



CITY OF LOMPOC

ANNUAL REPORT ON THE GENERAL PLAN: 2005



**City of Lompoc
Annual Report
On The General Plan: 2005**

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Introduction

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

This annual report covers the calendar year January 1, 2005 to December 31, 2005.

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

This 2005 Annual General Plan Progress Report was reviewed by the Planning Commission on August 14, 2006, and accepted by the City Council on _____.

Planning Division

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

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

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

Some of the highlights of this year’s accomplishments include processing of the Burton Ranch annexation; approval of the River Terrace residential and commercial development for 308 residential units and 17,666 square feet of commercial space; approval of the Crown Laurel residential and industrial commercial development with 73 residential units and 23,000 square feet of industrial commercial; approval of the Lompoc Healthcare District Hospital; and, completion of the 86 unit Crown Pointe residential development project, and completion of a

four unit affordable housing development and childcare center. In addition, a variety of housing development projects are currently being processed.

Planning Commission's Activities

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

The Planning Division provides staff support to the Planning Commission. Routine tasks include the scheduling meetings, preparing agendas, posting hearing notices, preparing staff reports and recommendations, and preparing minutes. During the 2005 annual report period, the Planning Commission held 12 regularly scheduled public meetings, two special public meetings, and four joint public meetings with the Lompoc City Council. Planning Division staff provides environmental review as required under the California Environmental Quality Act (CEQA) and land use analysis, and prepares staff reports for the Planning Commission and City Council.

During the 2005 annual report period, the Planning Commission reviewed 5 General Plan Amendments, 7 Zone Changes, 6 Preliminary/Precise Development Plans, 12 Development Plan Review applications, 3 Development Plan Modifications/Amendments, 1 Architectural Review, 7 Conditional Use Permits, 3 Tentative Parcel Maps, 2 Tentative Subdivision Maps, 2 Vesting Tentative Subdivision Maps, 2 Sign Applications, 3 Environmental Impact Reports, 18 Negative Declarations, 13 Categorical Exemptions, 2 Mitigated Negative Declaration, 1 General Plan Annual Report, and 1 Planning Commission Annual Report.

Status of the General Plan

Each element of the General Plan was completed according to the General Plan Guidelines developed and adopted by the Governor's Office of Planning and Research. The City Council adopted the City of Lompoc's General Plan on October 28, 1997. At that time, the General Plan consisted of nineteen elements. Adoption of the General Plan in 1997 culminated a ten year period during which the City worked with the General Plan Advisory Committee (GPAC) and Planning Commission to update the General Plan. On June 23, 1998, the City Council amended the General Plan to consolidate the existing nineteen elements into nine elements.

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

**Table 1
General Plan Elements**

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

LAND USE ELEMENT

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

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

Amendments:	GP 98-04	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 [Southern]
	GP 04-04	November 16, 2004	Seabreeze Estates [Northern]
	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

Pending Amendments: None.

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

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

HOUSING ELEMENT

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

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

Amendments: GP 03-02 Housing Element Update

Pending Amendments: None

Status of Regional Housing Needs Allocation

The Santa Barbara County Association of Governments (SBCAG) adopted the Regional Housing Needs Plan (RHNP) on December 19, 2002. For the seven and one-half year period of the plan (January 2001 – June 30, 2008), the City of Lompoc was allocated 890 households in the RHNP.

Table 2 provides the housing need projections, classified by income level, for the City as identified in the RHNP.

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

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

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

**Table 3
Lompoc’s Household Distribution By Income Group**

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

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

Table 4 provides the 2005 maximum Santa Barbara County very low, low, moderate, and above moderate household income limits as determined by the U.S. Department of Housing and Urban Development (HUD). Although household incomes vary considerably throughout Santa Barbara County, the City is required to use countywide HUD income limits to evaluate housing affordability.

Table 4
2005 Santa Barbara County Maximum Household Income Limits

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

Source: U.S. Department of Housing and Urban Development
Based on the 2005 median family income of \$64,700 for Santa Barbara County

Table 5 provides the corresponding sales price ranges for housing units in each income group based upon 2005 HUD income limits. The sales prices in Table 5 are based on a 30-year mortgage, fixed at 6 percent with a down payment of 5 percent. These prices have been rounded to the nearest \$1,000. The table assumes that a three-person household resides in a two-bedroom unit, a four-person household resides in a three-bedroom unit, and a five-person household resides in a four-bedroom unit.

Table 5
2005 Housing Sales Price Ranges By Income Group

Unit Size	Very Low Income	Low Income	Moderate Income	Above Moderate Income
2 Bedroom	\$127,312	\$127,313 - \$203,875	\$203,876 - \$254,843	>\$254,844
3 Bedroom	\$141,531	\$141,532 - \$226,406	\$226,407 - \$283,062	>\$283,063
4 Bedroom	\$152,906	\$152,907 - \$244,562	\$244,563 - \$305,812	>\$305,813

Table 6 shows the number of dwelling units added in the calendar year 2005. A total of 77 units were added. This represents approximately 9 percent (77/890) of the City's Regional Housing Need allocation as set forth in the RHNP.

