee provide additional security by means of a cash security deposit, advance rental payments, or such other action as City deems prudent to protect the Premises and the public fisc.

14. Surrender of Premises. Upon expiration of the term of this Lease Agreement, all buildings, structures, facilities, improvements or alterations thereto constructed by Lessee shall become part of the land upon which they are erected, and title thereto shall, upon termination, automatically vest in City. Lessee shall leave the surrendered Premises and any other property in a well maintained manner. All improvements shall be surrendered in good and clean condition.

Notwithstanding the foregoing, all uncompleted or partially or totally destroyed improvements shall, at City's option, be removed by Lessee prior to surrender of the Premises, and the site of such improvements shall be returned to the same condition as prior to the execution of the Lease Agreement.

15. Assignment/Subletting. Neither this Lease Agreement nor any interest herein shall be assigned, either voluntarily or involuntarily, by Lessee, or by operation of law or otherwise, nor shall the Property, or any part thereof, be sublet by Lessee without the prior

written consent of City. Such sublease shall be subject to such other conditions as may be imposed by City. Any such assignment or sublease without such prior written consent of City shall be void. In addition to such other conditions City may impose, Lessee shall pay to City 30% of the amount of any sublease plus the rent per Section 4, above. City shall have the right to assign or transfer this Lease Agreement or any rights in or to it. Lessee agrees failure to maintain the required insurance, or to cause the breach of any clause in this Lease Agreement, or to fail to abide by any Airport rule or regulation, shall be deemed a material breach of this Lease Agreement.

16. Destruction of Premises. If the Premises are damaged or destroyed by fire, earthquake or other act of God or any other causes so as to render them unfit for occupancy, except as caused by Lessee, then Lessee may terminate this Lease Agreement at his option; but if Lessee elects to reconstruct improvements on the Premises, then it shall do so within six (6) months after the date of destruction.

17. Security. City does not warrant the security of Lessee's property at the Airport, including, but not limited to, aircraft, fuels, tools, vehicles and related ground equipment.

18. Sole Agreement; Amendments. This Lease Agreement constitutes the sole and final agreement between City and Lessee respecting the lease of the Premises. No prior agreement or understanding pertaining to lease of the Premises is effective. This Lease Agreement may be modified only by a writing signed by the parties.

19. Binding on Successors. This Lease Agreement and each of its provisions shall be binding upon and shall inure to the benefit of the respective heirs, executors, administrators, trustees, successors, and assigns of the parties.

20. Waiver. City's waiver of breach of any provision of this Lease Agreement shall not be treated as a continuing waiver of such provision or as a waiver of any future breach of the same or other provision of the Lease Agreement. City's acceptance of rent shall not be treated as a waiver of Lessee's previous breach of any provision of this Agreement. No custom or practice which may arise or develop between the parties in the course of the term of this Lease Agreement shall be construed to waive or diminish City's right to insist upon Lessee's performance of all terms, covenants, and conditions hereof, or to pursue any rights and remedies City may have if Lessee defaults in performance of this Lease Agreement.

21. General. If any term or provision of this Lease Agreement or any application thereof shall be invalid or unenforceable, then the remainder of this Lease Agreement and any other application of its terms or provisions shall not be affected thereby. The captions of this Lease Agreement are for the convenience of reference only and shall not define or limit any of the Lease Agreement's terms and provisions. The relationship created by this

Lease Agreement is one of landlord-tenant. This Lease Agreement is not intended to create a joint venture or any relationship other than landlord-tenant.

Lessee's use of the Premises shall at all times fully comply with this Lease Agreement, Lompoc City Code Chapter 3, all applicable Federal, State and local laws and regulations, and all signs and lawful instructions of Airport staff. In utilizing the Premises, Lessee shall not discriminate against any person or class of persons by reason of race, color, creed, sex, religion or national origin. Lessee is subject to the provisions of Part 15 of the Federal Aviation Regulations and any amendments thereto which are incorporated herein by this reference. Lessee acknowledges that he has read the Lompoc Airport Ordinance and agrees to abide by all of the Airport rules and regulations.

This Lease Agreement shall not be deemed to grant the exclusive right of any Airport use forbidden by Section 308 of the Federal Aviation Act of 1958, any other federal statute or regulation, or state or local law or other directive.

22. Attorneys' Fees: In any action or proceeding by either party to enforce this Lease Agreement or any provision thereof, the prevailing party shall be entitled to all costs incurred and to reasonable attorneys' fees and court costs.

23. Notices. Any notice required by law or pursuant to this Lease Agreement shall be deemed to be fully given when written and dispatched by registered mail, return receipt requested, postage prepaid, to the parties at the addresses below. Notices shall be deemed served on the date of postmark.

CITY OF LOMPOC  
Attn: Aviation/Transportation  
100 Civic Center Plaza  
P.O. Box 8001  
Lompoc, CA 93438-8001

LESSEE  
James Macgregor  
4091 Polaris Ave.  
Lompoc, CA 93436

IN WITNESS WHEREOF, the parties have executed this Lease Agreement as of the date written below.

Date: \_\_\_\_\_, 2013

CITY OF LOMPOC

By \_\_\_\_\_  
John H. Linn, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Stacey Alvarez  
City Clerk

\_\_\_\_\_  
Joseph W. Pannone,  
City Attorney

Date: \_\_\_\_\_, 2013

LESSEE

\_\_\_\_\_  
James Macgregor

**GROUND LEASE AGREEMENT FOR HANGAR  
EXHIBIT A**

# ***Lompoc City Council Agenda Item***



**City Council Meeting Date:** March 19, 2013

**TO:** Laurel M. Barcelona, City Administrator

**FROM:** Lucille T. Breese, AICP, Planning Manager  
[l\\_breese@ci.lompoc.ca.us](mailto:l_breese@ci.lompoc.ca.us)

**SUBJECT:** The City Council will Consider Public Input, Discuss Options, and Provide Direction Regarding 2030 General Plan Land Use Element Expansion Area C – Miguelito Canyon

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## **Recommendation:**

Staff recommends Council consider the material presented in the January 29, 2013, staff report, hold a public hearing, and provide direction to staff.

## **Background/Discussion:**

The January 29, 2013, staff report is located on the City website at <http://www1.cityoflompoc.com/councilagenda/2013/130129/130129n1.pdf>. The staff report includes the Planning Commission minutes of August 10, 2011, reflecting discussion which formed the recommendation to exclude Expansion Area C – Miguelito Canyon from the 2030 General Plan Update.

## **Conclusion:**

Council is requested to review the material presented and provide direction to staff regarding the inclusion or exclusion of Expansion Area C – the Miguelito Canyon area in the 2030 General Plan Update.

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Lucille T. Breese, AICP, Planning Manager



**APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:**

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Teresa Gallavan, Economic Development Director/  
Assistant City Administrator

**APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:**

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Laurel M. Barcelona, City Administrator

# ***Lompoc City Council Agenda Item***



**City Council Meeting Date:** March 19, 2013

**TO:** Laurel M. Barcelona, City Administrator

**FROM:** Melinda Wall, Financial Services Manager

**SUBJECT:** Water and Wastewater Rate Study Presentation and Request to Start the Proposition 218 Process for Rate Adjustments (continued from March 5, 2013)

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## **Recommendation:**

Staff recommends the City Council review the rate information from the March 5, 2013 meeting provided by Willdan Financial Services (Consultant) on the water and wastewater funds and adjust rates by the amounts recommended by Consultant for the water and wastewater services, or provide other direction to staff and direct staff to start the process to follow Proposition 218 guidelines.

## **Background:**

On March 5, 2013, the City Council received the rate information presented from Consultant and the City Council voted to continue this item until the March 19, 2013, Council meeting.

On March 14, 2012, the City entered into an agreement for consultant services with Consultant. The purpose of that agreement was for Consultant to conduct a rate study for water and wastewater utilities.

Habib Issac and Greg Tobler of Consultant, after working with City staff, met twice with the Utility Commission to present the cost of service for water and wastewater funds and to develop a rate strategy for each customer class to collect appropriate levels of revenues, encourage water conservation, and account for the discharge strength of wastewater loads. The Utility Commission, on a 4-0 vote, made a motion to support the recommended rate adjustments under a five-year implementation plan proposed by Consultant, to continue to meet the City's obligations under the various revenue bond covenants, while minimizing the effect of the rate adjustments on the two utilities' consumers.

At a Special Meeting of the City Council on January 8, 2013, Management Services Director Brad Wilkie provided information comparing the projected results from the most recent rate study performed in 2006, with the actual results for the period from 2006 through June 2012. Immediately following the staff presentation, Consultant presented

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Water and Wastewater Rate Study with Proposition 218 Process for Rate Adjustments

Page 2 of 4

a PowerPoint presentation to the City Council to review the results of the cost of services component of the utility rate study.

Habib Issac and Greg Tobler presented the rate structure as recommended by Consultant, staff and the Utility Commission, based on the results of the cost of service component of the review. The use of the dashboard modeling program allowed Consultant to model and present alternative scenarios during the meeting. Additional comparisons can be made based on input from the Council and others. The dashboard will be available to staff following the conclusion of the rate study, to track actual results during the period rates are implemented.

### **Discussion:**

The City is obligated under the bond documents from the 1998, 2005 and 2007 bond issues to set rates and charges each year to produce certain minimum net and gross revenue amounts, based on the combined water and wastewater utilities. Because of that, rate covenants of all the bond issues must be one of the items to be taken into consideration when designing rates. It is also prudent for each fund individually to meet those annual rate covenant tests as well, since the rating agencies and bond insurers also evaluate the credit worthiness of each utility on a stand-alone basis. The three annual rate covenant requirements are:

- 1) Net revenue (operating and certain non-operating revenues less operating expenses) in each fiscal year must be at least one times the annual debt service (both principal and interest) due in that fiscal year;
- 2) Net revenues supplemented by any transfers from a rate stabilization fund must be at least 1.25 times debt service; and
- 3) Gross revenues must be at least 1.0 times all obligations of the two utility funds for the fiscal year.

The State Revolving Fund loan, funded by the State Water Resources Control Board, related solely to the wastewater utility, requires similar covenants. Additional considerations for operating costs, capital repair and replacement costs for the City's infrastructure were also taken into consideration for the rate study.

Proposition 218, passed by voters in 1996, requires compliance with the noticing process in order for the rates to be set by the City Council to be in full-force and effective. Major components of the noticing process include:

- The requirement to notify all affected parties at least 45 days prior to holding a hearing, at which the Council could act on the proposed rates identified in the notice.
- At the public hearing, the Council would be required to reject the fee if a majority of the affected owners file written protests.

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Water and Wastewater Rate Study with Proposition 218 Process for Rate Adjustments

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- Utility rates must be set so that revenues do not exceed the funds required to provide the service, and the fee or charge imposed on any ratepayer must not exceed the proportional cost of the service.
- Rates cannot be implemented until 30 days after the adoption of the rates and rate adjustments cannot extend beyond five years.

As part of the 2013-2015 budget preparation process, Management Services staff is reviewing efficiencies that can be implemented to take advantage of the installation of radio read meters for water and electric services. Those efficiencies include:

- Separation of billing routes by class of customer, such that all commercial accounts are billed separately from residential accounts. By making billing cycles more uniform in character, billing staff can utilize additional resources from the meter reading software to improve accuracy and timeliness of delivery of utility bills.
- The City's utility collection resolution has not been revised since 1988 and can be updated to provide additional resources to the City's Collection Division. The resolution would address charges other than the charges being addressed by the rate study.
- A recent case regarding MasterCard and Visa merchant account charges has determined those credit card providers are prohibited from limiting a vendor from charging for use of credit cards. Staff is exploring whether, under California law, the City may charge its utility customers for using their credit cards to pay their utility bills. By passing that charge along to the customer, the two utilities would benefit in the overall reduction of the cost of collections on utility bill payments.

### **Fiscal Impact:**

The operating and maintenance reserve has been depleted in the water and wastewater funds and there will be the need to have an internal advance of funds to sustain the two utilities, until such time that revenues from rates can return the operating reserves to a positive level. Those utilities are enterprise funds and are required to be self-supporting. A component of self-sufficiency is having adequate reserves for capital replacements and repairs. The goals for the adjustment of rates are to meet the bond covenants, replenish operating reserves to a level equal to a 90-day reserve, and to establish a reserve fund to be used to repair and replace infrastructure of each utility.

### **Conclusion:**

The rate study presented for review takes into account the necessary requirements to comply with operational needs, capital costs and the requirements related to the water and wastewater bond covenants. The City Council must balance the needs of the City's utilities with the ability of the citizens to pay for the services. The summary sheet of the

March 19, 2013

Water and Wastewater Rate Study with Proposition 218 Process for Rate Adjustments

Page 4 of 4

scenarios presented at the March 5, 2013 City Council meeting has been attached to this report.

At this time, we are asking the City Council to give staff direction concerning the rate design, have staff return at a future City Council meeting with the rates resulting from that design and start the Proposition 218 requirements for public notifications and public hearings. After the public hearing date is set, the staff will mail out public hearing notices no less than 45 days following the mailing of the hearing notices, or roughly May 21, 2013.

Respectfully submitted,

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Melinda Wall, Financial Services Manager

**APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:**

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Brad Wilkie, Management Services Director

**APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:**

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Laurel M. Barcelona, City Administrator

Attachment: [Summary Sheet of the Scenarios](#)

## Water & Wastewater Utility Rate Study

Revenue Adjustment Scenarios per Year

Prepared for the March 5, 2013 City Council Presentation

<b>Water</b>		<b>2014 FY</b>	<b>2015 FY</b>	<b>2016 FY</b>	<b>2017 FY</b>	<b>2018 FY</b>	
Scenario # 1:	Recommended (5 YR Plan)	15%	15%	14%	14%	13%	71%
Scenario # 2:	Minimum (10 YR CIP)	13%	13%	10%	10%	10%	56%
Scenario # 3:	Hybrid (10 YR CIP + R&R)	13%	13%	13%	10%	10%	59%

<b>Wastewater</b>		<b>2014 FY</b>	<b>2015 FY</b>	<b>2016 FY</b>	<b>2017 FY</b>	<b>2018 FY</b>	
Scenario # 1:	Recommended (5 YR Plan)	21.0%	17.0%	11.0%	11.0%	11.0%	71%
Scenario # 2:	Minimum (10 YR CIP)	18.5%	9.5%	9.5%	9.5%	9.5%	57%
Scenario # 3:	Hybrid (10 YR CIP + R&R)	18.5%	11.5%	10.5%	9.5%	9.5%	60%

### Targets:

**Debt Service covenants met by both utilities in 2013-2014 under all scenarios**

**Operating cash on hand (in days) (targeted level is 90 days or 3 months)**

<b>Water</b>						
Scenario # 1:	Recommended (5 YR Plan)	-154	-159	-127	-39	94 days
Scenario # 2:	Minimum (10 YR CIP)	-110	-103	-66	2	95 days
Scenario # 3:	Hybrid (10 YR CIP + R&R)	-110	-103	-54	8	96 days

<b>Wastewater</b>						
Scenario # 1:	Recommended (5 YR Plan)	-198	-197	-172	-59	90 days
Scenario # 2:	Minimum (10 YR CIP)	-127	-122	-84	-12	94 days
Scenario # 3:	Hybrid (10 YR CIP + R&R)	-127	-113	-61	22	113 days

# ***City Council/ Successor Agency Board Agenda Item***



**Successor Agency Meeting Date:** March 19, 2013

**TO:** Honorable Mayor/Chair and Council Board

**FROM:** Joseph W. Pannone, City Attorney/General Counsel  
jpannone@awattorneys.com

**SUBJECT:** Discussion Regarding Reconveyance of Successor Agency Deed of Trust Recorded Against the Lompoc Theater and Adjoining Property

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## **Recommendation:**

Staff recommends the City Council and Successor Agency Board review this report and:

1. The Successor Agency direct staff to take steps necessary for the Successor Agency to reconvey its deed of trust recorded against the Lompoc Theater property, subject to:
  - (i) the Lompoc Housing and Community Development Corporation ("LHCDC") conveying the Lompoc Theater property to the Lompoc Theater Project Corporation ("LTPC") and
  - (ii) staff's receipt of LTPC's articles of incorporation and by-laws, a list of LTPC Board Officers and Members, as well as proof of a formal action by LTPC's Board accepting such conveyance; **and**
2. The Successor Agency direct staff to pursue obtaining approval from the Oversight Board and State Department of Finance for the Successor Agency's reconveyance of the deed of trust; **and**
3. The City Council authorize the City Administrator to send a letter to LTPC approving the transfer of ownership of the Lompoc Theater property from LHCDC to LTPC; **and**
4. The Successor Agency authorize staff to seek written approval from the Calverts for the transfer of ownership of the Lompoc Theater property from LHCDC to LTPC; **and, either**

5. The City Council direct staff to proceed with abatement of the public nuisance created by the Lompoc Theater's marquee; **or**
6. The City Council rely on Caltrans' determinations regarding the public right-of-way under the Lompoc Theater marquee; **and**
7. The City Council rely on LTPC to perform the shoring up work for the marquee through working with LHCDL or on its own after it becomes owner of the Theater; **or**
8. Staff as deemed appropriate.

**Background and Discussion:**

As you know, the Successor Agency currently holds a deed of trust recorded against the Lompoc Theater and adjoining parking lot (the "Theater"). The deed of trust was recorded by the dissolved Lompoc Redevelopment Agency to secure a loan of \$700,000, plus interest and penalties, made to LHCDL to assist with the purchase of the Theater for a performing arts center. The City of Lompoc also holds a deed of trust, junior to the Agency deed of trust, in the amount of \$225,000, plus interest and penalties, to secure a CDBG loan granted to LHCDL also to assist with the purchase of the Theater. The Calvert Family Trust (the "Calverts") also holds a deed of trust, junior to both the Agency and City deeds of trust, to secure a loan of \$175,000, plus interest and penalties,, which is part of the purchase price for which LHCDL agreed to pay the Calverts for the purchase of the Theater.

The Successor Agency unsuccessfully attempted to have the Lompoc Oversight Board approve a plan to stabilize the Lompoc Theater. The Theater remains in dire need of stabilization.

As indicated at the Council meeting of March 5, 2013, it is now understood one of the first important steps for stabilizing the Theater building would involve the marquee sign, which the City's consulting structural engineer (Fred Schott) has determined should be removed or re-enforced immediately. Staff presented various options for the Council to consider regarding the stabilization of the roof and the marquee.

At that meeting, the Council was advised a group of interested Lompoc citizens has created LTPC, as a California non-profit corporation, whose purpose is to raise funds to stabilize and redevelop the Theater. The goal of that group is to have LHCDL convey a grant deed to LTPC, as the first step in obtaining funding for the needed stabilization and renovation work.

LTPC has requested the Agency reconvey its deed of trust. LTPC would also pursue having LHCDL record a grant deed conveying the Theater to LTPC. LTPC would then become the owner of the Theater and responsible for stabilizing and rehabilitating it.



With that stabilization and rehabilitation, the goals of the Agency loan and community shall have been met.

Both the City and Calverts must approve LHCD's conveyance to LTPC, because of their deeds of trust. After the conveyance, LTPC would then become liable for repayment of the loans secured by the City's (\$225,000, plus interest and penalties) and Calverts' (\$175,000, plus interest and penalties) deeds of trust. In addition, LTPC would become liable for any and all unpaid taxes and assessments against the Theater (presently over \$33,000).

As to the City deed of trust, since that secures a CDBG loan, which was granted for the purpose of eliminating blight, if LTPC is successful in its endeavor, then that purpose would be fulfilled and LTPC would not need to repay that loan, nor would the City have any liability to HUD for that loan. Discussions with HUD representatives will be needed to establish an appropriate timeline for that project's completion.

At that March 5, 2013, meeting, the Council was informed the sidewalk under the Theater marquee is Caltrans right-of-way. Based on Council direction, Caltrans has been advised of the situation and provided a copy of Mr. Schott's report. After reviewing the report, Caltrans has advised the City Administrator Caltrans will be taking an interim measure of placing barricades on its right-of-way to warn the public of the potential danger caused by the privately owned marquee.

In addition, based on direction from the Council, Mr. Schott is preparing plans for temporarily shoring up the marquee. He is not available to attend the March 19th meeting. The cost for the preparation of those plans is estimated at not more than more than \$1,500.00, which is money being paid from unencumbered General Fund reserves, as authorized by the City Council at the March 5, meeting. The cost estimate for that shoring will be known on or about March 27, 2013, upon receipt of Mr. Schott's plans. That cost would also be paid from unencumbered General Fund reserves, if the City performs that work. The legal costs for that nuisance abatement process could be \$6,000. Those abatement costs, including the legal fees, would be recoverable as a lien against the Theater property. If the property is conveyed to LTPC, then that entity would be liable for paying that lien.