**Table 6
Units Completed In 2005 By Income Group**

Total Units Added	Very Low Income	Low Income	Moderate Income	Above Moderate
77	0	0	8	69

Table 7 shows the City’s overall progress in meeting its share of the projected regional housing needs. The City has added 337 new housing units since 2001. This represents approximately 38 percent (337/890) of the City’s Regional Housing Need allocation as set forth in the RHNP.

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

Income Group Affordability	Housing Unit Allocation	Units Added						Remaining Need
		2001	2002	2003	2004	2005	Total for 2001-2005	
Very Low	214	38	-	3	3	-	44	170
Low	151	2	-	4	11	-	17	134
Moderate	209	-	-	14	11	8	33	176
Above Moderate	316	1	1	89	83	69	243	73
Total	890	41	1	110	108	77	337	553

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

**Table 8
Housing Unit Production 2001 – December 2005**

Income Group Affordability ¹	Units Added 2001 – December 2005		Remaining Need 2001 – June of 2008	
	Count	Percentage	Count	Percentage
Very Low	44	13%	170	31%
Walnut Village – LOM 512 39 units of a single family residential subdivision, between Walnut & Chestnut Avenues, west of Third Street	3		Redevelopment Area/Inclusionary Housing Program [15% affordable]; Very Low-Income; Recorded Covenant until 2049	
222 W. North Avenue	35		Tax Credit Development - Very Low-Income	

222 N. T Street	2	Tax Credit Development - Very Low-Income		
518 W. Laurel Avenue	1	Habitat for Humanity – Direct Loan of Redevelopment Funds, Very Low-Income affordability commitment until 2047		
520 W. Laurel Avenue	1	Habitat for Humanity – Direct Loan of Redevelopment Funds, Very Low-Income affordability commitment until 2047		
115 S. L Street	1	Inclusionary Housing Program; Very Low-Income; Recorded Covenant until 2032		
1000 Blk E. Airport	1	Rental price \$550 ²		
Low	17	5%	134	24%
Walnut Village – LOM 512 39 units of a single family residential subdivision, between Walnut & Chestnut Avenues, west of Third Street	1	Redevelopment Area/Inclusionary Housing Program [15% affordable]; Low-Income; Recorded Covenant until 2049		
310 – 314 N. L Street	8	Rental price \$1,000 ³		
403 N. F Street	1	Rental price \$1,100 ⁴		
426 N. G Street	1	Rental price \$1,100 ⁵		
600 Blk. N. Third Street	1	Rental price \$700 ²		
600 Blk. N. Second Street	1	Rental price \$750 ⁵		
400 Blk S. H Street	1	Rental price \$700 ⁵		
300 Blk N. M Street	1	Rental price \$700 ⁵		
115 S. L Street	2	Inclusionary Housing Program; Low-Income; Recorded Covenant until 2032		
Moderate	33	10%	176	32%
Walnut Village – LOM 512 39 units of a single family residential subdivision, between Walnut & Chestnut Avenues, west of Third Street	2	Redevelopment Area/Inclusionary Housing Program [15% affordable]; Moderate-Income; Recorded Covenant until 2049		
213 E. College Avenue	9	2 and 3 Bedroom Rental price \$1,200 and \$1,300 ⁴		

Signorelli Apartments – 14 unit apartment complex, 127, 135, and 139 S. B Street	14	2 Bedroom/2 Bath \$1,100/mo		
Oceanwood Apartments – 8 unit apartment expansion at 217 South U Street	8	2 Bedroom/2 Bath \$1,075 – 1,200 /mo ³		
Above Moderate	243	72%	73	13%
Walnut Village – LOM 512 39 units of a single family residential subdivision, between Walnut & Chestnut Avenues, west of Third Street	33	Sales price range \$297,000 - \$440,000 ⁶		
Crown Pointe – LOM 511 86 unit single family residential subdivision, south side of West Olive Avenue at Bodger Road	86	Sales price range \$341,500 - \$600,000 ⁶		
511 West Locust Avenue	1	Sold for \$600,000 ⁶		
La Purisima Highlands – LOM 472, 121 unit single family residential subdivision, southwest corner of State Highway 1 and Purisima Road	121	Sales price range \$350,000 - \$613,500 ⁶		
908 Clemens Way	1	2004 Assessed Value \$341,273 ⁷		
Total	337	100%	553	100%

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

² Rent established from personal phone call to property owner.

³ Rent established by contact with the property management company.

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

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

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

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

Source: Fire Department, Building Division, 2003-2005

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

General Plan Amendment, GP 04-06, changed the land use designation on all properties within the Master Plan area to Community Facility and removed the Proposed Park (P) overlay on those properties as a part of the overall Riverbend Park Master Plan and Trail project serving as a three-phase expansion of the existing Riverbend Park facility.