However, if LTPC works with LHCD to perform the shoring up work or becomes the owner of the property and performs the shoring up work, then the City would not incur any of those costs. At this time it is uncertain when LTPC may be able to coordinate with LHCD to do the shoring up work or when the conveyance to LTPC would actually be accomplished.

A 2005 appraisal valued the Theater at \$875,000. A 2009 appraisal valued the Theater property at \$700,000. Based on Mr. Schott's report, as provided to and discussed with the Council at the March 5, 2013, meeting, the cost to stabilize the Theater's roof is estimated between about \$480,000 to \$1,500,000. Mr. Schott has estimated the cost to

demolish the Theater building to be as much as \$800,000. There are also several years in back property taxes due (over \$33,000) on the Theater, which would become the obligation of the Agency, the City or the Calverts, if one of them were to become the owner of the Theater through foreclosure. In addition, if one of those entities did foreclose on the Theater and became its owner, then that entity would be responsible for all the repair work needed for the Theater, including any needed repairs for the areas of the building currently occupied by tenants. Based on the foregoing, none of the three deeds of trust have any resale value or value for foreclosure.

With the foregoing in mind, the Mayor and City Administrator have had conversations with representatives of the State Department of Finance ("DOF") and the County of Santa Barbara regarding the nature of the value of the Agency's deed of trust. Each of those representatives indicated they could support the Agency releasing its deed of trust. The representative from DOF indicated the Agency Board would need to take an action approving the reconveyance of the deed of trust and then seek approval from the Agency's Oversight Board for that reconveyance. Once those approvals were granted, the Agency would then need to submit those actions to DOF for approval. With DOF's approval, the Agency could then proceed with the reconveyance.

If LTPC becomes the owner of the Lompoc Theater property, it is unclear what the timeline would be for the renovation of that property. It is also unclear when LTPC would be able to pay the overdue property taxes or take steps necessary to stabilize the Theater building's roof.

#### **Fiscal Impact:**

The General Fund reserves will be expending up to \$1,500 for the above noted plans. If the City authorizes staff to pursue nuisance abatement regarding the marquee, an additional expenditure to cover the shoring up of the marquee and related \$6,000 in legal fees would be needed from General Fund. That expenditure would become a lien against the Lompoc Theater property. The only other financial impact staff believes will result from the suggested reconveyance of the deed of trust the Agency holds against the Theater is the staff and attorney time needed to prepare this report, the reconveyance documents, the report to the Oversight Board and the memo to DOF to obtain approval.

#### **Conclusion:**

The Successor Agency is being requested to consider recordation of a reconveyance of its deed of trust to LHCDC, concurrently with LHCDC recording a grant deed to convey the Theater to LTPC. The City Council is being asked to consider approving the recordation of the grant deed from LHCDC to LTPC. The Successor Agency Board is being requested to consider authorizing staff to seek approval from the Calverts for the recordation of that grant deed. The City Council is also being asked to determine whether: (i) to direct staff to commence the abatement of public nuisance process to

temporarily shore up the marquee or (ii) to rely upon Caltrans' decision regarding protection of the right-of-way and (iii) to wait for LTPC to work with LHCDC to do the shoring up work or become the owner of the Theater and perform that shoring up work.

Respectfully Submitted,

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Joseph W. Pannone,  
City Attorney/General Counsel

**APPROVED FOR SUBMITTAL TO THE CITY COUNCIL/BOARD**

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Laurel Barcelona,  
City Administrator/Executive Director

# ***Lompoc City Council Agenda Item***



**City Council Meeting Date:** March 19, 2013

**TO:** Laurel M. Barcelona, City Administrator

**FROM:** Claudia A. Stine, Solid Waste Superintendent  
c\_stine@ci.lompoc.ca.us

**SUBJECT:** Resolution No. 5830(13) for the Mitigated Negative Declaration, and Resolution No. 5831(13) for the Loan Application to CalRecycle for the Lompoc Landfill Gas Collection and Control System

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## **Recommendation:**

Staff recommends Council:

- 1) Adopt Resolution No. 5830(13), approving the attached Mitigated Negative Declaration for the Lompoc Landfill Gas Collection and Control System; and
- 2) Adopt Resolution No. 5831(13), approving the application for a loan from the State of California's Solid Waste Disposal Site Cleanup Trust Fund for the Lompoc Landfill Gas Collection and Control System; and
- 3) Approve the Lompoc Landfill Gas Collection and Control System project; and
- 4) Authorize the Solid Waste Division to proceed with the design phase.

## **Background/Discussion:**

The Lompoc Landfill is subject to the California Global Warming Solutions Act (AB32) of 2006, as codified in Title 17 of the California Code of Regulations (Division 3, Chapter 1, Subchapter 10, Article 4, Subarticle 6, *Methane Emissions from Municipal Solid Waste Landfills*). AB32 is intended to reduce methane emissions from California landfills by imposing more stringent monitoring requirements on existing controlled landfills, and by requiring smaller landfills, such as the Lompoc Landfill, to install a landfill gas collection and control system (LGCCS).

Pursuant to AB32 and subsequent regulations, there are two compliance tests to potentially trigger the requirement to install a LGCCS: 1) heat input capacity, and 2) surface emissions testing. The Lompoc Landfill exceeded the threshold for both tests.

On March 2, 2011, a Heat Input Capacity Report was submitted to the California Air Resources Board (CARB). The heat input capacity is based on the estimated amount of waste-in-place. The estimated amount of waste-in-place at the Landfill, since opening in 1961, is approximately 2 million tons. From this figure, the heat input capacity for the Landfill is calculated to be 6.9 million BTU per hour (MMBTU/hr), well over the regulatory threshold of 3.0 MMBTU/hr.

On September 7, 2011, the first surface emissions monitoring test was performed to determine whether methane was present in concentrations in excess of 200 parts per million by volume (ppmv) at the Landfill's surface. Several locations were found with methane concentrations in exceedance of the regulatory threshold.

As a result of the calculated heat input capacity and the detected surface methane concentrations, the City was required to submit a conceptual LGCCS Design Plan (Plan) to CARB for review, no later than one year from the surface emissions test. Accordingly, on behalf of the City of Lompoc, Golder Associates, Inc. submitted the Plan to CARB on September 6, 2012. Once the Plan is approved, the system must be operating within 18 months.

On February 15, 2012, Ron Stassi, who was the Utilities Director at that time, and City staff Brad Wilkie, Melinda Wall, Steve Clark and myself, met with Wes Mindermann, Sr. Waste Management Engineer with the State of California's Department of Resources Recycling and Recovery (CalRecycle), to explore potential funding opportunities for the project. First, staff put forward the possibility of applying for grant funding under CalRecycle's Solid Waste Disposal and Codisposal Site Cleanup Program (Program), authorized under AB2176. As a result of the meeting, and before City staff put forth resources toward the task of preparing the grant application, Mr. Stassi sent a letter to Mr. Mindermann requesting a determination as to whether the proposed LGCCS project was eligible for grant funding.

On April 2, 2012, Mr. Stassi received a reply from Mr. Mindermann explaining that grant funding is not available since, "the landfill is currently operating and is therefore obliged under current permitting requirements to fund its operation, either through landfill revenue generation or otherwise..." However, Mr. Mindermann explained the Program also provides loans at low interest rates to responsible parties for eligible projects that meet the Program's criteria, and that CalRecycle staff would be happy to review the project for eligibility. A review of CalRecycle's *Guidelines for Loans to Local Government(s)* determined eligible Program costs include landfill gas systems.

One of the requirements of the loan application to CalRecycle is an approved resolution from City Council. The resolution must authorize the submittal of the application, certify the availability of local funds needed to complete the project, and provide the name and title of the individual authorized to execute the agreements and contracts.

An environmental evaluation of the proposed project was completed pursuant to the California Environmental Quality Act (CEQA), and a Mitigated Negative Declaration (MND), ER13-0001, was prepared by Stacy Lawson, Sr. Environmental Coordinator. The MND was circulated through the State Clearinghouse from February 7, 2013 to March 8, 2013, and was duly noticed in the Lompoc Record on February 7, 2013. The project was assigned State Clearinghouse Number SCH No. 2013021012.

**Fiscal Impact:**

The maximum loan amount available from the Program is One Million Dollars. The loan may be repaid over a period not to exceed twenty years. Based on our conversation with Mr. Mindermann, the annual interest rate at this time is less than one percent.

The engineer's estimate to complete the final design and installation of the LGCCS is \$1,351,600. The estimated schedule of appropriations for the project includes \$44,800 in FY 2012-13, \$834,020 in FY 2013-14, and \$472,780 in FY 2014-15. The amount in excess of the maximum loan amount of \$351,600 is included in the preliminary budget for the FYs 2013-2015 budget and would be paid for from Solid Waste rates charged during FYs 2013-2015. The annual loan repayment schedule is currently unknown, as the term and rate would be determined as part of the loan application process. It is the desire of Solid Waste and Management Services staff to request the longest available term to minimize the cost to ratepayers by taking advantage of the favorable interest rates and payment terms available under this program.

**Conclusion:**

Staff recommends adoption of Resolution No. 5830(13) to certify the Mitigated Negative Declaration, and Resolution No. 5831(13) to approve the application for a loan from the State of California's Solid Waste Disposal Site Cleanup Trust Fund. Staff also recommends City Council approve the project and authorize staff to proceed with the final design for construction of the LGCCS, once the conceptual design plan is approved by CARB.

Respectfully submitted,

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Claudia A. Stine, Solid Waste Superintendent

**APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:**

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Larry Bean, Utilities Director

**APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:**

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Laurel M. Barcelona, City Administrator

- Attachments: 1) [Resolution No. 5830\(13\) Mitigated Negative Declaration](#)  
2) [Mitigated Negative Declaration, ER13-0001](#)  
3) [Resolution No. 5831\(13\) Authorizing Loan Application](#)  
4) [Initial Landfill Gas Collection and Control System Plan](#)  
5) [Letter dated April 2, 2012 from Wes Mindermann](#)

**RESOLUTION NO. 5830(13)**

**A Resolution of the Council of the City of Lompoc,  
County of Santa Barbara, State of California,  
Adopting the Mitigated Negative Declaration  
for the Lompoc Landfill Gas Collection and Control System**

WHEREAS, a request has been made by the Utilities Department for City Council consideration of a gas collection and control system at the Lompoc Landfill; and

WHEREAS, a Mitigated Negative Declaration (MND ER13-0001) (SCH NO. 2013021012) has been prepared in compliance with the California Environmental Quality Act (CEQA) and its guidelines and the Environmental Guidelines of the City of Lompoc, to study the environmental impacts of the above request; and

WHEREAS, the Mitigated Negative Declaration reflects the City of Lompoc's independent judgment and analysis; and

WHEREAS, the City Council has reviewed and considered the initial study and any comments received, and finds that there is no substantial evidence that the project will have a significant effect on the environment, with implementation of the identified mitigation measures; and

WHEREAS, The City Council has reviewed and considered the Mitigated Negative Declaration, ER13-0001, received public comments, and considered the written evidence presented in the staff report.

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

**SECTION 1.** FINDINGS. After review and consideration of the Lompoc Landfill Gas Collection and Control System Mitigated Negative Declaration, considering the evidence and due deliberation of the matters presented, the City Council adopts Mitigated Negative Declaration, ER13-0001 for the Lompoc Landfill Gas Collection and Control System.

**SECTION 2.** EFFECTIVE DATE. This Resolution is effective upon its adoption.

The foregoing Resolution was proposed by Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and duly passed and adopted by the Council of the City of Lompoc at its regular meeting on March 19, 2013, by the following electronic vote:

AYE: Councilmember(s):  
NO: Councilmember(s):  
ABSENT: Councilmember(s):

\_\_\_\_\_  
John H. Linn, Mayor  
City of Lompoc

ATTEST:

\_\_\_\_\_  
Stacey Alvarez, City Clerk,  
City of Lompoc

# **Lompoc Regional Landfill Gas Collection and Control System**

*Final*

## **Initial Study – Mitigated Negative Declaration**

*Prepared by:*

**City of Lompoc**  
100 Civic Center Plaza  
Lompoc, California 93436  
Contact: Stacy L. Lawson,  
Senior Environmental Coordinator



**CITY OF LOMPOC  
DRAFT INITIAL STUDY  
LANDFILL GAS COLLECTION AND CONTROL SYSTEM**

**A. PROJECT INFORMATION:**

<p><b>Project Title:</b> Landfill Gas Collection and Control System</p>	<p><b>Project No:</b> ER13-0001</p>
<p><b>Lead Agency Name and Address:</b> City of Lompoc Utility Department, Solid Waste Division, P.O. Box 8001, Lompoc, CA 93438-8001 Claudia Stine, Solid Waste Superintendant (805) 875-8023</p>	<p><b>Contact Person and Phone Number:</b> Stacy L. Lawson, City of Lompoc, Senior Environmental Coordinator (805) 875-8275</p>
<p><b>PROJECT DESCRIPTION / LOCATION:</b></p> <p>The proposed project is required by the State of California as a result of the passage of Assembly Bill 32. The City of Lompoc is required to install a landfill gas collection and control system (LGCCS) at the Lompoc Regional Landfill to control methane emissions, a greenhouse gas. The City's landfill has recently exceeded allowable methane surface emissions, as well as allowable heat capacity, necessitating the installation of a LGCCS. The project will consist of an enclosed gas flare to burn methane generated at the landfill [80 – 400 standard cubic feet per minute (scfm) at 50-percent methane] and a gas well and collection system. The gas flare facility will measure six (6) feet in diameter by twenty four (24) feet tall. A propane source will be used for a pilot flame to ignite the Landfill Gas (LFG) that is introduced to the flare. The gas extraction and flare system will be operated continuously to minimize LFG migration or surface emissions, except during unanticipated shutdowns or for maintenance and repair activities.</p> <p><u>Gas Extraction System</u></p> <p>LFG is extracted from the landfill through a vacuum / vertical perforated pipes (extraction wells) extending from the surface into the waste mass. The system will consist of 12-inch diameter high density polyethylene (HDPE) main header pipe to be buried on the east side of the landfill and running from the flare station toward the top of the landfill. The header pipe will split above the wet weather fill area into two branches (western and eastern). The western branch will be buried, and located just east of the storm drain conveyance ditch. Once additional wells are added a new branch of header pipe will be added on the west side and buried underneath the storm drain conveyance. The exact location of the main header pipes may be adjusted to best address landfill activities and/or vehicle traffic. The collection system will employ 4-inch diameter HDPE lateral pipes above-ground for access from the main lines to wells or sets of wells.</p> <p>There are approximately 31 LFG vertical extraction wells planned for the project, to be installed from 2014 through 2024. These extraction wells will be placed 200-250 feet apart and connected by 4-inch HDPE lateral pipe above ground where possible and desirable, to the main header pipes. The majority of the pipelines will be above-ground so they are more accessible for maintenance and repair. Protective crossings will be installed wherever the landfill access drives intersect with above-ground lateral pipes. Isolation valves will be used to allow for partial operation or closure of sections of the system, as required for construction, maintenance or in a fire or other emergency. Well heads will extend approximately 3-4 feet above grade and will be equipped with sample ports and valves to sample and regulate the flow of LFG from each well. Wells will be capped prior to hook-up and operation. Wells in and near the active face will be disconnected from the system for the duration of filling activity in the area. When new fill is added to an area, existing wells will be raised. Any wells that are disconnected from the system will be properly sealed.</p>	

#### Condensate

Condensate will form at the end of the pipelines and will be directed by gravity into an underground sump measuring approximately 3-cubic yards in size and will then be transferred into an above-ground holding tank of 1,000-gallons. From there, the condensate will be injected into the flare. The injection system will include injection nozzles, control valves, piping, and pumping equipment to inject condensate into the combustion zone of the flare. Once injected, the condensate will vaporize, and organic compounds in the condensate will be destroyed. Condensate from the proposed system is expected to be 130 gallons per day and the holding tank will store 7-days worth of condensate at this rate of collection. If necessary, a second holding tank will be added on the west side of the landfill.

#### Location

Both the flare facility and condensate sump will be located just northeast of the maintenance / administration building at the landfill. This will provide access to existing electrical service necessary to power blowers and the flare system. This location is outside of the trash boundary and will not require relocation during the life of the project. Some trees may need to be removed or trimmed and some excavation in bedrock / soil may need to occur in order to locate the flare system and condensation sump. Trees removed shall be replaced at a 1:1 ratio. Additional lighting for the flare facility is proposed at heights of ten feet or less, with the lighting screened and directed downward.

#### Flare

The flare will be enclosed in a 24-foot high structure and will have a programmable control system, maintaining proper combustion temperature and automatic air flow from louvers. Temperature and flow of the system will be continuously recorded. If the combustion temperature falls too low the flare will shut off. When shut off, the main valve will close preventing untreated LFG release to the atmosphere. System will automatically call the operator in case of a shutdown, at any time of the day or night. There is a manual shutdown option for maintenance and inspection. The flare will be designed to accommodate landfill gas flow rates ranging from 80 to 400 scfm at 50-percent methane. Three thermocouples will be used to monitor combustion zone temperature. The flare will incorporate Best Available Control Technologies (BACT) destruction of carbon monoxide, nitrogen oxides, and non-methane organic compounds (NMOC). The flare is anticipated to achieve ninety-eight percent (98%) destruction efficiency of NMOC and ninety-nine percent (99%) destruction efficiency of methane.

#### Blowers

The control system employs two unenclosed blowers, each with the capacity to supply 400 scfm to the flame. The blowers will be capable of supplying a minimum of 10 inches water column of vacuum to the most distant wells in the system. Blower speed will be automatically controlled to ensure the necessary flow rate or vacuum setting.

#### Construction

Construction will occur during dry weather. Tree removal, as required will occur between October and January. Traffic to and from the landfill during construction shall be minimized and equipment staged on the landfill site over pavement / grindings when not in use. Drip pans shall be used under vehicles and absorbents and spill kits maintained on-site in quantities sufficient to ensure that multiple spills can be addressed. Porta-potties will be provided for use, as there is no sewer service to the Landfill site.

During construction, areas of excavation into trash will be limited to what is necessary. Trash removed from well holes during construction will be either stockpiled for short times or taken directly to the landfill's working face and re-buried. Well holes will be approximately 10 to 20-inches in circumference and will be backfilled with engineered material designed to encourage infiltration of LFG into the well system. Monitoring for LFG (methane and hydrogen sulfide) shall occur before, during and after excavation to ensure safety of construction workers. If necessary, construction shall be stopped, and/or hours limited, to ensure adequate ventilation and to minimize exposure to LFG. Workers will wear personal protective equipment and a Work Safety Plan will be followed to ensure adequate safety provision for workers. Long duration foam, plastic sheeting and/or clean dirt shall be used to cover refuse/contaminated soils during non-working hours and or when excessive LFG is detected. Trucks shall be cleaned, loads covered and good housekeeping measures observed. If determined to be beneficial, water is to be used, in the minimum amount necessary, to reduce dust.

**System Monitoring and Maintenance**

During repair and maintenance, system downtime will be minimized and the affected area of the system isolated. Preventative maintenance will be conducted. Wellhead monitoring for gas pressure will occur monthly. If necessary, corrective actions will be taken within five (5) days. Surface emissions monitoring will be conducted only in locations and at times that it can be verified to be safe for technicians doing the monitoring. The initial source test monitoring will occur 180 days after start-up and will be conducted annually thereafter. This will continue until three (3) compliant source tests are obtained. Once that occurs, source testing will occur every three (3) years. The system will be monitored as required by the Landfill Methane Rule. The LGCCS will be inspected following significant rainfall, earthquake, or similar events, and if damaged, repairs will be made as soon as possible. The Standard Maintenance Schedule includes:

- Weekly inspections of the shaft and wheel for dirt build-up, corrosion, crack, and signs of excess stretch and fatigue. Clean the components and apply new coating as needed. Observe abnormal signs (e.g. vibration, noise) and troubleshoot/fix the problems.
- Every two months: Lubricate blower per blower manufacturer’s instruction
- Every three months: Check/adjust belt tension and replace belts, if needed (only apply for belt drive blower). Perform test to verify that each blower starts smoothly and operates properly.
- Every 6 months: Replace belts (only apply for belt drive blower)

**CARB Review and Construction Timeline**

The California Air Resources Board (CARB) is required to review and approve the proposed system. Minimum combustion zone temperature as the key operating parameter is proposed as alternative compliance. Once approved by CARB, construction will be completed within 18 months.