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

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

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

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

PUBLIC SERVICES ELEMENT

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

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

Amendments: None

Pending Amendments: None

URBAN DESIGN ELEMENT

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

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

Amendments: None

Pending Amendments: None

RESOURCE MANAGEMENT ELEMENT

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

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

Amendments: None

Pending Amendments: None

NOISE ELEMENT

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

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

Amendments: None

Pending Amendments: None

SAFETY ELEMENT

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

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

Amendments: None

Pending Amendments: None

SOCIO-ECONOMICS APPENDIX

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

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

Amendments: None

Pending Amendments: None

Sphere of Influence Boundary Amendments and Annexations

One sphere of influence boundary amendment and annexation application was approved during the 2005 calendar year in conjunction with a request for a General Plan Amendment, Pre-Zoning, Environmental Impact Report, and a Specific Plan covering approximately 149 acres of vacant undeveloped property northeast of the present City limits and Urban Limit Line. The application involved the development of approximately 476 residential units of a combination of single family and multi-family residential uses, a school site, a park, and an 8-acre open undeveloped site that will be left in its natural state.

An annexation inquiry was received during the 2005 calendar year, requesting that the City of Lompoc discuss whether there would be support for annexing approximately 804 acres of property, known as Purisima Hills, located approximately three (3) miles north of the existing City limits, Sphere of Influence, and General Plan Urban Limit Line, north of Vandenberg Village, west of Harris Grade Road. The project site is located approximately ¼ mile north of the nearest residence within Vandenberg Village and one mile northwest of the Mission Hills residential community. The purpose of the annexation inquiry was to provide direction to the property owner regarding support from both the City and the Local Agency Formation Commission (LAFCO) prior to the applicant investing considerable resources on a formal annexation request. The inquiry was scheduled for City Council review in early 2006.

General Plan Text Amendments and Element Updates

The City Council approved one General Plan text amendment during the reporting period of 2005. This General Plan text amendment responded to several major projects pending review that the City would be unable to lawfully approve with the existing Levels of Service (LOS) C standard in place. The project amended the Circulation Element to allow exceptions to the existing LOS C standard, consistent with the Congestion Management Program (CMP) administered by the Santa Barbara County Association of Governments (SBCAG). This development project was approved by the City Council on July 19, 2005.

General Plan and Zoning Map Amendments

Five General Plan map amendments and seven zoning map amendments were acted on during the calendar year 2005 reporting period. The General Plan map and zoning map amendments for 2005 were attributed to the following development projects:

- Crown Laurel
- River Terrace
- Riverbend Park

Table 9
Land Use Amendments in 2005

General Plan Land Use Designation	Acres "to"	Acres "from"
Community Facility (CF)	251.5	-
General Industrial (GI)	-	(9.53)
General Commercial (GC)	2.03	-
Light Industrial (LI)	1.36	-
Low Density Residential (LDR)	-	(123.33)
Low Density Residential, Maximum 2.5 Dwelling Units Per Acre (LDR-2.5)	100	-
Low Density Residential, Maximum 4.6 Dwelling Units Per Acre (LDR-4.6)	49	-
Low Density Residential, Maximum 6.2 Dwelling Units Per Acre (LDR-6.2)	-	(49)
Medium Density Residential (MDR)	32.07	-
Open Space (OS)	-	(24.9)
Open Space (OS) w/ Park Overlay	-	(229.2)
Net Change	435.96	(435.96)

Specific Plans

On December 12, 2005, the Planning Commission recommended that the City Council adopt the Burton Ranch Specific Plan. The Specific Plan regulates future development of the approximately 149-acre site and was developed for the following purposes:

- To avoid piecemeal development by master planning a large contiguous area prior to individual property owners seeking their own development project approvals.
- To provide for coordinated development policies for the area that will result in a high quality, aesthetically pleasing development pattern.
- To supplement the City's Zoning Ordinance and subdivision regulations to provide for development standards that are more appropriate for the semi rural environment than the urban standards that apply to the rest of the City.

Bikeways

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

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

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

The Riverbend Bike Path and the Allan Hancock College Bike Path Extension are two additional bikeways proposed for the future. The Riverbend Bike Path, a Class II bikeway, will run for approximately two miles adjacent to the Santa Ynez River and be installed as a part of the Riverbend Park Master Plan and Trail project. Construction is expected to begin in the fall of 2006. The Allan Hancock College Bike Path Extension will be a Class I bikeway approximately one mile in length connecting the Santa Ynez River Pedestrian Bridge to the Allan Hancock College campus, with construction estimated to begin in the summer of 2008.

Lompoc Redevelopment Agency Commercial Façade Improvement Program

Implementation of the Lompoc Redevelopment Agency Commercial Façade Improvement Program was approved January 2004 by the Lompoc Redevelopment Agency. This program sets forth specific procedures, program guidelines, and eligibility requirements for the Façade Loan fund. The purpose of the program is to enhance the physical appearance and economic vitality of businesses in the Lompoc Redevelopment Project Area. The program offers 0% percent interest façade improvement loans.

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

For 2005 the Redevelopment Agency funded a facade loan to Beach Plaza, LLC in the amount of \$60,000 for the old K-Mart building, which was completed in 2006. The Agency also funded a facade loan to Sanchez Properties, LLC for \$75,000 for the facade improvements to the La Chiquita Shopping Center, which was completed in June of 2006.