**Project Location:** South terminus of Avalon Street, Lompoc, CA  
 APN: 93-111-24.

**Public Agencies with Approval Authority (Including permits, funding, or participation agreements):** City of Lompoc, CalRecycle, California Air Resources Board, and Santa Barbara County Environmental Health.

<p><b>Project Applicant, Name and Address:</b>                  Claudia Stine, Solid Waste Superintendent                  City of Lompoc, Utility Department, Solid Waste Division                  P.O. Box 8001,                  Lompoc, CA 93438-8001                  (805) 875-8023</p>	<p><b>Project Consultants:</b>                  Golder Associates, Inc.                  425 Lakeside Drive,                  Sunnyvale, CA 94085                  Phone: [+1] (408) 220-9223                  Fax: [+1] (408) 220-9224</p>
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<p><b>General Plan Designation:</b>                  CF (Community Facility)</p>	<p><b>Zoning Designation:</b>                  PF (Public Facilities)</p>
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<p><b>Surrounding Land Use Designation:</b>                  North –Very Low Density Residential (VLDR)                  South –Open Space                  East - Agriculture                  West - Open Space</p> <p><b>Surrounding Land Uses:</b>                  North – Low Density Residential                  South –Open Space                  East – Agriculture                  West – Open Space</p>	
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**Environmental Setting:** Existing canyon landfill surrounded on 3 sides by coastal scrub.

<b>ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:</b>		
The environmental factors checked below will be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact", as indicated by the checklist on the following pages.		
<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input checked="" type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology / Soils
<input checked="" type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Land Use / Planning	<input checked="" type="checkbox"/> Hazards & Hazardous Materials
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation / Traffic
<input type="checkbox"/> Greenhouse Gases	<input type="checkbox"/> Forestry	
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance	

**B. ENVIRONMENTAL IMPACTS:**

Identify the potential for significant adverse impacts below. Note mitigation measures, if available, for significant adverse impacts.

I. LAND USE AND PLANNING	Potentially Significant Impact	Less than significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the proposal:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X

Comments:

a) The proposed project will not physically divide an established community, as the proposed project site is located at the south terminus of Avalon Street on the southern boundary of the City of Lompoc. The proposed project will allow the City Landfill to reduce emissions of methane gas and comply with California state law.

b) The proposed project will not conflict with applicable land use plans, policies or regulations of an agency with jurisdiction over the project. The land use designation of the project area is Community Facility. Lompoc's General Plan identifies Community Facilities as public facilities designed to serve the community. The City's Zoning Ordinance permits governmental facilities designed for public use in the Public Facilities Zoning District. The proposed installation of a LGCCS is consistent with the existing landfill use.

II. POPULATION AND HOUSING	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the proposal:				
a) Induce substantial growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads and other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Comments:

a) The proposed construction of the LGCCS will not induce substantial growth in the Lompoc Valley either directly or indirectly. No new homes are to be constructed, and the extension of the LGCCS is not anticipated to generate growth in the area, but is intended to comply with state law regarding greenhouse gas reduction.

b, c) The proposed project will not displace substantial numbers of existing housing or people, and no replacement housing will be required. The proposed LGCCS will be located at the City's Landfill in a canyon at the south end of the City. No homes or persons live in the vicinity of the Landfill and no one will be displaced by the project.

III. GEOLOGY AND SOILS	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the proposal:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong Seismic ground shaking?			X	
iii) Seismic related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Comments:

- a) Based on the City's Seismic and Geologic Conditions Study, prepared by the Morro Group in December of 1987, the proposed LGCCS construction will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:
- i) Rupture of a known earthquake fault. The closest identified earthquake fault is the Santa Ynez River Fault, which is a Class B, potentially active fault. Its location has been inferred as being at the base of the hills south of Lompoc. This would put the fault at the base of Avalon, near the retention basin. The LGCCS has been designed with multiple automatic shutoff and manual shutoff valves. The system is automatically monitored for any adverse changes and will shut down as soon as a problem is detected. Based on these factors, coupled with the distance to the likely location of the nearest fault, threat of significant damage to the LGCCS or of the risk of loss, injury, or death due to the rupture of an earthquake fault has been determined to be less than significant.
  - ii) The proposed LGCCS will not expose people to hazards from strong seismic ground shaking. The LGCCS will be constructed in an open area. While the system could be damaged by an earthquake, it is equipped with multiple shut-off valves at the flare, along the main header pipe and along the lateral pipes to the wells. Thus, risk of loss, injury, or death resulting from strong seismic ground shaking has been determined to be less than significant, based on the proposed development plan.
  - iii) The proposed LGCCS will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic related ground failure, including liquefaction. The proposed location of the LGCCS is outside the liquefaction zone identified in the Seismic and Geologic Conditions Study, prepared by the Morro Group in December of 1987. The system is equipped with multiple shut-off valves and therefore the risk of loss, injury or death resulting from seismic related ground failure has been determined to be less than significant.
  - iv) The proposed LGCCS will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides, because the proposed location of the flare is adjacent to bedrock and along the landfill perimeter, without steeply eroded banks. The LGCCS will be inspected following significant rainfall, earthquake, or similar events, and if damaged, repairs will be made as soon as possible.
- b) The proposed LGCCS will not result in substantial erosion or the loss of topsoil because soil disturbance will be limited. The underground portion of the system will be located at the perimeter of the trash footprint and the above-ground portion of the system will require no trenching. Well installation will not result in erosion as the well pipe diameter is small (4-inches) and erosion is not expected to result from their installation.
- c) The proposed LGCCS will not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. The flare and underground main header pipes will be located in areas of stable ground and rock unlikely to slide or collapse. The above-ground laterals will be located on the landfill's operating area which is engineered and constructed to eliminate potential for slippage or instability.
- d) The proposed project will not result in substantial risk of loss, injury or death as a result of expansive soils. No buildings are proposed for human occupation or habitation. The system has multiple shut-off valves and can be realigned, as needed, to address traffic and operational changes over time.
- e) The proposed project will not require sewer facilities. Porta-potties will be provided during construction to ensure that the natural environment is protected, as there is no sanitary sewer service at the landfill.

IV. HYDROLOGY AND WATER QUALITY Would the proposal:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?		X		
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including, through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including, through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?				X

Comments:

a) The proposed project will not violate any water quality standards or waste discharge requirements, as there will be no discharge of water or wastewater. The work will be done during dry weather only. Condensate from the system will be vaporized and the pollutants destroyed, thereby eliminating any threat to water quality.

b) The proposed LGCCS will not deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The proposed LGCCS's construction and operation will not require water supplies and will incinerate condensate in the flare. The proposed LGCCS will have no impact on the level of local aquifers or wells.

c, d) The proposed LGCCS will not substantially alter the existing drainage pattern or the course of a stream in the project area, or substantially increase the rate or amount of surface run-off in a manner which would result in flooding on- or off-site. The proposed LGCCS will not substantially alter the drainage pattern in the area of construction. No drainages flow over the landfill on which the collection system will be constructed. The storm water is directed around the perimeter of the landfill site in a culvert. The main header pipe of the LGCCS will be constructed adjacent to the storm water culvert and will be buried, as necessary. No impact on surface flows is expected and additional impervious area will be limited to the area under the flare, condensation sump(s) and holding tank (less than 200 square feet).

e) The proposed project will not create or contribute runoff water that will exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The proposed LGCCS will not create or contribute significantly to run-off water, because the amount of impervious area will be limited to the area under the flare and condensation tank. Storm water will be directed through existing drainage channels on the landfill site.

f) The proposed project will not otherwise degrade water quality. Construction work will be completed during the dry season to minimize the potential for rainwater intrusion at the landfill. Increases in leachate from the landfill and a corresponding increase in groundwater contamination will be prevented. Otherwise, construction work will be limited to trenching, pipe location, well placement and placement of the flare. Each of these activities, particularly in dry weather, poses little threat to water quality. The installation of a LGCCS will reduce the possibility that LFG will contact groundwater. The project will not have a significant adverse effect on water quality.

g, h, i) The proposed project will not place housing, or structures that will impede or redirect flood flows within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. No housing is proposed as a part of this project and the project site is located at an elevation of approximately 265-feet above sea level, eliminating the possibility of flooding from the Santa Ynez River or other source. The proposed project will not include additional infrastructure or significant impervious area and therefore, will not change drainage patterns on or adjacent to the project site. There are no mapped flood hazards associated with the subject parcel. While Bradbury Dam, on the Santa Ynez River, has the potential to fail, this potential has been determined to be less than significant, as the dam has been successfully retrofitted for earthquake safety. The elevation of the project site ensures it would be above the level of a flood caused by failure of the Bradbury Dam.

j) The proposed project will not expose people or structures to inundation by seiche, tsunami, or mudflow. Based on the Seismic and Geologic Conditions study prepared by the Morro Group in December 1987, it is highly unlikely the site will experience a tsunami or seiche, as it is located approximately nine miles from the ocean, at about 265-feet above sea level. The project area is not located near a large water body likely to form a seiche. No active volcanoes are present in the area and while there is some potential for land movement, the grading, compaction, and drainage improvements already incorporated into the landfill and the soils located in the area of proposed improvements reduce this potential to a less than significant level.

V. AIR QUALITY Would the proposal:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X		



V. AIR QUALITY Would the proposal:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

Comments:

a, b, c, d) The proposed project will not have an adverse impact on the Santa Barbara County Air Pollution Control District's Clean Air Plan, violate any air quality standard or contribute substantially to an existing or projected air quality violation, or result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment or expose sensitive receptors to substantial pollutant concentrations. The enclosed flare will be designed to accommodate landfill gas flow rates ranging from 80 to 400 scfm at 50-percent methane. Three thermocouples will be used to monitor combustion zone temperature. The flare will incorporate Best Available Control Technologies (BACT) for destruction of carbon monoxide, nitrogen oxides, and non-methane organic compounds (NMOC). The flare is anticipated to achieve ninety-eight percent (98%) destruction efficiency of NMOC and ninety-nine percent (99%) destruction efficiency of methane.

Emissions from vehicles transporting materials for construction of the LGCCS are not regulated and will be limited as the project is relatively small in size. The LGCCS, once constructed, will not contribute air pollution, but instead will serve to reduce emissions of methane and other air pollutants. No nuisance such as dust generation is anticipated, as the area of work will be limited, and the soils/trash quickly re-compacted and re-covered. Small amounts of water may be used during the construction, if dust becomes a problem on areas outside of the trash boundary.

e) The proposed project will not create objectionable odors. While some odors may be released directly in the vicinity of the construction work from release of LFG, as wells are drilled, or possibly where pipes may be buried in trash, workers will use personal protective equipment and measures will be taken to monitor the gas levels and allow them to dissipate, protecting workers from the odor of the LFG. LFG odors are not anticipated to reach adjacent properties, as the excavations into trash will be small in nature and limited in time.

VI. GREENHOUSE GAS EMISSIONS: Would the proposal:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly, or indirectly, that may have a significant effect on the environment?				X
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

a) The proposed LGCCS will not emit greenhouse gases, directly, or indirectly, that may have a significant effect on the environment, as the proposed project is designed to collect and control greenhouse gases, including methane, carbon monoxide, nitrogen oxides, and non-methane organic compounds. The installation of the landfill gas

collection and control system will capture methane emissions and, through combustion, convert methane into carbon dioxide and other products of combustion. The project results in a net reduction of greenhouse gas emissions, consistent with the goals of AB32.

b) The proposed LGCCS does not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project is designed to comply fully with the Landfill Methane Rule, which was adopted to reduce methane (the second most prevalent greenhouse gas emitted in the U.S.) emissions from California landfills.

VI. TRANSPORTATION/CIRCULATION Would the proposal:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial, in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?				X

Comments:

a-g) The proposed project will not cause an increase in traffic, exceed a level of service standard, result in a change in air traffic patterns, increase hazards due to a design feature, result in inadequate emergency access, result in inadequate parking capacity, or conflict with adopted policies, plans or programs supporting alternative transportation. The construction of the LGCCS will generate only a limited number of vehicle trips during construction. After construction, the LGCCS will not generate vehicle traffic, beyond approximately four (4) vehicles monthly, or as needed, to perform required sampling, testing and repairs during the operational life of the LGCCS. There should be no effect on emergency access, as the system will be located approximately 40 to 60-feet from the landfill access road and employs multiple automatic and manual shutoff valves. In an emergency, if the main access road is blocked by landslide or other concern, equipment is always available on-site to construct an additional emergency road for ingress or egress. The proposed LGCCS will not have an adverse impact on alternative transportation, as it is not creating new roadways, increasing traffic or prohibiting use of alternative transportation and will be located as stationary improvements, solely at the Lompoc Landfill. There will be no change in air traffic patterns, as any lighting or fencing proposed will not extend more than 10-feet above existing grade.

VII. BIOLOGICAL RESOURCES Would the proposal:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Comments:

a) The proposed project will not have a substantial adverse effect, either directly, or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, with implementation of the proposed biological mitigation measures. The proposed tree removal should be accomplished between October and January, so as to avoid bird nesting season, otherwise, a nesting bird survey must be completed and the qualified biologist's recommendations followed until the birds have fledged.

b) The proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The proposed project site is fully within the developed Lompoc Landfill site, well away from any riparian vegetation or other sensitive natural community. The proposed construction and operation of the LGCCS will not adversely impact riparian habitat or other sensitive natural community.

c) The proposed project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. The proposed project site is fully within the developed Lompoc Landfill site. No wetlands, marshes or vernal pools are located on or near the landfill.

- d) The proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The improvements proposed as a part of the LGCCS include a small size flare, a three(3) cubic yard condensation sump or sumps, and a 1000 gallon holding tank, as well as above-ground and below-ground piping of 4 and 12 inches respectively. These few alterations to a developed site will not pose an impediment to movement of native resident wildlife species or impede the use of native wildlife nursery sites. There is no natural or man-made source of surface water available and there are no fish in the area.
- e) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, as no such policy or ordinance governs the site or area. In addition, the trees to be removed are not native (eucalyptus). A mitigation measure has been added, requiring replacement of trees at a 1:1 ratio.
- f) The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, as there is no such plan applicable to the project site or area.

VIII. MINERAL RESOURCES	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the proposal:				
a) Result in a loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Comments:

- a) The proposed project will not result in the loss of available known mineral resources, as it does not involve the mining of minerals and is on an approved, active, municipal landfill site. The proposed project will not expand the landfill footprint. So although the minerals on lands adjacent to the landfill site have deposits of minerals that are of local or statewide significance, the landfill has been in operation since 1961 and the addition of the proposed LGCCS will not result in the loss of mineral resources, as none are available on-site.
- b) The proposed project will not result in a loss of availability of a locally important mineral resource because although the LGCCS is located on a site where mineral resources are located on adjacent sites, the landfill has been in operation since 1961 and the proposed project will not expand the landfill footprint.

IX. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the proposal:				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste, within one-quarter mile of an existing or proposed school?				X

IX. HAZARDS AND HAZARDOUS MATERIALS Would the proposal:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Comments:

a) The proposed project will not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. The proposed project will not transport hazardous materials beyond the site boundaries, but will transport methane and other LFG within the LGCCS, so it may be disposed of through incineration by enclosed flare. The proposed system has many safeguards and will automatically shut-off or can be manually shut-off. The individual wellheads and lines can be closed off, as needed, to address repairs or emergency responses. The public has limited access to the landfill, which is large and offers many areas to segregate any construction, maintenance or repair activity on the system. LFG does not pose a significant hazard to the environment in the amounts found at the landfill. The LGCCS is designed to collect the LFG and render it inert.

b) The proposed project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The proposed project will not use hazardous materials in construction or operation, other than the LFG which is already present on-site. The proposed LGCCS will collect the existing gases and incinerate them, along with contaminated condensate in the proposed enclosed flare. Automatic and manual shutoffs have been designed into the system so it will shut down at any time the gas mix, temperature or other variable is out of compliance. LFG will dissipate into the air if a release occurs. Workers will use personal protective equipment and follow an approved Work Safety Plan. Should any situations resulting in confined spaces occur, the public will be excluded from the area and gases monitored to ensure worker safety. Release of low level LFG into the environment from excavation or well pipe installation will not harm the environment at the levels anticipated. Mitigation as recommended by Golder Associates is included to address worker and landfill safety.

c) The proposed project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste, within one-quarter mile of an existing or proposed school. The proposed LGCCS will not have hazardous emissions, as the LFG will be rendered inert by the enclosed flare system. The nearest school, Miguelito Elementary is not located within ¼ mile of the landfill's project area. Hazardous emissions will not occur, and hazardous or acutely hazardous materials, substances or waste will not be present on-site as a result of the project.

Due to the distance, elevation difference of approximately 200 feet, and nature of the project, the LGCCS and the existing LFG at the site pose no threat to the school.

d) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment. The proposed LGCCS will be located at the Lompoc Landfill, which is not a property designated as a hazardous materials site.

e, f) The proposed project will not result in a safety hazard for people working on its construction, repair or maintenance, due to airport related uses, as the proposed project is not located within the Lompoc Municipal Airport Master Plan area and is not within the vicinity of a private airstrip, according to Lompoc Airport Administrator, Richard Fernbaugh.

g) The proposed project will not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. The proposed project will not result in the creation of any barriers that would impede implementation of an emergency response at, or evacuation of, the landfill. As the landfill is the last developed site accessed from Avalon Street, emergency evacuation from the greater area is not a concern.

h) The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. The project site is an existing landfill, operating since 1961, with existing surface methane emissions. The proposed project seeks to reduce the emissions of methane and in the process contain, control and reduce the risk of fire at the landfill, through use of a collection system and enclosed flare. Multiple automatic and manual shut-off valves and automatic system shut-down in case of emergency or malfunction ensure this proposed improvement will not increase the risk of loss, injury or death as a result of wildland fire in the vicinity of the project site.

X. NOISE Would the proposal result in:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Comments:

a) The proposed LGCCS's use will not expose persons to, or generate noise levels in excess of standards established in the City's General Plan for Open Space (60 CNEL) or Residential (60 CNEL) uses at the property line. An evaluation undertaken by Golder Associates Acoustic Engineer determined that the two proposed blowers, which would provide redundancy for each other, would not operate at the same time and would generate a maximum of 52.4 CNEL at the nearest property line (north). Other elements of the LGCCS are not anticipated to be significant sources of noise generation.

b) The proposed project will not expose persons to, or generate excessive groundborne vibration or groundborne noise levels, as drilling of the gas well heads is not anticipated to result in significant groundborne vibration. Other construction activity is not of a nature to result in groundborne vibration or noise.

c) The proposed project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project because the LGCCS will not generate noise expected to be within five (5) CNEL of the 60 CNEL standard, under existing or future conditions. An evaluation undertaken by Golder Associates determined that the two proposed blowers, one of which would provide redundancy for the other, would not operate at the same time and would generate a maximum of 52.4 CNEL at the nearest property line (north) during operation. Thus, the anticipated noise at the northern property line is 52.4 CNEL, which is not within 5 CNEL of the 60 CNEL requirement. The CNEL calculation provides an analysis of the potential impact of the blower operation on a 24-hour basis, as the LGCCS will run continuously. Therefore, the proposed blowers would be in compliance with the City's requirement for a maximum of 60-CNEL at the northern property line, which is approximately 276-feet away. Other elements of the LGCCS are not anticipated to be significant sources of noise generation.

d) The proposed project will not result in substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project because the location is a remote landfill, and construction noise is not anticipated to be substantial, as it involves placing wells, pipes and structures. Daily use of the landfill involves operation of heavy equipment, refuse packers and public vehicles. The closest properties are a vacant parcel and an industrial auto wrecking yard. The proposed LGCCS will not result in temporary or periodic noise beyond a limited additional amount of noise from construction. This noise will likely not be able to be heard off-site, as the distance to the nearest property line is 276-feet.

e) The proposed project is not located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, and the project will not expose people residing or working in the project area to excessive airport noise levels. The proposed project is not located within the Lompoc Airport Master Plan area, based on a review of the Plan and statements by the Airport Administrator, Richard Fernbaugh.

f) The proposed project is not located within the vicinity of a private air strip, based on review of City General Plan maps, and therefore, will not expose people residing or working in the project area to excessive noise levels, due to proximity to a private air strip.