Lompoc Redevelopment Agency Commercial Rehabilitation Improvement Program

Implementation of the Redevelopment Agency Commercial Rehabilitation Improvement program was adopted by the Lompoc Redevelopment Agency Board in September of 2005. The Program is an endeavor of the Lompoc Redevelopment Agency to remove blighted conditions and revitalize existing buildings in the Old Town Redevelopment Project Area. Like the Commercial Façade Improvement Program, this program sets forth specific procedures, program guidelines, and eligibility requirements for the Commercial Rehabilitation funds. This program assists in the implementation of the Old Town Lompoc Specific Plan, as well as the Amended

and Restated Redevelopment Plan for the Old Town Lompoc Redevelopment Project Area, and directly serves to remove conditions of blight as documented in those plans.

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

Affordable Housing Development Progress

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

Pre-Development Assistance

During fiscal year 2005-2006, the City awarded \$9,000 in pre-development assistance to the Lompoc Housing and Community Development Corporation (LHCDC), for operating and pre-development costs. These HOME funds were allocated to pay architectural, planning, and appraisal fees associated with the acquisition of land and redevelopment of the proposed 19-unit Casa del Desarrollo, a Single Room Occupancy project designed to serve low income young adults, many of whom are exiting the foster care system.

Housing Rehabilitation Progress

There are currently more than 2,274 housing units in the City of Lompoc in need of at least minor rehabilitation; approximately 185 of these units require major rehabilitation with expenditures of more than \$10,000. The objective of the City's Residential Rehabilitation Loan Program is to improve the existing housing conditions of low- and moderate-income persons by subsidizing loans for rehabilitation work on single-family owner-occupied dwellings. For eligible borrowers, the Single Family Rehabilitation Loan Program offers 3% amortized loans and 4% deferred loans to seniors. Seniors are not required to make loan payments as long as they remain owners of their homes. Loans of \$50,000 are available for rehabilitation and \$60,000 for room additions with overcrowding conditions (which the City defines as households with 1.5 persons per room, excluding bathrooms and kitchen). Loans may be used for the repair of plumbing, heating, and electrical systems, roofing, remodeling, landscaping, painting, room additions in overcrowded situations, lead paint abatement, and for handicap accessibility improvements.

During fiscal year 2005-2006, the City provided low interest rehabilitation loans for four (4) single family residences of senior households from the CDBG funded Rehabilitation Program.

Multi-Family Rehabilitation

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

Recently Completed Rehabilitation

434 - 438 North L Street ♦ Casa Con Tres ♦ 12 units

During the 2005 calendar year, the Redevelopment Agency finalized the last six of twelve units affordable for very low-income families. This completed the substantial rehabilitation project that initially received Redevelopment Agency Funding in June of 2003.

521 - 537 North T Street ♦ T Street Apartments ♦ 14 units

During the 2005 calendar year substantial rehabilitation was completed on 14 units of a 35-unit complex providing affordable housing for very low-income families. The project initially received Redevelopment Agency funding in 2001.

Multi-Family Refinancing

The City was instrumental in refinancing two projects in 2005-06, helping to preserve the affordability of 74 residential units.

240 West Pine Avenue ♦ Parkside Gardens ♦ 48 units

Working with the Housing Authority of the County of Santa Barbara (HACSB), the City agreed to forgive the back interest on a \$240,000 CDBG loan the City made to the project in 1983, allowing the Housing Authority to complete the purchase and permanently preserve 48 units of affordable senior housing. The City received its loan repayment of \$240,000 in 2005.

501-505, 509-513 North S Street and 508 North T Street ♦ Jay Apartments ♦ 26 units

The City assisted the Lompoc Housing and Community Development Corporation (LHCDC) with a refinancing request for the 26-unit Jay Apartments. This involved the re-subordination of an existing CDBG loan for the acquisition of 26 units in 2001. The refinance in 2005, allowed the LHCDC to pay off the \$166,965 RDA note and enabled the organization to take out

\$333,035 in additional equity to use for other community projects, including the Lompoc Theater, supplementing capital replacement reserves on this project and on another adjacent property owned by the LHDC. Although the RDA loan is now paid off, the affordability covenant on the property remains in place, keeping the units affordable to renters in the “Very Low Income” levels.

Actions Taken to Minimize Displacement

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

Tenant-Based Assistance Payments Programs

Through the Section 8 Housing Choice Voucher (HCV) Program, the Housing Authority of the County of Santa Barbara provides rental subsidy payments directly to private landlords on behalf of eligible low-income tenants. Families issued a Housing Choice Voucher can be assisted in a rental unit that meets HUD-established housing quality standards (HQS) and rent comparability guidelines. The family’s share of rent is generally 30 to 40 percent of a family’s monthly-adjusted gross income for rent and utilities. The Section 8 HCV Program administered by the County Housing Authority currently provides rental assistance to 3,396 households in Santa Barbara County excluding the (City of Santa Barbara). It is estimated that 782, or 23 percent, of these households reside within the City of Lompoc.