XI. PUBLIC SERVICES  Would the proposal result in:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				X

XI. PUBLIC SERVICES Would the proposal result in:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Fire Protection?				X
c) Police protection?				X
d) Schools?				X
e) Parks?				X
f) Other public facilities?				X

Comments:

a b, c, d, e, f) The proposed project will not have substantial adverse physical impacts associated with the provision of, or need for, new or physically altered governmental facilities which could cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives for fire, police, school, park or other public services. The proposed project is not expected to necessitate additional fire or police protection services. During evening and early morning hours the LGCCS is closed with the gate locked. Security lighting is already present at the landfill. The LGCCS is not expected to encourage or generate additional crime or need for fire suppression. The LGCCS will reduce the potential for underground landfill fire by reducing the amount of LFG within the landfill. Because the proposal does not involve the addition of new homes or increased population significant impacts requiring additional parks, schools or other public facilities are not projected.

XII. UTILITIES AND SERVICE SYSTEMS Would the proposal:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X



XII. UTILITIES AND SERVICE SYSTEMS Would the proposal:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Comments:

a) The proposed project will not exceed wastewater treatment requirements of the Central Coast Regional Water Quality Control Board (CCRWQCB), as it will not involve a discharge of water into the sewer system. Porta-potties will be used to provide sanitation during construction, as there is no sanitary sewer service at the landfill.

b) The proposed project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The proposed project is a new LGCCS, no water or wastewater connections are proposed. Water during construction is expected to be brought in by truck or provided through existing sources. Porta-potties will be used to provide sanitation during construction.

c) The proposed project will not require or result in the construction of new storm water drainage facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects. The LGCCS will not entail a significant amount of new impervious area (less than 200 square feet) and will not generate additional storm water. The project involves location of gas header pipes underneath the existing storm drain swale on the west side of the landfill, but this swale will be reconstructed to match what exists currently, prior to the rainy season. No new or larger storm drain facilities will be required as a result of this proposal.

d, e) The proposed project will not require a water service hook-up or wastewater services and will therefore not unduly burden these utilities. The landfill has one hydrant as a necessary water source.

f) The LGCCS is not anticipated to have significant solid waste disposal needs. The landfill has sufficient permitted capacity to accommodate the project's limited solid waste disposal needs. Much of the materials needed for construction, if not used, may be able to be reused or recycled. Note, spoils from excavation of the wells will be either temporarily stockpiled or directly reintroduced to the working face and buried again.

g) The proposed LGCCS's construction will comply with federal, state, and local statutes and regulations related to solid waste and will not result in the Lompoc Landfill's non-compliance with any of these regulations due to the very limited type and quantity of material that may be disposed of.

XIII. AESTHETICS Would the proposal:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse impact on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?		X		
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X		

Comments:

a) The proposed project will not have an adverse impact on a scenic vista. The proposed project is not located within a scenic vista, as designated in the Urban Design Element of the City's General Plan.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. The proposed project is not on, close to, or adjacent to a State Scenic Highway. While a limited number of trees may be removed, the area of removal will not be particularly visible due to existing elevation, topography, vegetation and structures. Replacement trees are required for mitigation at a 1:1 ratio.

c) The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings. The minor nature of the at-grade LGCCS, minimal lighting improvements, and natural screening by landforms and existing trees will not substantially degrade the existing visual character or quality of the site.

d) The proposed project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. The proposed project is not expected to create substantial glare during the day, as the scale of the project is small and the LGCCS is located at grade and will extend only 24 feet above grade. A mitigation measure is proposed to ensure lighting will be 10-feet or less in height, low intensity, screened and directed downward.

XIV. AGRICULTURAL RESOURCES Would the proposal:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220 (g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest land?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?				X

Comments:

a) The proposed project will not convert or encourage the conversion of prime or unique farmland or farmland of statewide importance, because the project site has a current land use designation of Community Facility, has been developed as a public facility (landfill) since 1961 and is not located on prime or unique farmland.

b) The proposed project will not conflict with existing zoning for agricultural use, or a Williamson Act contract. The proposed project site is not zoned for agricultural use and is not under Williamson Act Contract, but is rather a regional landfill with a zoning designation of public facility.

c) The proposed project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use. The development of the proposed LGCCS on the existing developed landfill site will not result in changes which could result in the conversion of farmland elsewhere.

XV. CULTURAL RESOURCES	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the proposal:				
a) Cause a substantial adverse change in the significance of a historical resource, as identified in Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

Comments:

a-d) Based on a review of the City's Cultural Resources Study prepared by Laurence W. Spanne in October 1988, the proposed project site is not identified as being on the National, State or local listing of historic resources. There is no evidence of a cemetery or burial ground on the site. The project site is identified in Spanne's study as being in a low sensitivity zone for archaeological resources, and the work to be accomplished will be in previously disturbed areas or landfilled trash.

XVI. RECREATION	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the proposal:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Comments:

- a) The proposed LGCCS is not expected to increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated. The proposed LGCCS is not located in or close to a recreational facility or area. Use of the methane gas collection and removal equipment will not relate in any way to existing or proposed recreational activity in the City or County.
- b) The proposed project does not include recreational facilities, or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. No new homes or businesses are proposed. The LGCCS will allow the City Landfill to comply with state air quality and greenhouse gas regulations by capturing and rendering LFG inert.

**MANDATORY FINDINGS OF SIGNIFICANCE AND DETERMINATION**

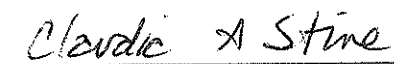
XVII. MANDATORY FINDINGS OF SIGNIFICANCE Does the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	
<i>The proposed project has been evaluated and has been determined to not have the potential to degrade the quality of the environment. The proposed project will provide incremental environmental benefit by reducing emissions of Methane, a greenhouse gas.</i>				
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
<i>The potential impacts of the project have been considered and are determined not to be cumulatively considerable. The project's benefit in addressing methane and other landfill gas generation are a benefit and will reduce emissions resulting in a positive cumulative impact.</i>				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X
<i>The proposed project has been evaluated and determined not to have substantial adverse direct or indirect effects on human beings. Rather the overall benefit of reducing methane emissions and landfill gas provides a net benefit.</i>				
<b>DETERMINATION:</b> <b>On the basis of this initial evaluation:</b>				
X	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.			

Prepared by:

  
Stacy L. Lawson, Senior Environmental Coordinator

03/11/13  
Date

I hereby confirm that the project description is correct and that the mitigation measures set out in the Mitigation Plan are acceptable.

  
Claudia Stine, Solid Waste Superintendant

3/11/13  
Date

## Attachment A

### Landfill Gas Collection and Control System Mitigation Measures

#### Aesthetics

- A-1. Lighting fixtures proposed shall be 10-feet or less in height, low intensity, screened and directed downward.
- A-2. If trees of over 4'6" dbh are removed they shall be replaced with equivalent, or more desirable species, at a ratio of 1:1.

#### Air Quality

- AQ-1. Cover all trucks hauling dirt and debris to reduce spillage onto paved surfaces or have adequate freeboard to prevent spillage.
- AQ-2. Ensure streets surrounding the project are kept clean and free of dirt.

#### Biological Resources

- B-1. If tree removal is to begin after February 1<sup>st</sup> and prior to September 1<sup>st</sup>, a breeding bird survey shall be conducted within two weeks of the start of planned tree removal. If nesting special status or migratory birds are identified, the biologist's recommendations regarding protection of the nest(s) shall be followed, until the young have fledged.

#### Hazards and Hazardous Materials

- HZ-1. Excavation areas in trash shall be limited in size to expose and disturb as little trash as possible.
- HZ-2. Exposure to contaminated soils shall be minimized.
- HZ-3. Landfill excavations shall be monitored for hydrogen sulfide and methane, before, during and after excavation to ensure safety of workers.
- HZ-4. When trash or contaminated soils are to be exposed for more than a few hours, long duration foams, plastic sheeting and or clean dirt shall be used to cover them.
- HZ-5. Recommendations found in the Landfill Gas Collection and Control System Design Plan, prepared by Golder Associates and dated September 2012, shall be implemented.

#### Hydrology and Water Quality

- H-1. The storm water conveyance swale on the west side of the landfill shall be reconstructed to match or improve upon the pre-existing swale, prior to the rainy season of any year in which LGCCS line installation work occurs under portions of the swale.

**Attachment B**

**Letters of Comment for the Mitigated Negative Declaration  
for the Lompoc Regional Landfill Gas Collection and Control System**

1. California Department of Resources Recycling and Recovery
2. Santa Barbara County Environmental Health Services (Local Enforcement Agency)
3. Santa Barbara County Air Pollution Control District

**DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY**

1001 I STREET, SACRAMENTO, CALIFORNIA 95814 • WWW.CALRECYCLE.CA.GOV • (916) 322-4027

P.O. BOX 4025, SACRAMENTO, CALIFORNIA 95812

March 7, 2013

Ms. Stacy L. Lawson  
City of Lompoc  
Department of Public Works  
Solid Waste Management Division  
222 West Hospitality Lane, 2<sup>nd</sup> Floor  
San Bernardino, CA 92415

**Subject:** SCH No. 2013021012 – Notice of Completion - Proposed Mitigated Negative Declaration for Landfill Gas Collection and Control System at the Lompoc Regional Landfill/City of Lompoc Sanitary Landfill in Santa Barbara County (Solid Waste Facility Permit No. 42-AA-0017)

Dear Ms. Lawson:

Thank you for allowing the Department of Resources Recycling and Recovery (CalRecycle) staff to provide comments for this proposed project and for your agency's consideration of these comments as part of the California Environmental Quality Act (CEQA) process.

**Project Description**

The City of Lompoc, acting as Lead Agency, prepared a Mitigated Negative Declaration (MND) for Landfill Gas Collection and Control System. The proposed project consists of the installation of a landfill gas collection and control system at the Lompoc Regional Landfill (aka: City of Lompoc Sanitary Landfill as stated on the Solid Waste Facilities Permit [Landfill]). The proposed project will consist of an enclosed gas flare to burn methane generated at the Landfill (80-400 standard cubic feet per minute at 50-percent methane) and a gas well and collection system. The gas flare will measure six (6) feet in diameter by twenty four (24) feet tall. A propane source will be used for a pilot flame to ignite the Landfill Gas (LFG) that is introduced to the flare. The gas extraction and flare system will be operated continuously to minimize LFG leaks, except during unanticipated shutdowns or for maintenance and repair activities. The purpose of the proposed project is to control methane emissions, a greenhouse gas at the Landfill. The construction is scheduled within eighteen (18) months of proposed project approval by the California Air Resources Board.

The Initial Study Environmental Checklist indicated environmental issues which had impacts classified as Less than Significant With Mitigation Incorporated: Aesthetics, Air Quality, Biological Resources, Hydrology/Water Quality, and Hazards & Hazardous Materials. Through



mitigation measures the impacts would be reduced to less than significant levels. All other environmental issues reviewed either had no impact or a less than significant impact.

### **Comments**

The Santa Barbara County Public Health Department - Environmental Health Services (as the Local Enforcement Agency (LEA) for Santa Barbara County) and CalRecycle are responsible for providing regulatory oversight of solid waste handling including permitting and inspections at landfills such as the City of Lompoc Sanitary Landfill to ensure compliance with applicable requirements contained in Title 27, California Code of Regulations (27 CCR). The LEA staff contact is Michael Schmaeling and he can be reached at 805.346.8466 or by e-mail at [mike.schmaeling@sbcdph.org](mailto:mike.schmaeling@sbcdph.org) regarding landfill gas collection and control requirements and solid waste facility permit requirements for the proposed project.

CalRecycle's requirements for the design and operation of a landfill gas collection and control system are found in 27 CCR, Division 2, Chapter 3, Subchapter 4, Article 6 – Gas Monitoring and Control at Active and Closed Disposal Sites.

As required by Public Resources Code, Section 21081.6, the Lead Agency should submit a Mitigation Reporting or Monitoring Program at the time of local certification of the Mitigated Negative Declaration. This plan should identify the environmental impacts associated with the proposed project, identify mitigation measures to reduce impacts to a less than significant level, identify agencies responsible for ensuring the implementation of the proposed mitigations, and specify a monitoring/tracking mechanism.

### **Conclusion**

CalRecycle staff thanks the Lead Agency for the opportunity to review and comment on this environmental document and hopes that this comment letter will be useful to the Lead Agency in carrying out their responsibilities in the CEQA process.

CalRecycle staff requests copies of any subsequent environmental documents, the Mitigation Monitoring and Reporting Program, public notices and any Notices of Determination for this project. Refer to 14 CCR, Section 15075(d) that states:

If the project requires discretionary approval from any state agency, the local lead agency shall also, within five working days of this approval, file a copy of the notice of determination with the Office of Planning and Research [State Clearinghouse].

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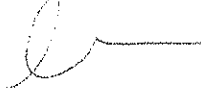


Ms. Lawson  
City of Lompoc  
March 7, 2013  
Page 3 of 3

staff requests ten days advance notification of the date of the adoption and project approval by the decision-making body.

If you have any questions regarding these comments, please contact me at 951.782.4168 or by e-mail at [Dianne.Ohiosumua@calrecycle.ca.gov](mailto:Dianne.Ohiosumua@calrecycle.ca.gov).

Sincerely,



Dianne Ohiosumua  
Permitting and Assistance Branch – South Section  
Waste Permitting, Compliance, and Mitigation Division

cc: Virginia Rosales, Supervisor  
Permitting and Assistance Branch - South Section

David Brummond, Supervisor  
County of Santa Barbara-Environmental Health Services - LEA

## Lawson, Stacy

---

**From:** Schmaeling, Mike [Mike.Schmaeling@sbcphd.org]  
**Sent:** Friday, February 15, 2013 3:32 PM  
**To:** Lawson, Stacy  
**Cc:** 'Ohiosumua, Dianne'  
**Subject:** ER 13-0001 Mitigated Negative Declaration for the Gas Collection System at the Lompoc Regional Landfill

Hello Stacy,

Environmental Health Services as the Local Enforcement Agency for solid waste regulation, offers the following comments on the subject of this e-mail.

1. Page 1, Gas Extraction System – It is stated that the western branch (header pipe) will be buried under the storm drain conveyance ditch. This may not be a good idea, as the pipe could be damaged during heavy rainfall or drainage course maintenance. Repair would be very difficult to accomplish during wet weather events since water in this main drainage course would have to be diverted to access the pipeline. Also, if this pipe was to leak, it could easily contaminate the storm water.
2. Page 2, Construction – It is stated that "long duration foam, plastic sheeting and/or clean dirt shall be used to cover refuse /contaminated soils during non-working hours or when excessive LFG is detected". The LEA approved work plan for this project should address how all waste (and contaminated soils) will be handled/disposed of. The plan should describe how all excavated areas will be protected during nonoperational hours. There is a serious concern with the generation of odors and how to minimize exposing the public to these odors. Therefore, the Work Plan should also describe its odor management strategy. Methane gas also has an explosive and flammable hazard, so the Health and Safety Plan for the construction of the Landfill Gas Collection System needs to provide a detailed description of how these hazards will be addressed.
3. Page 14, Hazards and Hazardous Materials, Comments:, h) – The proposed flare location is close to trees, brush and wildland grasses. This raises some concerns regarding fire hazards. What potential impacts could the flare have in accidentally causing a fire and what hazards are there if a brush was to spread down the slope to the flare area?

Thank you for including me in the distribution of this draft document. Please keep me in the loop on the progress of this document.

Sincerely,

Mike Schmaeling  
Environmental Health Services, Santa Barbara County

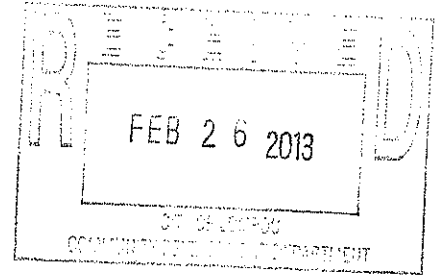


**Santa Barbara County  
Air Pollution Control District**

Our Vision  Clean Air

February 25, 2013

Stacy Lawson  
City of Lompoc  
100 Civic Center Plaza  
Lompoc, CA 93436



**Re: APCD Comments on Draft Mitigated Negative Declaration for Lompoc Regional Landfill Gas Collection and Control System**

Dear Ms. Lawson:

The Air Pollution Control District (APCD) has reviewed the Draft Mitigated Negative Declaration (MND) for the project, which consists of an enclosed gas flare to burn methane generated by the landfill, and a gas well and collection system that will be operated continuously. A propane gas source will be used to maintain the pilot flame. An undetermined amount of grading will occur during construction. The subject property, a 116-acre parcel zoned Public Facilities and identified in the Assessor Parcel Map Book as APN 093-111-024, is located at 700 South Avalon Street in the City of Lompoc.

The landfill is under active APCD permit and the proposed landfill gas collection and control system is subject to APCD permit requirements and prohibitory rules. Therefore, APCD is a responsible agency under the California Environmental Quality Act (CEQA). The operator must obtain an APCD permit prior to installation of the landfill gas collection system.

Air Pollution Control District staff offers the following comments on the Draft MND:

1. **Initial Study, Air Quality Section, Pg. 9:** The installation of the landfill gas collection and control system will include a new flare to combust landfill gas, that will be a new source of criteria pollutant emissions. Please revise the text to quantify emissions from the proposed flare and compare to appropriate thresholds.
2. **Initial Study, Greenhouse Gas Section, Pg. 9:** The text should clarify that the installation of the landfill gas collection and control system will capture methane emissions and, through combustion, convert methane into carbon dioxide and other products of combustion. The project results in a net reduction of greenhouse gas emissions, consistent with the goals of AB32.

Air Pollution Control District staff suggests that the following measures be applied to the project:

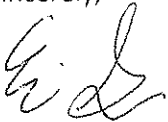
1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of land use clearance.
  2. APCD Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities* establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule includes measures for minimizing fugitive dust from on-site activities and from trucks
- Louis D. Van Mullen, Jr. • Air Pollution Control Officer

moving on- and off-site. The text of the rule can be viewed on the APCD website at [www.sbcapcd.org/rules/download/rule345.pdf](http://www.sbcapcd.org/rules/download/rule345.pdf).

3. Fine particulate emissions from diesel equipment exhaust are classified as carcinogenic by the State of California. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of ozone precursors and fine particulate emissions from diesel exhaust.
4. All portable diesel-fired construction engines rated at 50 brake-horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to operation. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.
5. If contaminated soils are found at the project site, the APCD must be contacted to determine if Authority to Construct and/or Permit to Operate permits will be required.
6. At all times, idling of heavy-duty diesel trucks must be limited to five minutes; auxiliary power units should be used whenever possible. State law requires that drivers of diesel-fueled commercial vehicles:
  - shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location
  - shall not idle a diesel-fueled auxiliary power system (APS) for more than 5 minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8893 or via email at [edg@sbcapcd.org](mailto:edg@sbcapcd.org).

Sincerely,



Eric Gage,  
Air Quality Specialist  
Technology and Environmental Assessment Division

Attachments: Fugitive Dust Control Measures  
Diesel Particulate and NO<sub>x</sub> Emission Measures

cc: Michael Goldman (pdf)  
Project File  
TEA Chron File



**ATTACHMENT A**  
**FUGITIVE DUST CONTROL MEASURES**

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Proper implementation of these measures is assumed to fully mitigate fugitive dust emissions.

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.

**Plan Requirements:** All requirements shall be shown on grading and building plans and as a note on a separate information sheet to be recorded with map. **Timing:** Requirements shall be shown on plans or maps prior to land use clearance or map recordation. Condition shall be adhered to throughout all grading and construction periods.

**MONITORING:** Lead Agency shall ensure measures are on project plans and maps to be recorded. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



**ATTACHMENT B**  
**DIESEL PARTICULATE AND NO<sub>x</sub> EMISSION MEASURES**

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is an updated list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at [www.arb.ca.gov/msprog/ordiesel/ordiesel.htm](http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm).
- All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

The following measures are recommended:

- Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

**Plan Requirements:** Measures shall be shown on grading and building plans. **Timing:** Measures shall be adhered to throughout grading, hauling and construction activities.

**MONITORING:** Lead Agency staff shall perform periodic site inspections to ensure compliance with approved plans. APCD inspectors shall respond to nuisance complaints.

**RESOLUTION NO. 5831(13)**

**A Resolution of the Council of the City Of Lompoc,  
County of Santa Barbara, State of California,  
Approving the Application for a Loan from the  
State of California Solid Waste Disposal Site Cleanup Trust Fund  
for the Lompoc Landfill Gas Collection and Control System**

WHEREAS, the people of the State of California have enacted Assembly Bill 2136 that authorizes the State of California Department of Resources Recycling and Recovery (CalRecycle) to initiate and administer a program for cleanup of solid waste disposal sites and for cleanup of solid waste at codisposal sites where the cleanup is needed to protect public health and safety or the environment; and

WHEREAS, the procedures established by CalRecycle require the City, as the applicant, to certify by resolution the approval of application before submission of the application to the State of California and to agree to enter into an agreement with the State of California for the site cleanup.