Housing Authority of the County of Santa Barbara (HACSB)

The HACSB administers the Section 8 Voucher and Public Housing Program in various localities throughout the County. Area 2 includes the cities/communities of Santa Ynez, Solvang, Buellton, Lompoc, Mission Hills, Vandenberg Village, and Los Alamos. There are 219 public housing units in the City of Lompoc, in seven separate developments and 11 scattered site locations. Sixty-eight (68), or about one-third, of the 219 units are reserved for elderly households. The Housing Authority of the County of Santa Barbara’s Administrative Office is located in Lompoc at 815 West Ocean Avenue.

Homeless

During FY 2005-2006, the City worked to address the transitional housing needs of homeless individuals and families in Lompoc. The following agencies provided service and shelter resources.

Transitional Housing

Bridgehouse Homeless Shelter and Transitional Facility

The Bridgehouse Shelter provides emergency and transitional shelter for 56 homeless persons at a time. Clients receive food and shelter, counseling, and care management that includes referrals made to social, employment, medical, and other services. Between December 1, 2004 through March 31, 2005, the Bridgehouse operates as an emergency shelter program, rather than a transitional shelter, to accommodate the Winter Shelter season clients.

During FY 2005-2006, the shelter provided care for 9,382 cases, defined as a one night's stay for individuals, and served 196 unduplicated persons. The Bridgehouse received \$4,000 this past year, which consisted of federal CDBG and local Human Service donations. The Lompoc Human Service Donation Fund is made up of donations by the Lompoc Utility Bill Payers and a \$25,000 corporate donation from Comcast Cable Company.

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

Marks House Transitional Housing Program

The Marks House is an attractive Victorian-style home in one of Lompoc's residential areas. It provides 19 transitional beds for up to six homeless families and their children who can stay up to 90 days. In FY 2005-2006 Marks House provided care for 4,470 cases, defined as a one night's stay for individuals, and assisted 93 unduplicated persons. Clients receive case management, linkage to services, and support so that families access permanent housing and financial stability. This past year nine households consisting of nine adult heads of household and 21 children transitioned to permanent housing. One of these families, consisting of a mom and five children moved to the LHCDC managed Courtyard Apartments. Marks House received \$4,000 in 2005 from Local Human Service and federal CDBG funds administered by the City.

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 twelve persons. In FY 2005-2006, the City of Lompoc provided \$13,000 in funding for this battered women's shelter from federal CDBG and local Human Service Funds. In FY 2005-2006, the shelter provided 2,247 cases of service, defined as a one night's stay for a woman or child, and assisted 105 unduplicated women and children.

Other Housing Activities

Elderly and Disabled

Mobilehome Emergency Repair Grant Program (MERG)

The Mobilehome Emergency Repair Grant Program (MERG) addresses the emergency housing rehabilitation needs of owners of mobilehomes and single-family homes. Many of the mobilehome residents are elderly and disabled persons. By providing emergency repair grants, Catholic Charities, which administers the program, is able to check on the well being of house bound persons. In 2004-2005 the program received \$40,000. Ten (10) grants to low income households for repairs in their homes were made during FY 2004-2005. Of the 10 households assisted, eight (8) were senior households (over 62 years of age), and two (2) were disabled households. The City's Housing Rehabilitation Revolving Loan Fund supports this program.

Single Family Deferred Loan Programs – Seniors 2005-2006

The City also provides elderly homeowners with deferred loans to make repairs on their homes. In FY 2005-2006, \$158,000 was provided in loans to four (4) senior households.

Fair Housing

The City allocated \$11,000 to the Legal Aid Foundation of Santa Barbara County to provide Emergency Legal Services. Legal assistance is provided free to low-income persons and senior citizens in the following areas of law: family law, domestic violence, landlord/tenant law, income maintenance, civil rights, consumer, and educational issues. In 2005-06, 222 unduplicated individuals were assisted in legal issues, 94% of whom earned below 50% of median income (very low income).

The City of Lompoc has a three-year (2003-2006) contract with 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 4:30 p.m. Monday through Thursday, and staffed on Fridays 9:00 am to 5:00 p.m.

LAF made one (1) community presentation to landlords/property managers in the past 12 months. Legal Aid Foundation attorney Daralyn Balden presented an educational program to the general public on March 8, 2005 at the Dorothy Jackson Resource Center, discussing a variety of fair housing and landlord/tenant issues and provided handouts in English and Spanish. Ms. Balden also spoke at the North Santa Barbara County Rental Property Owners and Managers breakfast meeting on March 16, 2005 in the Lompoc Police Department conference room. She

discussed Fair Housing rules and regulations, provided handouts, hypothetical situations, and answered questions.

The LAF conducted Fair Housing testing in June 2006 at five (5) realty / apartment management office sites in Lompoc. The testing involved 8 trained volunteers to verify compliance with federal Fair Housing law. Pairs of testers visited realty offices separately. Each asked about vacancies, kinds of houses/condos available for sale, available apartments, rental rates, which utilities/services were included, security deposits required, and what the restrictions were, if any.

Tests were conducted to verify compliance with the Fair Housing laws in the areas of race, ethnicity, marital status, family make up/size, sexual orientation, and source of income with one pair of testers being a “control” applicant (a middle class heterosexual person, single, with a steady job.)

At the conclusion of the testing period, there were no overt signs of intentional discrimination in the protected classes tested. None of the Legal Aid testers encountered any epithets pertaining to the protected classes, and no steering was observed. In addition, Legal Aid testers did not encounter comments about the respective neighborhoods where the units were located. Thus, no degree of discrimination, overtly or unintentional, manifested in their tests.

Tenant Interviews: Between July 01, 2005 and June 30, 2006, in the course of its everyday operations, the Lompoc office of LAF has interviewed, either by phone or in person, approximately 49 who have had landlord/tenant issues. The majority of those cases involved eviction; the remainder concerned lack of or improper repairs, disagreements regarding the amounts of refunds on security deposits, habitability issues such as leaky or missing roofs, two units being connected to the same electric meter, improper plumbing, mold, mildew, landlord trespass, and defective three day notices.

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.	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.	Tabled due to exceptionally high level of development activity in the Community Development Department
Land Use - 4	The City shall explore a general plan referral agreement with Santa Barbara County to permit the City to review proposed developments in the unincorporated areas near the City (pursuant to GC Section 65919 et seq.).	Completed - City staff attends any meeting which may have an impact on the City and reviews proposals when plans become available
Land Use - 5	The City shall amend the Zoning Ordinance to establish standards for the location of child care centers in all appropriate non-residential zones of the city.	Tabled due to exceptionally high level of development activity in the Community Development Department
Land Use - 6	A Specific Plan shall be prepared to ensure the coordinated development of the Bailey Avenue Corridor, as shown on the map entitled "Bailey Avenue Corridor Boundaries", prior to approval of any tentative subdivision maps or development plans in the Bailey Avenue Corridor. Tentative subdivision maps and/or development plans may be approved for properties which were within City Limits as of June 1, 1999 provided the design of the development demonstrates compliance with all applicable General Plan goals and policies, particularly those requiring establishment of buffer areas between new development and agricultural lands.	Private developers have indicated an interest in moving forward with this Specific Plan.
Land Use - 7	The City shall amend its Zoning Ordinance to require that planned industrial and commercial uses be buffered by landscaping, parking, distance and/or transitional land uses from residential uses, open space, and schools. [Final EIR Land Use Mitigation Measure 1a]	Tabled due to exceptionally high level of development activity in the Community Development Department
Land Use - 8	All property owners located within an Airport Safety Area identified in the Santa Barbara County Airport Land Use Plan shall be aware through legal notice, that runs with the land, that their property is within an officially designated Airport Safety Area. [Final EIR Land Use Mitigation Measure 4]	Ongoing - implemented during permit processing
Land Use - 9	Prior to approval, the City shall require proposed new development with potential land use conflicts (such as noise, light and glare, air contaminants, traffic safety) to demonstrate that such conflicts can be minimized or mitigated to an acceptable level before the development is approved. The Zoning Ordinance shall be amended to include performance standards to mitigate impacts. [Final EIR Land Use Mitigation Measure 1b]	Amendment of the Zoning Ordinance has been tabled due to exceptionally high level of development activity in the Community Development Department. Mitigation is imposed during the environmental review process.

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

CIRCULATION ELEMENT

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

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

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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.	Ongoing - Old Town Specific Plan adopted 12-12-2000; 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.	Completed
Circulation - 27	The City shall require that future roads and improvements to existing roads be designed to minimize conflicting traffic movements such as turning, curb parking, and frequent stops.	Ongoing - Implemented during permit processing
Circulation - 28	The City shall require that the development of new private driveways do not introduce significant traffic conflicts along designated expressway and arterial roadways.	Ongoing - Implemented during permit processing
Circulation - 29	The City shall establish and enforce weight restrictions where necessary on routes traversing through residential neighborhoods.	Ongoing as needed
Circulation - 30	The City shall review the design of all new residential neighborhoods to ensure that through traffic is minimized.	Ongoing - Implemented during permit processing
Circulation - 31	The City shall identify and evaluate potential local revenue sources and viable State and Federal funding sources for financing roadway system, transit, pedestrian, and bicycle development projects.	Ongoing through SBCAG/TTAC
Circulation - 32	The City shall require the construction of bus turnouts adjacent to new developments in locations which improve transit service, safety, and efficiency.	Ongoing - Implemented during permit processing
Circulation - 33	The City shall require the installation of wheelchair ramps on all new sidewalks and encourage their installation in older neighborhoods.	Ongoing - Implemented during work in right-of-way
Circulation - 34	The City shall develop and adopt a Bikeway Master Plan that is reviewed every five years and updated as necessary. This Master Plan shall evaluate ways to encourage bicycle use and specify the locations of bicycle amenities which facilitate bicycle use.	Ongoing - see page 17 of report text
Circulation - 35	An economic impact study shall be undertaken prior to funding construction of the Central Avenue Extension to study the potential economic effects on the Old Town and other areas of the City.	To be scheduled
Circulation - 36	To accommodate the projected buildout traffic demands, Central Avenue shall: (1) be widened to its full planned width from "O" Street to a point west of "V" Street to allow for the required intersection improvements; and (2) include the intersection modifications illustrated in Figure 4 of the Addendum to the Final EIR for the General Plan revision (File No. GP 94-01). As shown therein, the following improvements will be necessary: <ul style="list-style-type: none"> • The intersection of Central Avenue and "H" Street will require the addition of a second southbound left-turn lane. • 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. 	Implemented during development review process To be scheduled To be scheduled