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

**SECTION 1.** The filing of an application for the cleanup of solid waste using loan funds from the Solid Waste Disposal Site Cleanup Trust Fund for the project specified above is hereby approved.

**SECTION 2.** The City Council certifies it has, or will have, sufficient funds in addition to funds provided by the loan to operate, maintain, and complete the project.

**SECTION 3.** The Utilities Director and City Administrator, or each of their designees, as the agent of the City, are hereby appointed to conduct all negotiations, execute and submit all documents including, but not limited to, applications, agreements, amendments, and so on, which may be necessary for the completion of the aforementioned project.

**SECTION 4.** This Resolution is effective upon its adoption.

The foregoing Resolution was proposed by Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and duly passed and adopted by the Council of the City of Lompoc at its regular meeting on March 19, 2013, by the following electronic vote:

AYE: Councilmember(s):

NO: Councilmember(s):

ABSENT: Councilmember(s):

\_\_\_\_\_  
John H. Linn, Mayor  
City of Lompoc

ATTEST:

\_\_\_\_\_  
Stacey Alvarez, City Clerk,  
City of Lompoc







**DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY**

1001 I STREET, SACRAMENTO, CALIFORNIA 95814 • WWW.CALRECYCLE.CA.GOV • (916) 322-4027

P.O. BOX 4025, SACRAMENTO, CALIFORNIA 95812

April 2, 2012

Mr. Ron Stassi  
Utilities Director  
City of Lompoc  
P.O. Box 8001  
Lompoc, California 93438-8001

Subject: Solid Waste Cleanup Grant for the City of Lompoc Sanitary Landfill – Facility No. 42-AA-0017

Dear Mr. Stassi:

Thank you for inviting me to the meeting on February 15, 2012, and your letter dated February 24, 2012. I understand City of Lompoc staff is interested in applying for a grant funding under CalRecycle's Solid Waste Disposal and Codisposal Site Cleanup Program (Program) to assist with funding a landfill gas collection and control system (system) at the City of Lompoc Sanitary Landfill.

Per the meeting and your letter, I understand the situation is as follows:

1. For the reasons set forth in your letter, the City is required to submit a design plan for the system to the California Air Resources Board (CARB) by September 7, 2012, and install the system within 18 months of approval by the CARB.
2. The City is seeking grant funding as its lowest cost proffered method to co-fund the design and installation of the system in compliance with the CARB requirements.
3. The City is seeking funding assistance for the reasons stated in your letter including, but not limited to, the City's Solid Waste Enterprise Fund not having adequate reserves or generating sufficient funds to fund the project, a decrease in annual tonnage and operating revenue, and a desire by the City Council to not adjust rates at this time.

The Program addresses cleanup of solid waste disposal and codisposal sites where the responsible party either cannot be identified or is unable or unwilling to pay for a timely remediation and where cleanup is needed to protect public health and safety or the environment. Insofar as funding projects on public landfills, the Program has always recognized that local governments bear a financial responsibility for cleaning up public landfill sites.

Partial grants to public entities are limited to public landfills that ceased operation prior to the requirement for closure and postclosure maintenance financial assurances or to sites where the

(CONTINUED ON NEXT PAGE)



Mr. Ron Stassi  
April 2, 2012  
Page 2 of 2

public entity is identified as a responsible party or assumes responsibility for a site for which it had no previous responsibility. In these cases, the public entities do not have funds set aside to financially assure cleanup and the sites are not operating and, thus, generating no revenue from which funds may be derived for a necessary remediation. As such, the Program was enacted to financially assist in the timely remediation of those sites while recognizing the obligation of the public responsible party to demonstrate a commitment to the site in the form of partial funding.

With respect to the installation of the system on the City of Lompoc Sanitary Landfill, I understand the lack of immediately available project funds given the CARB requirements. However, as the landfill is currently operating and is therefore obliged under current permitting requirements to fund its operations, either through landfill revenue generation or otherwise, a partial grant would not be an appropriate assistance mechanism. The Program does provide loans at low interest to responsible parties for eligible projects that meet the Program's criteria, and staff would be happy to review the project for eligibility once the specifics are determined.

Thank you for your inquiry. Please do not hesitate to contact me at (916) 341-6320 or at [wes.mindermann@calrecycle.ca.gov](mailto:wes.mindermann@calrecycle.ca.gov) if you have any questions or comments.

Sincerely,



Wes Mindermann, PE  
Senior Waste Management Engineer  
Solis Waste and Tire Cleanup Unit  
Engineering Support Branch (MS 10A-18)

Cc. Mr. Brad Wilkie, Management Services Director City of Lompoc  
Ms. Claudia A. Stine, Solid Waste Superintendent, City of Lompoc

**DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY**

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P.O. BOX 4025, SACRAMENTO, CALIFORNIA 95812

March 7, 2013

Ms. Stacy L. Lawson  
City of Lompoc  
Department of Public Works  
Solid Waste Management Division  
222 West Hospitality Lane, 2<sup>nd</sup> Floor  
San Bernardino, CA 92415

**Subject:** SCH No. 2013021012 – Notice of Completion - Proposed Mitigated Negative Declaration for Landfill Gas Collection and Control System at the Lompoc Regional Landfill/City of Lompoc Sanitary Landfill in Santa Barbara County (Solid Waste Facility Permit No. 42-AA-0017)

Dear Ms. Lawson:

Thank you for allowing the Department of Resources Recycling and Recovery (CalRecycle) staff to provide comments for this proposed project and for your agency's consideration of these comments as part of the California Environmental Quality Act (CEQA) process.

**Project Description**

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CalRecycle staff requests copies of any subsequent environmental documents, the Mitigation Monitoring and Reporting Program, public notices and any Notices of Determination for this project. Refer to 14 CCR, Section 15075(d) that states:

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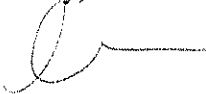
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Ms. Lawson  
City of Lompoc  
March 7, 2013  
Page 3 of 3

staff requests ten days advance notification of the date of the adoption and project approval by the decision-making body.

If you have any questions regarding these comments, please contact me at 951.782.4168 or by e-mail at [Dianne.Ohiosumua@calrecycle.ca.gov](mailto:Dianne.Ohiosumua@calrecycle.ca.gov).

Sincerely,



Dianne Ohiosumua  
Permitting and Assistance Branch – South Section  
Waste Permitting, Compliance, and Mitigation Division

cc: Virginia Rosales, Supervisor  
Permitting and Assistance Branch - South Section

David Brummond, Supervisor  
County of Santa Barbara-Environmental Health Services - LEA

## Lawson, Stacy

---

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**Subject:** ER 13-0001 Mitigated Negative Declaration for the Gas Collection System at the Lompoc Regional Landfill

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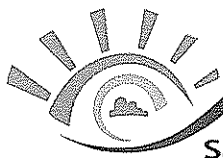
1. Page 1, Gas Extraction System – It is stated that the western branch (header pipe) will be buried under the storm drain conveyance ditch. This may not be a good idea, as the pipe could be damaged during heavy rainfall or drainage course maintenance. Repair would be very difficult to accomplish during wet weather events since water in this main drainage course would have to be diverted to access the pipeline. Also, if this pipe was to leak, it could easily contaminate the storm water.
2. Page 2, Construction – It is stated that “long duration foam, plastic sheeting and/or clean dirt shall be used to cover refuse /contaminated soils during non-working hours or when excessive LFG is detected”. The LEA approved work plan for this project should address how all waste (and contaminated soils) will be handled/disposed of. The plan should describe how all excavated areas will be protected during nonoperational hours. There is a serious concern with the generation of odors and how to minimize exposing the public to these odors. Therefore, the Work Plan should also describe its odor management strategy. Methane gas also has an explosive and flammable hazard, so the Health and Safety Plan for the construction of the Landfill Gas Collection System needs to provide a detailed description of how these hazards will be addressed.
3. Page 14, Hazards and Hazardous Materials, Comments:, h) – The proposed flare location is close to trees, brush and wildland grasses. This raises some concerns regarding fire hazards. What potential impacts could the flare have in accidentally causing a fire and what hazards are there if a brush was to spread down the slope to the flare area?

Thank you for including me in the distribution of this draft document. Please keep me in the loop on the progress of this document.

Sincerely,

Mike Schmaeling  
Environmental Health Services, Santa Barbara County



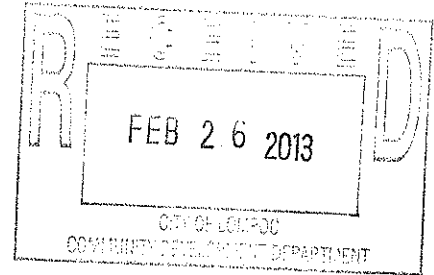


**Santa Barbara County  
Air Pollution Control District**

Our Vision  Clean Air

February 25, 2013

Stacy Lawson  
City of Lompoc  
100 Civic Center Plaza  
Lompoc, CA 93436



**Re: APCD Comments on Draft Mitigated Negative Declaration for Lompoc Regional Landfill Gas Collection and Control System**

Dear Ms. Lawson:

The Air Pollution Control District (APCD) has reviewed the Draft Mitigated Negative Declaration (MND) for the project, which consists of an enclosed gas flare to burn methane generated by the landfill, and a gas well and collection system that will be operated continuously. A propane gas source will be used to maintain the pilot flame. An undetermined amount of grading will occur during construction. The subject property, a 116-acre parcel zoned Public Facilities and identified in the Assessor Parcel Map Book as APN 093-111-024, is located at 700 South Avalon Street in the City of Lompoc.

The landfill is under active APCD permit and the proposed landfill gas collection and control system is subject to APCD permit requirements and prohibitory rules. Therefore, APCD is a responsible agency under the California Environmental Quality Act (CEQA). The operator must obtain an APCD permit prior to installation of the landfill gas collection system.

Air Pollution Control District staff offers the following comments on the Draft MND:

1. **Initial Study, Air Quality Section, Pg. 9:** The installation of the landfill gas collection and control system will include a new flare to combust landfill gas, that will be a new source of criteria pollutant emissions. Please revise the text to quantify emissions from the proposed flare and compare to appropriate thresholds.
2. **Initial Study, Greenhouse Gas Section, Pg. 9:** The text should clarify that the installation of the landfill gas collection and control system will capture methane emissions and, through combustion, convert methane into carbon dioxide and other products of combustion. The project results in a net reduction of greenhouse gas emissions, consistent with the goals of AB32.

Air Pollution Control District staff suggests that the following measures be applied to the project:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of land use clearance.
2. APCD Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities* establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule includes measures for minimizing fugitive dust from on-site activities and from trucks

Louis D. Van Mullen, Jr. - Air Pollution Control Officer

moving on- and off-site. The text of the rule can be viewed on the APCD website at [www.sbcapcd.org/rules/download/rule345.pdf](http://www.sbcapcd.org/rules/download/rule345.pdf).

3. Fine particulate emissions from diesel equipment exhaust are classified as carcinogenic by the State of California. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of ozone precursors and fine particulate emissions from diesel exhaust.
4. All portable diesel-fired construction engines rated at 50 brake-horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to operation. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.
5. If contaminated soils are found at the project site, the APCD must be contacted to determine if Authority to Construct and/or Permit to Operate permits will be required.
6. At all times, idling of heavy-duty diesel trucks must be limited to five minutes; auxiliary power units should be used whenever possible. State law requires that drivers of diesel-fueled commercial vehicles:
  - shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location
  - shall not idle a diesel-fueled auxiliary power system (APS) for more than 5 minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8893 or via email at [edg@sbcapcd.org](mailto:edg@sbcapcd.org).

Sincerely,



Eric Gage,  
Air Quality Specialist  
Technology and Environmental Assessment Division

Attachments: Fugitive Dust Control Measures  
Diesel Particulate and NO<sub>x</sub> Emission Measures

cc: Michael Goldman (pdf)  
Project File  
TEA Chron File





**ATTACHMENT A**  
**FUGITIVE DUST CONTROL MEASURES**

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Proper implementation of these measures is assumed to fully mitigate fugitive dust emissions.

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.

**Plan Requirements:** All requirements shall be shown on grading and building plans and as a note on a separate information sheet to be recorded with map. **Timing:** Requirements shall be shown on plans or maps prior to land use clearance or map recordation. Condition shall be adhered to throughout all grading and construction periods.

**MONITORING:** Lead Agency shall ensure measures are on project plans and maps to be recorded. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



**ATTACHMENT B**  
**DIESEL PARTICULATE AND NO<sub>x</sub> EMISSION MEASURES**

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is an updated list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at [www.arb.ca.gov/msprog/ordiesel/ordiesel.htm](http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm).
- All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

The following measures are recommended:

- Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

**Plan Requirements:** Measures shall be shown on grading and building plans. **Timing:** Measures shall be adhered to throughout grading, hauling and construction activities.

**MONITORING:** Lead Agency staff shall perform periodic site inspections to ensure compliance with approved plans. APCD inspectors shall respond to nuisance complaints.

# ***Lompoc City Council Agenda Item***



**City Council Meeting Date:** March 19, 2013

**TO:** Laurel M. Barcelona, City Administrator

**FROM:** Lucille T. Breese, AICP, Planning Manager  
[l\\_breese@ci.lompoc.ca.us](mailto:l_breese@ci.lompoc.ca.us)

**SUBJECT:** City of Lompoc 2012 General Plan Annual Report –  
Progress Status of Implementing General Plan Policies

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## **RECOMMENDATION:**

That the City Council accept the 2012 General Plan Annual Report and direct the Economic and Community Development Department to file said report with the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

## **BACKGROUND:**

On February 13, 2012, the Planning Commission recommended the City Council receive the 2012 General Plan Annual Report and direct the Community Development Department to file said report with OPR and 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 and Lompoc Municipal Code section 17.008.020, the "planning agency" (Planning Commission) shall submit an annual report to "legislative body" (City Council), State Office of Planning Research, and State Department of Housing and Community Development.

## **FISCAL IMPACT:**

None

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Lucille T. Breese, AICP, Planning Manager

**APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:**

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Teresa Gallavan  
Economic & Community Development Director/ Assistant City Administrator

**APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:**

---

Laurel M. Barcelona, City Administrator

**ATTACHMENT:**

1. [City of Lompoc Annual Report on the General Plan: 2012](#)



# CITY OF LOMPOC ANNUAL REPORT ON THE GENERAL PLAN: 2012



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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 requires presentation to the City Council for review and acceptance. A copy of the annual report is required by and provided to the Office of Planning and Research and the Department of Housing and Community Development by April 1 of each year.

This annual report covers the calendar year January 1 to December 31, 2012.

## **Acceptance Date**

The 2012 Annual General Plan Progress Report was reviewed and accepted by the Planning Commission on February 13, 2013 and the City Council on March 19, 2013.

## **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 fosters economic and environmental prosperity.

Planning Division activities include preparing and administering the City’s General Plan and Zoning Ordinance, processing amendments, conducting environmental review, preparing specific plans, reviewing subdivisions and development proposals, informing the public of the City’s land use policies and development ordinances, processing annexation requests, and providing demographic and census information.

Some of the highlights of this year’s accomplishments include:

- Certification of an Environmental Impact Report and approval of a Development Plan for a large wine production, storage and tasting facility.
- Certification of a Mitigated Negative Declaration and approval of a Development Plan for a berry and vegetable cooling facility.



- At the direction of the City Council, the Planning Commission considered consolidation of the commercial zoning districts. The Planning Commission recommended the City Council not move forward with the proposal.
- At the direction of the City Council, the Planning Commission held four (4) meetings regarding possible updates to the Parking Regulations.
- A workshop was held with the Planning Commission and the Economic Development *Launching Lompoc Into the 21<sup>st</sup> Century* Subcommittee to discuss the Old Town Commercial (OTC) District.

### **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 review of environmental documents in accordance with the California Environmental Quality Act (CEQA) in conjunction with review of applications.

The Planning Division provides staff support to the Planning Commission. Routine tasks include the scheduling of meetings, preparing agendas, posting hearing notices, preparing staff reports and recommendations, and preparing minutes. During the 2012 annual report period, the Planning Commission held eleven (11) regularly scheduled public meetings and five (5) special public meetings. 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 2012 annual report period, the Planning Commission reviewed the following:

- Development Plan Review (11)
- Tentative Parcel Map (4)
- Conditional Use Permit (13)
- Environmental Impact Report (1)
- Planning Commission Annual Report (1)
- General Plan Annual Progress Report (1)
- Text Amendment (4)
- Zone Change (1)

## **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 19 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 19 elements into nine (9) elements.

The City Council authorized a contract with Rincon Consultants in October 2007 for a comprehensive update of the General Plan. The update was to be conducted in phases, with Phase 1 to include the Environmental Impact Report (EIR) and the Land Use, Circulation, Housing Elements. The remaining Elements would follow as Phase 2 immediately following the adoption of the Phase 1 Elements. The project was assigned project number GP 07-04. Public workshops began in early 2008 and the Planning Commission and City Council held public hearings in late 2008 to provide policy direction. The Draft EIR and Notice of Availability (NOA) were distributed for public review from October 16 through November 30, 2009. The Planning Commission held public hearings and made recommendations on Phase 1 of the update to the City Council in 2010. The City Council held a series of public hearings and on October 19, 2010, certified the EIR and adopted the Housing Element. In early 2011, the City Council returned the General Plan to the Planning Commission for additional hearings. An Addendum to the EIR was prepared and circulated for public review and the Planning Commission held public hearings in the summer of 2011.

Recommendations were formulated by the Planning Commission at its October 2011 meeting and are scheduled for consideration by the City Council in early 2013.

The General Plan elements are shown in Table 1.

**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 19 elements into nine (9) elements, including a socio-economic appendix.
Circulation	10/28/97	
Housing	10/19/10	
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	February 16, 1999	LTC Healthcare, Inc.
	GP 99-01	December 07, 1999	City of Lompoc
	GP 00-01	September 19, 2000	City of Lompoc
	GP 01-03	May 15, 2001	Old Town Specific Plan
	GP 01-04	September 03, 2002	Westar Associates
	GP 02-03	May 20, 2003	Aquatic Center
	GP 03-01	October 21, 2003	Home Depot
	GP 02-04	January 06, 2004	Charlotte's Web
	GP 04-02	January 15, 2004	City of Lompoc Airport
	GP 01-02	August 17, 2004	Seabreeze Estates - South
	GP 04-04	November 16, 2004	Seabreeze Estates - North
	GP 04-06	April 19, 2005	City of Lompoc
	GP 04-01	August 16, 2005	River Terrace
	GP 04-05	November 15, 2005	Crown Laurel
	GP 02-01	February 07, 2006	Burton Ranch Specific Plan
	GP 07-02	July 3, 2007	Consolidate Industrial Land Use Designations
	GP 08-01	July 7, 2009	Santa Rita Hills
	GP 08-02	December 2, 2008	Ocean Plaza
	GP 09-01	October 20, 2009	Housing Authority

Pending Amendments: None

Pending Update: GP 07-04 – Public workshops for the General Plan update began in the calendar year 2008 and draft Elements (Land Use and the Land Use Element Map, Circulation, and Housing) were prepared to reflect the input received in CY 2008. The EIR was prepared and circulated with a review period from October 16 through November 30, 2009.

The EIR was certified and the Housing Element was updated and adopted by the City Council on October 19, 2010. The State of California Housing and Community Development Department (HCD) accepted the City of Lompoc Housing Element on February 10, 2011. The Land Use and Land Use Element Map, and Circulation Elements will be considered by the City Council at a public hearing in 2013.

### 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	September 19, 2000	City of Lompoc
	GP 01-04	September 03, 2002	Westar Associates
	GP 01-02	August 17, 2004	Seabreeze Estates
	GP 05-02	July 19, 2005	City of Lompoc

Pending Update: GP 07-04 – Public workshops for the General Plan update began in the calendar year 2008 and draft Elements (Land Use and the Land Use Element Map, Circulation, and Housing) were prepared to reflect the input received in CY 2008. The EIR was prepared and circulated with a review period from October 16 through November 30, 2009.

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## 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

Pending Update: GP 07-04 – Public workshops for the General Plan update began in the calendar year 2008 and draft Elements (Land Use and the Land Use Element Map, Circulation, and Housing) were prepared to reflect the input received in CY 2008. The EIR was prepared and circulated with a review period from October 16 through November 30, 2009.

The EIR was certified and the Housing Element was updated and adopted by the City Council on October 19, 2010. The State of California Housing and Community Development Department (HCD) accepted the City of Lompoc Housing Element on February 10, 2011. The Land Use and Land Use Element Map, and Circulation Elements will be considered by the City Council at a public hearing in 2013. The Parks and Recreation Element will be part of Phase 2 of the General Plan Update.

## 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 Update: GP 07-04 – Public workshops for the General Plan update began in the calendar year 2008 and draft Elements (Land Use and the Land Use Element Map, Circulation, and Housing) were prepared to reflect the input received in CY 2008. The EIR was prepared and circulated with a review period from October 16 through November 30, 2009.

The EIR was certified and the Housing Element was updated and adopted by the City Council on October 19, 2010. The State of California Housing and Community Development Department (HCD) accepted the City of Lompoc Housing Element on February 10, 2011. The Land Use and Land Use Element Map, and Circulation Elements will be considered by the City Council at a public hearing in 2013. The Public Service Element will be part of Phase 2 of the General Plan Update.

## 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 Update: GP 07-04 – Public workshops for the General Plan update began in the calendar year 2008 and draft Elements (Land Use and the Land Use Element Map, Circulation, and Housing) were prepared to reflect the input received in CY 2008. The EIR was prepared and circulated with a review period from October 16 through November 30, 2009.

The EIR was certified and the Housing Element was updated and adopted by the City Council on October 19, 2010. The State of California Housing and Community Development Department (HCD) accepted the City of Lompoc Housing Element on February 10, 2011. The Land Use and Land Use Element Map, and Circulation Elements will be considered by the City Council at a public hearing in 2013. The Urban Design Element will be part of Phase 2 of the General Plan Update.

## 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 Update: GP 07-04 – Public workshops for the General Plan update began in the calendar year 2008 and draft Elements (Land Use and the Land Use Element Map, Circulation, and Housing) were prepared to reflect the input received in CY 2008. The EIR was prepared and circulated with a review period from October 16 through November 30, 2009.

The EIR was certified and the Housing Element was updated and adopted by the City Council on October 19, 2010. The State of California Housing and Community Development Department (HCD) accepted the City of Lompoc Housing Element on February 10, 2011. The Land Use and Land Use Element Map, and Circulation Elements will be considered by the City Council at a public hearing in 2013. The Resource Management Element will be part of Phase 2 of the General Plan Update.

## 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 Update: GP 07-04 – Public workshops for the General Plan update began in the calendar year 2008 and draft Elements (Land Use and the Land Use Element Map, Circulation, and Housing) were prepared to reflect the input received in CY 2008. The EIR was prepared and circulated with a review period from October 16 through November 30, 2009.

The EIR was certified and the Housing Element was updated and adopted by the City Council on October 19, 2010. The State of California Housing and Community Development Department (HCD) accepted the City of Lompoc Housing Element on February 10, 2011. The Land Use and Land Use Element Map, and Circulation Elements will be considered by the City Council at a public hearing in 2013. The Noise Element will be part of Phase 2 of the General Plan Update.

## 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 Update: GP 07-04 – Public workshops for the General Plan update began in the calendar year 2008 and draft Elements (Land Use and the Land Use Element Map, Circulation, and Housing) were prepared to reflect the input received in CY 2008. The EIR was prepared and circulated with a review period from October 16 through November 30, 2009.

The EIR was certified and the Housing Element was updated and adopted by the City Council on October 19, 2010. The State of California Housing and Community Development Department (HCD) accepted the City of Lompoc Housing Element on February 10, 2011. The Land Use and Land Use Element Map, and Circulation Elements will be considered by the City Council at a public hearing in 2013. The Safety Element will be part of Phase 2 of the General Plan Update.

## SOCIO-ECONOMICS APPENDIX

The **Socio-Economics Appendix** contains information pertaining to the City of Lompoc's demographic and economic conditions which are 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 Update: GP 07-04 – Public workshops for the General Plan update began in the calendar year 2008 and draft Elements (Land Use and the Land Use Element Map, Circulation, and Housing) were prepared to reflect the input received in CY 2008. The EIR was prepared and circulated with a review period from October 16 through November 30, 2009.



The EIR was certified and the Housing Element was updated and adopted by the City Council on October 19, 2010. The State of California Housing and Community Development Department (HCD) accepted the City of Lompoc Housing Element on February 10, 2011. The Land Use and Land Use Element Map, and Circulation Elements will be considered by the City Council at a public hearing in 2013. The Socio-Economics Appendix will be part of Phase 2 of the General Plan Update.

**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): October 19, 2010

HCD Compliance Date: February 10, 2011

Amendments: GP 07-04 October 19, 2010 Housing Element Update

December 21, 2012, the City received the Regional Housing Needs Allocation (RHNA) for the 2014 to 2022 housing cycle. A revised Housing Element must be prepared and accepted by the State by December 2014.

**REGIONAL HOUSING NEEDS ALLOCATION (RHNA)**

In accordance with Government Code (Section 65584), the Santa Barbara County Association of Governments (SBCAG) adopted the Regional Housing Needs Allocation (RHNA) Plan on June 19, 2008. For the seven and one-half year period of the plan (January 2007 – June 30, 2014), the City of Lompoc was allocated 516 households in the RHNA Plan. Table 2 provides the housing need allocation for the City, classified by income level, as identified in the RHNA Plan.

**Table 2. City of Lompoc RHNA By Income Level 2007 - 2014**

Total Units	Very Low-Income	Low- Income	Moderate-Income	Above Moderate-Income
<b>516</b>	119	89	123	185

Source: Santa Barbara County Association of Governments (SBCAG), Regional Housing Needs Allocation (RHNA) Plan, 2007-2014 – Final June 19, 2008

Table 3 provides the 2012 maximum household income limits for Santa Barbara County (very low-, low-, moderate-, and above-moderate) as determined by the California Department of Housing and Community Development and derived from the U.S. Department of Housing and Urban Development. Although household incomes vary considerably throughout Santa Barbara County, the City is required to use countywide California Department of Housing and Community Development income limits to evaluate housing affordability.

**Table 3. 2012 Santa Barbara County Maximum Household Income Limits**

Income Level	Household Size				
	1 Person	2 Person	3 Person	4 Person	5 Person
Very Low-	\$26,600	\$30,400	\$34,200	\$37,950	\$41,000
Lower-	\$42,500	\$48,600	\$54,650	\$60,700	\$65,600
Moderate-	\$61,550	\$70,350	\$79,150	\$87,950	\$95,000
Above Moderate-	>\$61,550	>\$70,350	>\$79,150	>\$87,950	>\$95,000

Source: California Department of Housing and Community Development (Based on the 2012 median family income of \$73,300 for Santa Barbara County)

Table 4 shows the number of dwelling units added in calendar year 2012. A total of 67 units were added, representing approximately 13 percent (67/516) of the City’s Regional Housing Need Allocation (RHNA) as set forth in the RHNA Plan.

**Table 4. Units Completed In 2012 By Income Level**

Total Housing Units Added	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income
67	12	12	4	39

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 5 provides a tabulation of Lompoc’s regional fair share allocation within the RHNA and the City’s overall progress in meeting its share of the projected regional housing needs for the various income levels. The City added 51 new housing units in 2007, 88 new housing units in 2008, 85 new housing units in 2009, 17 new housing units in 2010, 23 new housing units in 2011, and 67 new housing units in 2012. This represents approximately 64 percent (331/516) of the City’s Regional Housing Need Allocation as set forth in the RHNA.

**Table 5. Regional Housing Needs Allocation Progress**

<b>Units Completed by Level of Affordability</b>												
<b>Income Level</b>		<b>RHNA Allocation by Income Level</b>	<b>Year 2007</b>	<b>Year 2008</b>	<b>Year 2009</b>	<b>Year 2010</b>	<b>Year 2011</b>	<b>Year 2012</b>	<b>Year 2013</b>	<b>Year 2014</b>	<b>Total Units to Date (all years)</b>	<b>Total Remaining RHNA by Income Level</b>
Very Low	Deed Restricted	119	--	28	20	1	1	12			62	57
	Non-deed restricted		--	--	--	--	--	--			--	
Low	Deed Restricted	89	--	10	--	2	1	12			25	64
	Non-deed restricted		--	--	--	--	--	--			--	
Moderate	Deed Restricted	123	--	17	2	--	--	4			23	100
	Non-deed restricted		--	--	--	--	--	--			--	
Above Moderate		185	51	33	63	14	21	39			221	0
Total RHNA by COG. Enter allocation number:		<b>516</b>									331	
Total Units with Certificate of Occupancy ▶			51	88	85	17	23	67				
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶											<b>221</b>	

**Annual Building Activity Report**

Table 6 accounts for activity on housing units and residential developments for which building permits for new residential construction were issued during the reporting year for affordable units.

**Table 6. Residential Activity Report**  
**Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects**

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category*	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development <sup>^</sup>	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and an explanation how the jurisdiction determined the units were affordable.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income				
Cypress Court	5+	R	14	15	0	31	60	CalHFA LTF RDA	29	0
Total of <b>Above Moderate</b> ▶ ▶ ▶ ▶ ▶ ▶							31			
Total by income units ▶ ▶ ▶			14	15	0	31	60			

\* Unit Category Codes: SF (single family), 2-4 (unit structures), 5+ (5 or more, multi-family), SU (second Unit), MH (mobilehomes). Source: Department of Housing and Community Development.  
<sup>^</sup>CalHFA (California Housing Finance Agency Programs), LTF (Local Trust Funds), RDA (Redevelopment Agency)

Table 7 provides the total number of units affordable to above moderate-income households for which building permits were issued during the reporting period by unit category (not including those units reported on Table 6).

**Table 7. Summary for Above Moderate-Income Units**

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate-Income	12	-	-	-	-	12

**Sphere of Influence Boundary Amendments and Annexations**

No Sphere of Influence Boundary Amendments or Annexations were acted on during the reporting period of 2012.

**Zoning Ordinance Text Amendments**

TA 12-10 the City Council adopted Ordinance 1587 (12) on September 18, 2012 amending Section 17.052.030 relating to Permitted Uses in the Old Town Commercial (OTC) Zoning District.

**General Plan and Zoning Map Amendments**

No General Plan or Zoning Map Amendments were acted on during the reporting period of 2012.

**Specific Plans**

No Specific Plans were acted on during the reporting period of 2012.

**Affordable Housing Development Progress**

Lompoc made significant progress in 2012 with its affordable housing objectives, utilizing CDBG, HOME, State HOME funds, California Housing Finance Agency (CalHFA) HELP funds, Redevelopment Agency Housing Set-Aside funds, and Lompoc Housing Trust Funds (LHTF). It should be noted that as of February 1, 2012, Redevelopment funding was no longer available for new affordable housing projects due to the dissolution of Redevelopment Agencies statewide.

## REHABILITATION

### *Single-Family Housing*

There are currently more than 2,274 housing units in the City of Lompoc in need of at least minor rehabilitation (Source: City of Lompoc General Plan, Housing Element, 2010); approximately 185 of these units require major rehabilitation with expenditures of more than \$10,000. The objective of the City's Community Development Block Grant (CDBG) Residential Rehabilitation Loan Program is to improve the existing housing conditions of very low- and low-income persons by subsidizing loans for rehabilitation work on single-family owner-occupied dwellings.

For eligible borrowers, the CDBG Single Family Rehabilitation Loan Program offers 3% amortized loans and 4% deferred loans to seniors (60 years of age and older) and 'severely disabled' adults (as defined by HUD). Seniors and severely disabled adults 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 FY 2010-2011, two (2) lead-based paint (LBP) tests were performed on single family homes, small areas of the homes tested positive for lead. In one (1) case a small fence was removed and in the other a patio frame was removed. All work was performed by LBP contractors and received a clean clearance from a LBP company.

### *Multi-Family Housing*

The City utilized a variety of local funds, such as local Redevelopment Agency housing set-aside, State HOME Program Income funds, and Redevelopment controlled California Housing Finance Agency HELP funds to rehabilitate multi-family housing.

As opportunities are available, the City seeks ways to leverage limited affordable housing funds for affordable housing preservation by requiring that an affordable housing covenant be placed on each property assisted, which requires the housing developer to rent the units for either 30 or 55 years (depending on whether using federal or state guidelines) to very-low income households at rents not exceeding 30% of the households' monthly income.

## NEW CONSTRUCTION

The Agency is no longer tracking production as of 2012 due to the dissolutionment of the RDA. Housing production tracking is no longer required. Santa Rita Village project was completed December 19, 2012.

## UNITS IN PROCESS

The following affordable housing projects were under construction in Lompoc during 2012.

### ***912 West Apricot ♦ Housing Authority of the County of Santa Barbara***

A 55-unit residential project with affordable units restricted to very low-, low-, and moderate-income households. This project received a 9% low-income housing tax credit (LIHTC) allocation in September 2011. Additionally, the project received a commitment of federal HOME funding of \$1,578,133 from the Santa Barbara County HOME Consortium.

The Housing Authority of the County of Santa Barbara received City financial support for the development of Santa Rita Village consisting of the demolition of ten (10) existing public housing units and the construction of 55 affordable rental units and the development of a 4,049 square foot office building. The affordable housing units will be phased with the first phase completing 36 units. Phase One was completed December 19, 2012. The \$21 million project involved a variety of funding sources, including private financing, low income housing tax credit financing, Housing Authority funds, RDA, HOME funding and \$1.6 million in Lompoc Affordable Housing Trust Fund monies.

### ***1420 East Ocean Avenue ♦ Pacific West Communities, Inc.***

A 60-unit senior and handicapped residential project with affordable units restricted to very low-, low-, and moderate-income households. This project received a 9% Low-Income House Tax Credit (LIHTC) allocation in September 2011.

Cypress Court Apartments was also assisted with local funding which consisted of \$500,000 in City HOME funds, \$1.1 million in Redevelopment Housing Set-Aside funds and \$100,000 in CalHFA HELP funds controlled by the Redevelopment Agency. Cypress Court consists of 60 affordable apartment units for seniors and persons with disabilities, and includes over 14,000 sq. ft. of commercial space. The \$13 million dollar project is projected to use private financing, low income housing tax credit financing, RDA, and HOME funding. This project will be completed in the spring of 2013.

### ***Laurel Crossing located at Laurel Avenue & V Street ♦ West Pointe Homes***

The Redevelopment Agency assisted this project by providing two loans totaling \$500,000 to West Pointe Homes, Inc. The Agency restricted 11 single-family (sf) units for occupancy as affordable housing. This project has completed 3 model units in 2008, and nine (9) sf units were completed in 2012. The project has stalled due to slow sales.

### ***308 North K Street ♦ Habitat for Humanity***

A single-family rehabilitation project and addition of two (2) residential units with affordable units restricted to very low-, low-, and moderate-income households. Work on this project has been slow. Some grading work has begun on the new construction and accessibility rehab is in process on the front single family unit.

## **Assistance Programs**

### ***Tenant-Based Assistance Payments Programs***

Through the Section 8 Housing Choice Voucher (HCV) Program, the Housing Authority of the County of Santa Barbara (HACSB) 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 HACSB currently provides rental assistance to 3,670 households in Santa Barbara County excluding the (City of Santa Barbara). It is estimated that 935, or 26 percent, of these households reside within the City of Lompoc.

### ***Housing Authority of the County of Santa Barbara (HACSB)***

The Housing Authority of the County of Santa Barbara's (HACSB) Administrative Office is located in Lompoc at 815 West Ocean Avenue. The HACSB administers the Section 8 Voucher and Public Housing Program throughout the County. Area 2 includes all of Santa Barbara County except for the City of Santa Barbara. The total Section 8 Housing choice vouchers are 3,670 with 921 or 25% residing in the City of Lompoc. There are 193 traditional public housing units in the City of Lompoc. In addition to these public housing units, HACSB and its affiliate partner Surf Development Corporation, manages 221 rental units which were either acquired or developed using low income housing tax credits, housing revenue bonds, or other financing. Including these other units, HACSB and/ or Surf Development Corporation oversee 414 rental units. Of the 414 units, 159 or 38% are reserved for elderly and/or disabled households.

## **Homelessness & Transitional Housing**

During FY 2011-2012, the City worked to address the transitional housing needs of homeless individuals and families in Lompoc. The following agencies provided service and shelter resources.

### ***Bridgehouse Homeless Shelter and Transitional Facility***

Based on information contained in the 2010-11 grant application to the City, the Bridgehouse Shelter has the capacity to provide emergency and transitional shelter for up to 56 homeless persons at a time. The County now owns the Shelter and contracts with Good Samaritan to operate it. According to the 2011 SBC CAPER 114 persons were served.



### ***Marks House Transitional Housing Program***

The Marks House is an attractive Victorian-style home in one of Lompoc's residential areas. Based on information contained in the 2011-12 CAPER, the Marks House has the capacity to provide up to 19 transitional beds for six (6) homeless families and their children.

In FY 2011-2012, the City accepted the Deed-in-lieu for the Marks House and contracted with Good Samaritan to provide Shelter Services. The City provided \$26,750 in City CDBG funding to Good Samaritan for operations and emergency facility repair costs.

### ***Domestic Violence Shelters***

Domestic Violence Solutions (DVS) provides emergency shelter and counseling for battered women and children with support groups and services provided in both English and Spanish. DVS also provides Teen Services programs to provide domestic violence prevention workshops in local schools.

The Lompoc Shelter has capacity for 12 persons. In FY 2011-12, the City of Lompoc provided \$10,832 which assisted 60 unduplicated women and children.

### ***Good Samaritan – Recovery Way Home***

In FY 2011-12 Good Samaritan Shelter's Recovery Way Home provided drug and alcohol recovery services to men and women (including mothers with their children) at their 16-bed transitional living facility at 608 West Ocean Avenue. During this period, the Program provided service to 27 unduplicated persons (reports for third and fourth quarters only due to take over). The City provided \$4,655 in funding. A case of service is defined as a counseling session (resulting in a childcare session for the child while the mother is in treatment).

## **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 mobile homes and single-family homes. Many of the mobilehome residents are elderly and disabled persons. Catholic Charities administers the program by providing emergency repair grants and checking on the well being of house bound persons. As a requirement of the program, all households assisted must be low-income.

In FY 2011-12, the program expended \$39,301 in CDBG funds, and assisted twelve (12) very low-income households with repairs on their homes.

### **Fair Housing**

In FY 2011-12, the City allocated two (2) grants to the Legal Aid Foundation of Santa Barbara County to provide emergency legal services (\$9,405) and fair housing services (\$5,775) for a total of \$15,180. 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, consumer, and educational issues. A total of 110 unduplicated individuals were assisted in legal issues, 93% of who earned low to extremely low income.

The City of Lompoc has a three-year (2009-2012) contract which awards \$5,775 each year to the Legal Aid Foundation (LAF) to provide fair housing services in the City. Services offered include: 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. A Spanish interpreter works in the office. Legal Aid maintains an office in Lompoc at 106 South C Street, Suite A, Lompoc, (805) 736-6582, and is open 9:00 a.m. to 4:00 p.m. Monday thru Thursday.

During 2011-12, the LAF held several housing related educational presentations in North Santa Barbara County concerning rights of single parents, minorities and persons with disabilities to equal housing opportunity. LAF also presented to 50 legal professionals sponsored by the Northern Santa Barbara County Bar Association which serves Lompoc and Santa Maria landlords. LAF conducted Fair Housing testing in May 2012 at five (5) landlords' properties or property management companies in Lompoc. The results of the testing were that there were no overt signs of intentional discrimination.

Tenant Interviews: Also this past year in the course of its everyday operations, the Lompoc office of LAF interviewed, either by phone or in person, approximately 110 individuals who had landlord/tenant issues. The majority of these cases involved non-payment of rent and habitability issues, with the remainder involving evictions, retaliatory, and discriminatory conduct by landlords.

## **Code Enforcement**

The Code Enforcement Program investigates and resolves cases of residential code violations related to the enforcement of building and safety codes. The Program operates City-wide, with CDBG funds utilized exclusively in the low- and moderate-income census tract areas of the City. A total of 176 new cases were investigated and 215 cases were resolved in FY 2011-12. Through the City's Housing Rehabilitation Loan Program, eligible households were able to apply for CDBG funding to correct code violations.

## **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.	<u>Completed</u> - City Council Approved July 20, 2006.
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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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.).	<u>Completed</u> - 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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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.	Withdrawn.
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]	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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]	<u>Ongoing</u> - implemented during permit processing.