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	<ul style="list-style-type: none"> The intersection of "H" Street and North Avenue will require the addition of an exclusive westbound right-turn lane. [Final EIR Circulation Mitigation Measure 1, as modified in the Addendum to the Final EIR] 	Completed
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HOUSING ELEMENT

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

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	c. Community Development Block Grant (CDBG) and Santa Barbara County HOME Consortium funds to expand the supply of housing for very low- and low-income families and individuals.	Ongoing - see pages 18 through 20 of report text
Housing - 5	The City shall work in cooperation with mobilehome park resident organizations to pursue State Mobilehome Park Resident Ownership Program (MPROP) funds (when available) to preserve housing affordability for low-income residents.	Ongoing - the City will explore financing options and pursue as funds become available
Housing - 6	The City shall notify mobilehome park managers of the City's Needs Assessment hearings by providing flyers to post in common areas to facilitate the involvement of mobilehome park residents in the Needs Assessment process to consider the feasibility of applying for State Mobilehome Park Resident Ownership Program (MPROP) funds (when available) in order to preserve housing affordability for low-income residents.	Ongoing as funds become available
Housing - 7	The City shall cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, Lompoc Housing Assistance Corporation, and other faith-based and community organizations in the County's Continuum of Care program to pursue HUD, Emergency Shelter Grant Program (ESGP), and Supportive Housing Program (SHP) funds (when available), to help prevent homelessness in Lompoc.	Ongoing - the City in cooperation with community based nonprofit organization has utilized and continues to utilize HUD funds to help prevent homelessness - see pages 21 and 22 of report text
Housing - 8	The City shall cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, Lompoc Housing Assistance Corporation, and other faith-based and community organizations in the County's Continuum of Care program to pursue HUD, Shelter Plus Care Homeless Rental Housing Assistance (S+C/HRHA) Program funds, Supportive Housing Program (SHP), and Single Room Occupancy Program (SROP) funds, to provide rental housing assistance for homeless persons in Lompoc.	Ongoing - the City in cooperation with community based nonprofit organization has utilized and continues to utilize HUD funds to help prevent homelessness - see pages 21 and 22 of report text
Housing - 9	The City shall work with the Santa Barbara County Housing Authority to: a. Encourage the rehabilitation of rental property in order to meet the minimum requirements of the Section 8 Program. b. Secure additional HUD, Section 8 Lower Income Housing Assistance Program certificates and vouchers to aid very low-income and low-income families in obtaining private accommodations.	Ongoing - See page 21 and 22 of report text. Additionally, a code enforcement officer position (although currently vacant) was added to the City to monitor properties within the Redevelopment Area
Housing-10	The City shall maintain its status as a member of the Santa Barbara County HOME Consortium by renewing its agreement for the prescribed time period to obtain HUD, Home Investment Partnership Act (HOME) funds to retain and expand the supply of affordable housing.	Agreement renewed on September 05, 2003 for a three year term.
Housing - 11	The City shall work with the Housing Authority of Santa Barbara County through the Community Development Department's Needs Assessment process to consider the feasibility of participating in HUD's Reverse Equity Mortgage Program in order to help elderly homeowners continue to stay in their longtime residences.	The City has concentrated on obtaining CDBG, HOME, CHFA, and RDA funds but will explore financing options and pursue as funds become available
Housing - 12	The City shall continue to market the Deferred Single Family Rehabilitation Loan Program to low-income senior households to make necessary upgrades and structural modifications to their homes to facilitate independent living.	Ongoing