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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]	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.  Neighborhood gardens have been established in residential zone.
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.	<u>Completed.</u>

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### 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.	<u>Ongoing</u> - Implemented during permit processing.
Circulation - 2	The City shall work with Caltrans to relieve congestion on North H Street through traffic control measures.	<u>Ongoing</u> - 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.	<u>Completed</u> - 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: construction of a fair-weather crossing across the Santa Ynez River using the existing right-of-way along McLaughlin Road, and widening of Robinson Bridge on Highway 246.	Included in 2004 Metropolitan Transportation Plan. Included in Measure A Funding proposal.
Circulation - 5	The City shall encourage Caltrans to provide traffic signals at the Ocean Avenue/V Street intersection.	<u>Completed</u> - Four-way stop installed 2004.
Circulation - 6	The City shall identify and schedule paving of incomplete street widths and alleys where necessary to remove safety hazards.	<u>Ongoing</u> - 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.	<u>Ongoing</u> - Engineering Division has worked on Circulation-7 with CDBG, <b>State &amp; Federal Safe Route to School, and Measure A funds.</b>
Circulation - 8	The City shall amend the Zoning Ordinance to require the provision of adequate bicycle facilities in development projects.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Circulation - 9	The City shall integrate bicycle lanes or separate bikeways into street projects located along planned bicycle routes.	<u>Ongoing</u> - 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.	<u>Completed</u> in 2008.
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 was <u>completed</u> in 2000.  The bridge on Hwy 246 is included in Measure A funding proposal.
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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.

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Circulation - 13	The City shall amend the Zoning Ordinance to allow park and ride facilities.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Circulation - 14	The City shall work with Caltrans to restrict truck traffic to city-designated truck routes.	<u>Completed</u> - Circulation Element amended to include truck route map - adopted January 04, 2001.
Circulation - 15	The City shall review, and update as necessary, the <i>Standard Requirements for the Design and Construction of Subdivisions and Special Developments</i> regarding improvements in the public right-of-way (e.g. roads, bikeways, and sidewalks).	<u>Ongoing</u> - As staffing permits.
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.	<u>Ongoing</u> - 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.	SBCAG is preparing countywide park and ride plan.
Circulation - 18	The City shall ensure that safe and convenient pedestrian and bicycle access is provided to the Allan Hancock College site.	<b>Class I Bike path completed October 2011.</b>
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.	<u>Ongoing</u> - 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 annually.
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.	<u>Ongoing</u> - 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.	<u>Ongoing</u> - Included in the State Transportation Improvement Plan (STIP) and ARRA stimulus funds.
Circulation - 23	The City shall ensure that crosswalks are provided on major access routes to all schools.	<u>Completed.</u>
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.	<u>Ongoing</u> - Implemented during permit processing.

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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.	<u>Ongoing</u> - Old Town Specific Plan adopted December 12, 2000; Old Town Pedestrian Enhancement Project completed 2003.
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.	<u>Completed.</u>
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.	<u>Ongoing</u> - 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.	<u>Ongoing</u> - Implemented during permit processing.
Circulation - 29	The City shall establish and enforce weight restrictions where necessary on routes traversing through residential neighborhoods.	<u>Ongoing</u> as needed.
Circulation - 30	The City shall review the design of all new residential neighborhoods to ensure that through traffic is minimized.	<u>Ongoing</u> - 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.	<u>Ongoing</u> through Santa Barbara Association of Governments / Technical Transportation Advisory Committee (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.	<u>Ongoing</u> - 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.	<u>Ongoing</u> - 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.	<u>Completed</u> in 2009.
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 when funding is considered.
Circulation - 36	To accommodate the projected buildout traffic demands, Central Avenue shall:  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  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:  The intersection of Central Avenue and "H" Street will require the addition of a second southbound left-turn lane.	Implemented during development review process.  <b>Complete design 2013.</b>



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	<p>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.</p> <p>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]</p>	<p>To be scheduled.</p> <p><u>Completed.</u></p>
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## APPENDIX A

### HOUSING ELEMENT – ADOPTED OCTOBER 10, 2010

Implementation No.	Implementation Measure	Status
Housing - 1	<p>The City shall work with the Lompoc Housing and Community Development Corporation (“LHCDC”), and other non-profit organizations and individuals to identify housing priorities through the Community Development Department’s Needs Assessment process and obtain funding, when available, from the State Department of Housing and Community Development and California Housing Finance Agency to address the identified priorities:</p> <p>a. Construction of rental units affordable to target income groups. [Policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.8, 1.11, 1.17, 1.20, 1.23, 1.24, 3.1, 4.1, 4.3]</p>	<p><b>Ongoing</b> – This year the City assisted in the development of two (2) new affordable housing projects: Cypress Court (60 units) and Santa Rita Family Apartments (55 units), <b>which completed construction in December 2012. LHCDC has dissolved and its affordable housing projects have been put in receivership, transferred through foreclosure or sold.</b></p>
	<p>b. Rehabilitation or acquisition and rehabilitation of substandard target income rental housing. [Policies 1.24, 2.1, 2.2, 2.5, 3.2, 4.1, and 4.2]</p>	N/A
	<p>c. Preservation of existing affordable housing at risk of conversion to market rate housing. [Policy 1.14]</p>	N/A
	<p>d. Production, conservation and preservation of housing for special needs population, with particular emphasis on the needs of the disabled, homeless and extremely low income [Policy 1.8]</p>	N/A
Housing - 2	<p>The City shall amend the Zoning Ordinance to (i) consolidate care homes and group dwellings under a single term “residential care homes” and broaden the definition to include orphanages, rehabilitation centers, self-help group homes, agricultural employee housing and congregate care facilities; (ii) include transitional and supportive housing as an allowed residential use in all residential zone districts, only subject to those restrictions that apply to other residential uses of the same type in the same zone; (iii) codify objective management and development standards for all residential care homes, comparable to those specified in Government Code Section 65583(a)(4); (iv) allow residential care homes serving six or fewer persons as a permitted use in all residential zone districts, and residential care homes serving seven or more persons by conditional use permit; (v) remove the conditional use requirement for second dwellings and farmworker housing (for six or fewer persons); (vi) allow emergency homeless facilities by conditional use permit in all zone districts; (vii) acknowledge that the occupants of residential care homes, transitional houses and supportive housing are permitted without regard to familial status, disability or other population segment stipulated in fair housing statutes (e.g., individuals with Alzheimer’s, AIDS/HIV, and homeless); (viii) broaden the range of zone districts allowing rest and nursing homes by conditional use permit to include the medium and high density residential zones (R-2 and R-3); (ix) acknowledge extremely low income households as a target income group for purposes of inclusionary housing; and (x) add a definition of single room occupancy and allow such use within all commercial zone districts subject to issuance of a Conditional Use Permit. [Policies 1.1, 1.5, 1.8 and 1.15]</p>	<p>Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.</p>

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<p>Housing - 3</p>	<p>The City shall modify its Zoning Ordinance and establish an Emergency Shelter Overlay Zone ("ESOZ") that applies to all commercially zoned land with a C-2, C-O or C-C designation. Under the ESOZ: (i) emergency shelters shall be a permitted use without the requirement for a conditional or discretionary approval; (ii) the number of emergency shelter beds allowed by right within the ESOZ shall correspond to the current unmet need identified for Lompoc ("ESB Threshold"); and (iii) objective management and development standards shall be codified consistent with the provisions of Government Code Section 65583(a)(4). The ESOZ zoning regulations and associated Zoning Ordinance amendment shall expressly provide as follows:</p> <p>a. The initial ESB Threshold for the ESOZ shall be 82 beds (as determined pursuant to Table H-64). Thereafter, the ESB Threshold may be increased (but not decreased) following the procedure described in subpart c below and utilizing information derived from the ongoing outreach described in Section 12.1.6.</p>	<p>Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.</p>
	<p>b. As new emergency shelter facilities allowed by right are developed within the ESOZ, the resulting number of beds shall be applied against the total unmet need. This information shall be furnished to the City Council and provided to State HCD as part of the planning report required by California Government Code Section 65400. Once the unmet need is reduced to zero, and subject to the mandatory review provisions of subpart c below: (i) the "by right" provisions of the ESOZ shall be suspended (unless the ESB Threshold is increased as provided in subpart c below); (ii) shelter facilities lawfully permitted under the ESOZ shall be deemed to be a conforming use under the City's Zoning Ordinance; and (iii) shelter facilities may thereafter be allowed by conditional use permit within all zone districts, including parcels within the ESOZ.</p>	<p>No new activity.</p>
	<p>c. The ESB Threshold for the ESOZ shall be subject to periodic review by the City Council at the following intervals: (i) annually in conjunction with the planning report required by California Government Code Section 65400; and (ii) upon reaching the ESB Threshold, and prior to suspending the "by right" provisions of the ESOZ. Each such review shall be conducted by the City Council at an advertised public meeting, preceded by at least 20 days notice as follows: (i) publication in a newspaper of general circulation in conformance with California Government Code Section 65090; and (ii) mailed notice to each of the homeless service providers described and identified in Section 12.1.6. As a result of testimony and information provided in connection with each review, supported by substantial evidence in the record, the ESB Threshold shall be modified to: (i) correspond to current unmet homeless estimates adopted in connection with periodic updates to the County of Santa Barbara Consolidated Plan and Continuum of Care Plans Point in Time Homeless Surveys); and (ii) adjusted, as appropriate, to account for homeless shelter production occurring during the planning horizon of the Housing Element.</p>	<p>No new activity.</p>
	<p>d. Objective management and development standards shall be codified consistent with the provisions of Government Code Section 65583(a)(4). Such standards shall be applicable to all emergency shelters, including those allowed "by right" and those allowed by Conditional Use Permit, both inside and outside the ESOZ.</p>	<p>Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.</p>

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	e. In the event that the ESP Threshold has not been reached but a homeless shelter project is proposed that would exceed the ESP Threshold, the ESP Threshold shall be automatically adjusted upward to accommodate the project "by right." [Policies 1.1, 1.5, 1.8 and 1.15]	
Housing - 4	The City shall work in cooperation with LHDCDC, Habitat For Humanity, and other non-profit organizations to identify housing priorities through the Community Development Department's Needs Assessment process and obtain funding from the following federal and local programs to address the identified priorities:	No activity at this time. <b>LHDCDC is no longer a viable affordable housing organization.</b>
	a. Section 202, Section 811 and comparable programs to expand the supply of housing with supportive services for elderly persons and persons with disabilities.	N/A
	b. Homeownership For People Everywhere (HOPE) Program to expand homeownership opportunities for target income groups.	
	c. Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME) funds to expand the supply of housing for target income groups.	City received CDBG funding allocations this year to improve housing for target income groups. HOME Consortium funds through SBC were frozen by HUD.
	d. State HCD and CalHFA funds, local redevelopment housing setaside funds and Lompoc Housing Trust Fund (LHTF). [Policies 1.1, 1.3, 1.5, 1.8, 1.18, 1.19, 1.21, 1.23, 1.24, 2.1, 2.5, 3.1, 3.2, 3.4, 3.5, and 4.1]	<b>CalHFA funds are currently loaned out. LHTF are currently loaned to Santa Rita Village. \$1.6 Million.</b>
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 target income groups. [Policies 1.1, 1.3, 1.6, and 1.19]	N/A
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 target income groups. [Policies 1.1, 1.3, 1.6, and 1.19]	A Needs Assessments hearing for the 2013-2014 fiscal year was held on October 29, 2012. Mobilehome park owners were notified of the meeting by mail.
Housing - 7	The City shall cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, LHDCDC 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. [Policies 1.1, 1.5, 1.8 and 2.1]	The City cooperates with other organizations to prevent homelessness in Lompoc. The dissolution of LHDCDC lead to the City accepting the Deed-in-lieu on a homeless shelter in the City.
Housing - 8	The City shall cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, LHDCDC, and other faith-based and community organizations in the County's Continuum of Care program to obtain HUD, Shelter Plus Care Homeless Rental Housing Assistance (S+C/HRHA) Program, Supportive Housing Program (SHP), and Single Room Occupancy Program (SROP) funds, to provide rental housing assistance for homeless persons in Lompoc. [Policies 1.1, 1.5, 1.81.24, and 2.1]	The City is part of the County Consortium and cooperates with the other organizations to provide rental housing assistance for homeless persons in Lompoc. The City accepted the Deed-in-lieu to a homeless shelter and contracts with Good Samaritan to provide services.

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<p>Housing - 9</p>	<p>The City shall work with the Santa Barbara County Housing Authority to:</p> <p>a. Encourage the rehabilitation of rental property in order to meet the minimum requirements of the Section 8 Program. [Policies 1.2, 1.3, 1.5, 1.8, 1.24, 2.1, 3.4, and 4.1]</p> <p>b. Secure additional HUD, Section 8 Housing Assistance Program certificates and vouchers to aid target income groups in obtaining affordable rental housing. [Policies 1.2, 1.5, 1.8, 1.18, 3.1, 3.2, and 3.4]</p>	<p><u>Ongoing</u> – see Housing 1.</p> <p><u>Ongoing</u> – This year the City assisted in the development of two (2) new affordable housing projects: Cypress Court (60 units) and Santa Rita Family Apartments (55 units), <b>which completed construction in December 2012. LHCD has dissolved and its affordable housing projects have been put in receivership, transferred through foreclosure or sold.</b></p>
<p>Housing - 10</p>	<p>The City shall maintain its status as a member of the Santa Barbara County HOME Consortium and utilize federal HOME funds to retain and expand the supply of affordable housing. [Policies 1.3, 1.4, 1.5, 1.8, 1.19, 1.23, 2.1, and 3.5]</p>	<p><u>Ongoing</u> – The City continued to participate as a member City of the County HOME Consortium. Although HOME funds through the Consortium have been temporarily frozen by HUD.</p>
<p>Housing - 11</p>	<p>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. [Policy 1.5]</p>	<p>No activity this year.</p>
<p>Housing - 12</p>	<p>The City shall continue to market housing rehabilitation programs to target income senior households to make necessary upgrades and structural modifications to their homes to facilitate independent living. [Policies 1.5, 2.1, 2.2 and 2.5]</p>	<p><u>Ongoing</u> – City provided four (4) housing rehabilitation loans through the CDBG program.</p>
<p>Housing - 13</p>	<p>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. [Policy 1.9]</p>	<p><u>Ongoing.</u></p>
<p>Housing - 14</p>	<p>The City shall evaluate and pursue funding available through the federal Housing and Economic Recovery Act, California Senate Bill 1065 and companion legislation as a means of providing mortgage relief for "at risk" homeowners and enabling them to remain in their homes. [Policies 1.17 and 2.2]</p>	
<p>Housing - 15</p>	<p>The City shall research previously approved assisted-housing units to determine compliance with assisted-housing requirements and approved rent levels. Conditions of approval shall be placed on future assisted-housing projects requiring applicants to supply periodic compliance reports. [Policy 1.14]</p>	<p><u>Ongoing</u> – City continues to monitor affordable covenants of existing units.</p>
<p>Housing - 16</p>	<p>The City shall work in cooperation with local non-profit 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 target income groups build and rehabilitate their homes with their own labor. [Policies 1.17, 1.19, 2.1, 2.5, 3.4, and 4.2]</p>	<p>No activity this year.</p>

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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. [Policy 1.23]	
Housing - 18	The City shall continue to pursue and loan funds through State HCD and CalFHA (when available) for the rehabilitation of homes owned and occupied by target income groups. [Policies 2.1, 2.2, 2.5, 3.2, 4.1, and 4.2]	
Housing - 19	The City shall amend the Zoning Ordinance to: (i) implement the requirements of recent State legislation (Senate Bill 1818 amending Government Code Section 65915) that significantly broadens and strengthens density bonus requirements; (ii) institute a new abbreviated variance procedure, expressly designed to accommodate adaptive retrofit requests for disabled persons; and (iii) codify inclusionary housing policies with specific appeal provisions that allow partial or complete relief. [Policies 1.5, 1.11, 1.12 and 1.15]	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Housing - 20	The City and Lompoc Redevelopment Agency shall encourage and support LHCD and/or other non-profit corporation's utilization of state and federal tax credit programs for affordable housing projects within the City. [Policies 1.1, 1.2, 1.3, 1.5, and 1.24]	<b>The Lompoc Redevelopment Agency has been dissolved, however, the City will continue housing work as the Housing Successor Agency.</b>
	a. Utilizing the Lompoc Redevelopment Agency 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>The Housing Successor Agency staff will continue to be the local reviewing agency.</b>
	b. Working with tax credit applicants to identify matching funds and additional funding sources.	<u>Ongoing</u> – The City worked with developers of two (2) tax credit projects, which were both awarded LIHTC in 2011.
	c. Providing gap financing through City/Redevelopment Agency funding and programs.	<u>Ongoing</u> – The City and RDA provided over \$4.6 million in Housing Set-aside, CalHFA Housing Trust Fund and Federal HOME to Santa Rita Apartments and Cypress Court projects with received LIHTC allocation in 2011.  <b>The Lompoc Redevelopment Agency has been dissolved.</b>
d. Providing letters of support and technical assistance.	<b>The City will continue housing work as the Housing Successor Agency.</b>	
Housing - 21	The City shall continue to promote energy efficiency and water conservation. As a complementary measure, the City shall review its obligations under Government Code Section 65589.7 and establish specific procedures and grant priority water and sewer service to developments with units affordable to target income groups (if such procedures are not presently in place). [Policy 4.1]	
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 the affected residential neighborhood. [Policies 2.3 and 2.4]	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.

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<p>Housing - 23</p>	<p>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. In furtherance of these objectives, the City shall amend its Zoning Ordinance to revise the definition of “family” by eliminating distinctions and numeric restrictions in related and unrelated individuals. In addition, the City shall implement a ministerial process, with minimal or no fee, to accept requests and grant exceptions to Municipal Code regulations (including zoning, building and subdivision requirements) in order to make reasonable accommodations for disabled persons subject to meeting the following criteria: (i) the request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws; (ii) the requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws; (iii) the requested accommodation would not impose an undue financial or administrative burden on the City; and (iv) the requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program. [Policy 1.17]</p>	<p><u>Ongoing</u> – The City continued a contract with the Legal Aid Foundation of Santa Barbara County to provide workshops, aptitude testing for discriminatory practices, and investigation of fair housing complaints.</p>
<p>Housing - 24</p>	<p>The City shall conduct a detailed analysis of the Old Town Commercial (“OTC”) zone district to ascertain what development standards (if any) may impede the development of residential uses within mixed-use projects and identify incentives that might assist in facilitating this goal.</p>	<p>Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.</p>
<p>Housing - 25</p>	<p>The Redevelopment Agency shall actively pursue opportunities for public/private collaboration with particular emphasis on consolidating small and irregularly sized parcels, facilitating the development of underutilized property and fostering mixed-use development. [Policy 1.21]</p>	<p><b>The Lompoc Redevelopment Agency has been dissolved.</b></p>
<p>Housing - 26</p>	<p>The Redevelopment Agency shall update the 5-Year Implementation Plan for the Old Town Redevelopment Project to: (i) fully integrate redevelopment and Housing Element production goals and programs; (ii) require that all housing set aside expenditures comply with proportionality requirements and expenditure timetables required in redevelopment law; (iii) acknowledge extremely low income among the other target income groups for whom housing setaside funds are allocated (as a subset of very low income in accordance with the provisions of AB 2634); and (iv) grant priority occupancy preference to extremely low income households and special needs population segments (e.g., farmworkers, disabled, etc.) in regard to placement in affordable housing developed under the Plan (including inclusionary units). [Policy 1.18]</p>	<p><b>The Lompoc Redevelopment Agency has been dissolved.</b></p>

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### 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.	<b>The Lompoc Redevelopment Agency has been dissolved.</b>
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.	Although amendment of the Zoning Ordinance has been tabled until completion of the General Plan Update; the requirement is imposed on new development through the development review process.
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).	Although amendment of the Zoning Ordinance has been tabled until completion of the General Plan Update; the requirement is imposed on new development through the development review process.
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.	<u>Ongoing</u> 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.



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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).	<u>Ongoing</u> .
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.	<u>Ongoing</u> 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.	The Dick DeWees Senior Community Center opened April 2012.
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.	<u>Ongoing</u> .
Parks & Recreation - 14	The Parks and Recreation Department shall integrate park and recreation facility planning with programs to enhance neighborhoods.	<u>Ongoing</u> - 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).	<u>Ongoing</u> - 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.	<u>Ongoing</u> .
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.	<u>Ongoing</u> - 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 December 2003; effective February 2004.
Parks & Recreation - 18	The Parks and Recreation Commission shall establish and maintain a self-supporting user-fee schedule for recreation programs.	<u>Adopted</u> - 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.	<u>Ongoing</u> on a limited basis.

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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 <i>Circulation Element</i> .	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.	<u>Ongoing</u> on an annual basis - improvements are made in accordance with the Parks and Recreation's prioritized ADA plan as funding permits.

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## PUBLIC SERVICES ELEMENT

Implementation No.	Implementation Measure	Status
Public Services - 1	<p>The City shall periodically review the long-range needs of the electrical system including the following issues:</p> <p>Desired level of reliability for the electrical system.</p> <p>Maintenance of power lines and related equipment.</p> <p>Elimination of inaccessible power lines.</p> <p>Procurement of adequate sources of electrical power.</p> <p>Preparation of an engineering model of the electrical system to identify needed improvements.</p> <p>Maintenance of an accurate electrical system map.</p> <p>Provision for the logical and economic extension of the electrical system to new developments.</p>	<p>City prepared a Reliable Public Power Provider application and submitted it to the American Public Power Association in September 2010. The City included benchmarking data using industry reliable indices for the study.</p> <p>Maintenance/upgrade is done on a consistent basis.</p> <p><u>Completed</u>. All City of Lompoc power lines are accessible.</p> <p><u>Reviewed annually</u> - the City has an adequate power supply at this time.</p> <p><u>Completed</u> and updated as needed. The last study was completed in October 2010.</p> <p>City Primary Electric Distribution Map is maintained on a monthly basis.</p> <p>Reviewed on a case-by-case basis.</p>
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. Currently is not economically feasible.
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.	The City adopted the State Fire and Building Codes January 2011 which allow for the Chief to require automatic fire sprinklers any time the building exceeds fire protection and response capabilities.
Public Services - 4	The City shall review the City Code regulations for fire sprinklers for additional requirements.	The State Fire and Building Codes compel the installation of fire sprinklers in more new and existing buildings. The City is required to enforce the State minimum standards.

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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.	<b>The heating retrofit project funded by CDBG in 2011 was completed 2012. City Council approved CDBG funding to recarpet the library in July 2011 funds were redirected to re-roof project. Charlotte's Web Children's Library project has been reduced in scope to a mobile bookmobile due to dissolution of RDA and loss of funding.</b>
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.	<b>Library operation continued with a budget reduction carried forward to 2011-13.</b> A 15% reduction in county funding, along with complete defunding of public libraries by the State of California led to a reduction in service hours from 44 to 36 per week.
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.	Use of Development Fees for construction of the Charlotte's Web Children's Library Learning Center was approved in March 2009.
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.	<u>Ongoing.</u>
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.	<u>Adopted in 1995 - the City will revise as deemed necessary.</u> The Police Dept. continues to provide a variety of COPPS programs to improve communication with our citizens.
Public Services - 10	The City shall prepare a facility plan for a multi-use community center.	<u>Completed.</u>
Public Services - 11	The City shall update the facility plan for the Civic Center.	<u>Completed.</u>
Public Services - 12	The City shall implement the facility plan for the Civic Auditorium.	<u>Completed.</u>
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.	<u>Ongoing</u> – The North Entrance Upgrade project was completed in March 2007 – the building now provides a ramp and handicap use spaces for access to the parking lot entrance to the Library.
Public Services - 14	The City shall gather information from other cities regarding the display and financing of public art.	<u>Ongoing</u> – 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 – update in progress.

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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.	<u>Ongoing</u> – Accomplished 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.	<u>Adopted</u> 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.	<u>Ongoing</u> - Implemented during the development review process.
Public Services - 19	The Utility Department shall update the Wastewater Management Plan.	<u>Completed</u> - 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.	<u>Ongoing</u> – Biosolids Management Plan completed in 2002. The City's biosolids are currently sent to a private contractor for composting.
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;	<u>Completed</u> – The City hired Lee and Ro to complete a preliminary Recycled Water Feasibility Study in the City of Lompoc. The Study was completed in November 2010.  <u>Ongoing</u> - Wastewater treatment plant and the City's drought tolerant garden. RFP issued for Reclaimed Water Study in November 2009.
	Industrial cooling;  Dust control and compaction at construction sites and the landfill; and  Recharge of the groundwater basin.	Currently economically infeasible. Further work needs to be done to determine economic feasibility.  Reclaimed water is used, on a limited basis, for dust control and compaction at construction sites. Reclaimed water is no longer used at the Landfill, because of the possible exposure of this water to the public at the Landfill  <u>Ongoing</u> .
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 requested for the landfill.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.

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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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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.
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.	<u>Completed.</u>
Public Services - 27	The City shall provide recycling service to all City residents.	<u>Completed</u> – Curbside pick up began August 1999.
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.	<u>Ongoing</u> - 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 December 2003; effective February 2004.
Public Services - 31	The Utility Department shall update the Water System Management Plan.	<u>Completed.</u>
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.	<u>Completed.</u>
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.	A Tri-Agency Cooperative Study; is in progress between Mission Hills CSD, Vandenberg Village CSD, City of Lompoc.  Vandenberg Air Force Base has switched to State water, no talks are scheduled at this time.

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### 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.	<u>Ongoing</u> - the Home Depot project installed entry treatment at the southeast entry into the City at Ocean Ave and 12th Street in 2004-2005. The entry sign at the Northwest corner of the City was installed in 2007 with the Gardens at Briar Creek subdivision.
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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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."	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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).	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.

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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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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.	<u>Completed.</u>
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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Urban Design - 13	The City shall review the street-naming and street-numbering policy for future developments.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Urban Design - 14	The City shall designate the Italian Stone Pines on South H Street as a heritage grove.	<u>Completed</u> – Local designation has been accomplished.
Urban Design - 15	The City shall explore the establishment of landscape maintenance districts.	<u>Completed</u> - 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.	<u>Ongoing.</u>



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Urban Design - 17	The City shall use landscaping to screen unsightly land uses or activities on City-owned land.	<u>Ongoing</u> - Implemented during the development review process.
Urban Design - 18	The City shall review the Sign Ordinance, and update as necessary.	Update shall be included in comprehensive Zoning Ordinance update following adoption of General Plan update – Phase 2.
Urban Design - 19	The Planning Commission and Beautification Commission shall review existing Engineering Division standards for consistency with the policies of the <i>Urban Design Element</i> .	<u>Ongoing</u> - 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.	<u>Completed</u> .
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]	<u>Ongoing</u> - 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]	<u>Ongoing</u> - Implemented during the development review process.
Urban Design - 23	<p>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:</p> <p>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.</p> <p>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.</p> <p>Require use of materials which reduce or diminish glare for windows in new developments. [Final EIR Urban Design Mitigation Measure 3a]</p>	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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]	<u>Ongoing</u> - 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.	<u>Ongoing</u> - 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.	<u>Completed</u> with the adoption of the Surface Mining Ordinance October 1999.
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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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: identify the precise locations of the wells and ensure that the wells have been abandoned in accordance with current State Division of Oil and Gas regulations.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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.	<u>Completed</u> with the adoption of the Surface Mining Ordinance October 1999.
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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Resource Management - 8	The City shall amend the City Environmental Guidelines to maintain consistency with the California Environmental Quality Act and Guidelines.	<u>Completed.</u>

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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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Resource Management - 16	The City shall seek funding from Federal, State, and local agencies as well as private organizations for habitat restoration projects.	<u>Ongoing</u> - as opportunity allows.

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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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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: Table 4 of the Cultural Resources Study or the results of the comprehensive survey (see Resource Management - 17).	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Resource Management - 20	The City shall publicize applicability of the State Historic Building Code in repair, alteration, and additions to historic structures.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Resource Management - 21	<p>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:</p> <p>Allocation of Community Development Block Grant rehabilitation funds toward historic structures;</p> <p>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;</p> <p>Publicizing and pursuing financial incentives for historic structures which are available under State legislation, and</p> <p>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.</p>	<p>To be scheduled.</p> <p><u>Ongoing</u> - subject to available funds.</p> <p><u>Ongoing</u>.</p> <p><u>Ongoing</u>.</p> <p>Some fees are paid by the Redevelopment Agency for retrofitting unreinforced masonry buildings.</p>
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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.

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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.	<u>Completed.</u>
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.	<u>Ongoing</u> - Implemented during permit processing.
Resource Management - 25	The City shall amend the Zoning Ordinance to protect environmentally-sensitive resources, including archaeological resources.	<u>Completed.</u>
Resource Management - 26	The City shall inventory all trees on City property and designate as City Landmarks any trees with historic or cultural significance.	<u>Completed.</u>
Resource Management - 27	<p>The archaeological sensitivity map shall be used for determining the type of archaeological resource evaluation in high and low sensitivity zones as noted below.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<u>Ongoing</u> - Implemented during permit processing.
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)	<u>Ongoing.</u>
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.	<b>An update of the Groundwater Management Plan of the Lompoc Plain is in progress as of 12/6/11.</b>
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.	The City adopted the 2010 Urban Water Management Plan as required.

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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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Resource Management - 32	The City shall explore development of supplemental and cost-effective water options.	<u>Ongoing</u> .
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)	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Resource Management - 34	The City shall expand its water conservation Public Information Program for commercial businesses to further reduce water demand.	<u>Ongoing</u> - The City continually evaluates water conservation programs for commercial businesses and all sectors of the community to determine if they are appropriate and cost-effective to implement.
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.	<b>A system wide leak detection survey was completed May 2012.</b> <u>Ongoing</u> - <b>Detection &amp; repair.</b>
Resource Management - 36	The City shall explore methods to export salt from the Lompoc groundwater basin in order to improve water quality.	<u>Completed</u> - A salt management study was completed and was submitted to the Regional Water Quality Control Board by January 7, 2011. It was determined that it was not cost effective to export salt from the Lompoc groundwater basin.
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)	<u>Ongoing</u> - A display garden is located at the Lompoc Regional Wastewater Reclamation 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.	<u>Ongoing</u> .
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.	<u>Ongoing</u> - The City has adopted standardized conditions of approval and updates 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.	<u>Ongoing</u> - 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).	<u>Completed</u> - The City has adopted APCD approved conditions for development projects.

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Resource Management - 42	The City shall continue the conversion of city-operated fleet vehicles and equipment to low-emitting fuels.	<u>Ongoing.</u>
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: users of alternative transportation modes; and on-site services to reduce the need for offsite travel by employees.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Resource Management - 44	The City shall review and if necessary amend the Zoning Ordinance to discourage new drive-through facilities.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Resource Management - 45	<p>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:</p> <p>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;</p> <p>Construction sites shall be watered and all equipment cleaned in the morning and evening to reduce particulate and dust emissions;</p> <p>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;</p> <p>Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or have adequate freeboard to prevent spillage;</p> <p>Post signs that limit vehicle speeds on unpaved roads and over disturbed soils to 10 miles per hour during construction;</p> <p>Soil binders shall be spread on construction sites, on unpaved roads, and on parking areas; ground cover shall be reestablished through seeding and watering;</p> <p>Sweep up dirt and debris spilled onto paved surfaces immediately to reduce resuspension of particulate matter through vehicle movement over those surfaces; and</p> <p>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.</p>	<u>Ongoing</u> - Implemented during permit processing. The City has adopted Air Pollution Control District (APCD) approved standard conditions of approval for new construction.

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Resource Management - 46	<p>The City shall condition approval of individual projects upon implementation of the following mitigation measures:</p> <p>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.</p> <p>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</p> <p>Require that construction of large projects be timed to avoid significant periods of overlap.</p>	<p><u>Ongoing</u> - Implemented during permit processing. The City has adopted APCD approved standard conditions of approval for new construction.</p>
Resource Management - 47	<p>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.</p>	<p><u>Ongoing.</u></p>



## APPENDIX A

### NOISE ELEMENT

Implementation No.	Implementation Measure	Status
Noise - 1	<p>The City shall amend the Noise Ordinance to include the following provisions:</p> <p>Establish noise limits which cannot be exceeded at the property line;</p> <p>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;</p> <p>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;</p> <p>Require noise insulation of multi-family units constructed within the 60 dBA CNEL contour;</p> <p>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</p> <p>Establish guidelines for conducting acoustical studies, monitoring noise sources, and providing noise attenuation.</p>	<p><u>Ongoing</u>; acoustical studies and noise attenuation measures are imposed through the environmental review process.</p>
Noise - 2	<p>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.</p>	<p><u>Ongoing</u>.</p>
Noise - 3	<p>The City shall amend the projected noise contours for the Lompoc Airport as more current information becomes available.</p>	<p><u>Ongoing</u>.</p>
Noise - 4	<p>The City shall amend the noise ordinance to include these measures:</p> <p>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]</p> <p>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]</p> <p>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]</p>	<p><u>Ongoing</u> - Implemented during development review process. The City has adopted noise standard conditions of approval for new construction.</p>

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Noise - 4 - continued	<p>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]</p> <p>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]</p>																																																					
Noise - 5	<p>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]</p> <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr> <th colspan="7" style="text-align: center; font-weight: bold;">DESIGN NOISE LEVELS ADJACENT TO PLANNED ROADWAYS</th> </tr> <tr> <th rowspan="2" style="text-align: center;">Roadway Classification</th> <th rowspan="2" style="text-align: center;">Lane<sup>a</sup> Geometrics</th> <th rowspan="2" style="text-align: center;">Design<sup>b</sup> Capacity</th> <th rowspan="2" style="text-align: center;">CNEL<sup>c</sup> @ 100 feet</th> <th colspan="3" style="text-align: center;">Distance to Contours (Ft.)<sup>d</sup></th> </tr> <tr> <th style="text-align: center;">70dBA</th> <th style="text-align: center;">65dBA</th> <th style="text-align: center;">60dBA</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Expressway</td> <td style="text-align: center;">4D</td> <td style="text-align: center;">30,000</td> <td style="text-align: center;">67.0</td> <td style="text-align: center;">66</td> <td style="text-align: center;">134</td> <td style="text-align: center;">285</td> </tr> <tr> <td style="text-align: center;">Major Arterial</td> <td style="text-align: center;">4D</td> <td style="text-align: center;">30,000</td> <td style="text-align: center;">64.3</td> <td style="text-align: center;">47</td> <td style="text-align: center;">90</td> <td style="text-align: center;">189</td> </tr> <tr> <td style="text-align: center;">Minor Arterial</td> <td style="text-align: center;">4U</td> <td style="text-align: center;">20,000</td> <td style="text-align: center;">62.5</td> <td style="text-align: center;">R/W</td> <td style="text-align: center;">69</td> <td style="text-align: center;">146</td> </tr> <tr> <td style="text-align: center;">Minor Arterial</td> <td style="text-align: center;">2D</td> <td style="text-align: center;">12,500</td> <td style="text-align: center;">59.1</td> <td style="text-align: center;">R/W</td> <td style="text-align: center;">42</td> <td style="text-align: center;">87</td> </tr> <tr> <td style="text-align: center;">Minor Arterial /Collector</td> <td style="text-align: center;">2U</td> <td style="text-align: center;">10,000</td> <td style="text-align: center;">58.1</td> <td style="text-align: center;">R/W</td> <td style="text-align: center;">35</td> <td style="text-align: center;">75</td> </tr> </tbody> </table>	DESIGN NOISE LEVELS ADJACENT TO PLANNED ROADWAYS							Roadway Classification	Lane <sup>a</sup> Geometrics	Design <sup>b</sup> Capacity	CNEL <sup>c</sup> @ 100 feet	Distance to Contours (Ft.) <sup>d</sup>			70dBA	65dBA	60dBA	Expressway	4D	30,000	67.0	66	134	285	Major Arterial	4D	30,000	64.3	47	90	189	Minor Arterial	4U	20,000	62.5	R/W	69	146	Minor Arterial	2D	12,500	59.1	R/W	42	87	Minor Arterial /Collector	2U	10,000	58.1	R/W	35	75	<p><u>Ongoing</u> - Implemented during the development review process.</p>
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Noise - 5 - continued	<p>D=Divided U=Undivided. The ultimate daily design capacity shown in terms of vehicles per day. CNEL values are at 100 feet from all roadway centerlines (see Appendix F for assumptions). All distances are measured from the centerline. R/W means that the CNEL contour falls within the right-of-way.</p>																																																					

## APPENDIX A

### SAFETY ELEMENT

Implementation No.	Implementation Measure	Status
Safety - 1	The City shall establish an emergency warning system.	The City is contracted with the Santa Barbara County Sheriff Department to provide reverse 911 emergency notifications.
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).	Certified Unified Program Agency, (CUPA) is the agency (Santa Barbara County Fire Department) designated to inspect and permit hazardous businesses in the city limits. Santa Barbara County Fire Department Hazardous Materials Unit conducts all inspections which fall under the CUPA requirements and enforces the hazardous materials program included in the California Health and Safety Code. Lompoc Fire maintains copies of all business plans and notification procedures on record. The program is 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).	As part of the City's Multi Hazardous Functional Plan we have identified this need and we are in process of developing these plans.
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.	<u>Ongoing.</u>
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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Safety - 6	The City shall amend the Zoning Ordinance to incorporate specific standards for siting, designing, and reviewing critical facilities.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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.	The City has developed a Hazard Identification Risk Assessment, (HIRA) Plan that deals with incident specific issues. Document is updated every three years.

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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.	Multi Hazard Functional Plan was updated in 2010. NIMS was added to the plan and all personnel were trained to the field/supervisor level in 2007. Updates are ongoing.
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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Safety - 10	The City shall amend the Flood Plain Management Ordinance in order: to maintain consistency with revisions of Federal and State requirements; to establish a regulatory floodway; to regulate grading and filling activities which diminish the carrying capacity of the floodway fringe; and 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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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.	Wildland fire risks are addressed in the State adopted Urban-Wildland Interface Code, (UWIC) in 2010 and is enforced by local Fire Departments.
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: properly built access roads; availability of an adequate water supply; the use of materials and construction which is of greater fire resistance than standard requirements; strict adherence to clearance requirements; and 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.	Wildland fire risks are addressed in the State adopted Urban-Wildland Interface Code, (UWIC) in 2010 and is enforced by local Fire Departments.
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.	Wildland fire risks are addressed in the State adopted Urban-Wildland Interface Code, (UWIC) in 2010 and is enforced by local Fire Departments.

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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.	<u>Ongoing</u> - Implemented during the developmental review process State law provides the Fire Chief with this ability.
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.	Existing State law specifically addresses this issue.
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.	State Fire Code adopted by the City in 2010 specifically addresses this issue.
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.	State Fire Code adopted by the City in 2010 specifically addresses this issue.
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.	<u>Ongoing</u> .
Safety - 21	The City shall coordinate with Santa Barbara County in wildland fire protection and planning activities.	<u>Ongoing</u> .
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.	<u>Ongoing</u> .
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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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;	<u>Ongoing</u> - Implemented during development review process.

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Safety - 24 - continued	<p>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</p> <p>The City shall require the following for areas with 20% slopes or greater:</p> <p>Stability of slopes shall be addressed by a Registered Soils Engineer as a part of the routine soils investigations required by the City.</p>	
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.	<u>Ongoing</u> - 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.	<u>Ongoing</u> - 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).	<u>Ongoing</u> .
Safety - 28	<p>The City shall amend the Zoning Ordinance to require developers proposing structures on or adjacent to steep slopes to:</p> <p>Develop and implement hillside drainage plans to reduce the risk of further movement by existing landslides;</p> <p>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</p> <p>Perform site-specific slope stability investigations and analyses by a Registered Geotechnical Engineer.</p>	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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.	<u>Completed</u> - Home Occupation Use Permits amended in 2006.
Safety - 30	The City shall amend the Zoning and Subdivision Ordinances to be consistent with the County <i>Hazardous Waste Management Plan</i> (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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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.

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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.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
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.	<u>Completed</u> - residents receive pamphlets when requesting utility hook-ups; residents and businesses receive information in <u>Trash Talk</u> , 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	<p>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.</p> <p>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.</p> <p>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 <i>Santa Barbara County Hazardous Waste Management Plan</i>.</p>	<u>Ongoing</u> - Implemented during Development Review process.

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<p>Safety - 36</p>	<p>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.</p> <p>The plan would specify measures to be taken to protect workers and the public from exposure to potential site hazards and</p> <p>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.</p> <p>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.</p> <p>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 <i>Santa Barbara County Hazardous Waste Management Plan</i>.</p>	<p><u>Ongoing.</u></p>
<p>Safety - 37</p>	<p>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 minimize 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.</p>	<p>Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.</p>