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

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

PARKS AND RECREATION ELEMENT

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

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Parks & Recreation - 5	The City shall amend the Subdivision Ordinance to require the Parks and Recreation Department to review all subdivision maps through the Development Review Board process.	Tabled due to exceptionally high level of development activity in the Community Development Department; currently implemented 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).	Tabled due to exceptionally high level of development activity in the Community Development Department; currently performed through 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.	Ongoing with school district - to be scheduled with Allan Hancock
Parks & Recreation - 8	The City should investigate negotiating limited joint use agreements with the US Air Force, United States Penitentiary, and Federal Correctional Institution to allow increased use of their respective recreation facilities by organized sports leagues.	To be scheduled
Parks & Recreation - 9	The City should investigate negotiating a limited joint-use agreement with the State Parks and Recreation Department for greater use of the La Purisima State Historical Park in conjunction with City recreation programs (e.g. summer or weekend day camps, arts and crafts classes, and special outings).	Ongoing
Parks & Recreation - 10	The City should investigate negotiating joint use agreements with private organizations to establish limited public access to their respective facilities in order to expand public recreation opportunities.	Ongoing with the YMCA, Boys & Girl's Club, City of Lompoc's Police Activities League (PAL), Special Olympics, Chamber of Commerce & Walnut Pier
Parks & Recreation - 11	The City shall encourage the County to define a responsible financial role in meeting the recreational program needs of all unincorporated area residents in the Lompoc Valley.	The City has requested that the County update park fees and update the General Plan for the Lompoc Valley
Parks & Recreation - 12	The Parks and Recreation Department should provide recreation and social activities for all age groups including teens and seniors through establishment of a multi-use community recreation complex.	LVCC Completed in Fall 2000 - programs continue on an ongoing basis
Parks & Recreation - 13	City facilities and land may be rented or leased for recreational purposes, so long as such facilities will be available for public use when not being actively used for their rented or leased activity.	Ongoing
Parks & Recreation - 14	The Parks and Recreation Department shall integrate park and recreation facility planning with programs to enhance neighborhoods.	Ongoing - implemented during permit processing

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Parks & Recreation - 15	The City Parks and Recreation Department shall make improvements and additions to the existing park and recreation facilities as listed and prioritized in the Capital Improvement Plan (CIP).	Ongoing - the CIP is updated on an annual basis by the Parks and Recreation Commission - Improvements have been made to playgrounds, the recreation center and civic auditorium
Parks & Recreation - 16	The City shall explore the development of private commercial recreation facilities including an athletic field(s), golf course, and festival grounds.	Ongoing
Parks & Recreation - 17	City shall amend the Development Impact Fee ordinance (AB 1600) to include provisions for funding regional parks and special recreation facilities (e.g. municipal pool, civic auditorium); and for contribution of funds by developers as allowed by law.	Ongoing - modified annually. Last comprehensive evaluation of existing development impact fees and preparation of an Impact Fee Study Report completed in 2003 - development impact fees updated 12/03; effective 2/04
Parks & Recreation - 18	The Parks and Recreation Commission shall establish and maintain a self-supporting user-fee schedule for recreation programs.	Adopted - Revised on an annual basis
Parks & Recreation - 19	The City shall pursue funding sources to maintain a Recreation Scholarship Fund to receive and distribute funds from public and private sources to enable low-income children to participate in recreation programs.	The Parks and Recreation Department has established a scholarship program
Parks & Recreation - 20	The Parks and Recreation Department shall establish a program to enable low-income persons to exchange community service credits for participation in recreation programs.	Ongoing on a limited basis
Parks & Recreation - 21	The City shall seek and/or provide funding for the construction of recreational trails as identified in the Bikeway Routes map of the <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.	Ongoing on an annual basis - improvements are made in accordance with the Parks and Recreation's prioritized ADA plan as funding permits

PUBLIC SERVICES ELEMENT

Implementation No.	Implementation Measure	Status
Public Services - 1	<p>The City shall periodically review the long-range needs of the electrical system including the following issues:</p> <ul style="list-style-type: none"> • Desired level of reliability for the electrical system. • Maintenance of power lines and related equipment. 	<p>Ongoing - implemented during permit processing and as funding allows</p> <p>- Maintenance/upgrade of 4kV to 12kV project continues</p>

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	<ul style="list-style-type: none"> • Elimination of inaccessible power lines. • Procurement of adequate sources of electrical power. • Preparation of an engineering model of the electrical system to identify needed improvements. • Maintenance of an accurate electrical system map. • Provision for the logical and economic extension of the electrical system to new developments. 	<p>Completed</p> <p>Reviewed annually - the City has adequate power supply at this time</p> <p>The model is 95% complete pending final review</p> <p>City Primary Electric Distribution Map is maintained on a weekly basis</p> <p>Under current review to determine needed updates, changes or extension</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
Public Services - 3	The City shall amend the City Code to require installation of automatic fire protection systems in all new buildings that exceed fire protection and on scene response capabilities of the Fire Department.	To be scheduled
Public Services - 4	The City shall review the City Code regulations for fire sprinklers for additional requirements.	To be scheduled
Public Services - 5	The City shall assist the Library Board of Trustees in preparing a facility plan for the main library, which includes consideration of an additional entrance to existing parking area.	This project has been superseded by another development plan based on a Needs Assessment and Feasibility Study for Lompoc Public Library dated July 2002
Public Services - 6	The City will strive to increase funding levels for the library to meet the average funding levels for City of Lompoc library facilities on a statewide basis.	Ongoing
Public Services - 7	The City shall explore amendment of the Development Impact Fee ordinance to fund improvements to City of Lompoc library system which are necessitated by new development.	Ongoing - modified annually. Last comprehensive evaluation of existing development impact fees and preparation of an Impact Fee Study Report completed in 2003 - development impact fees updated 12/03; effective 2/04
Public Services - 8	The Police Department shall develop traffic safety recommendations and programs based upon State-wide Integrated Traffic Reporting System data, and citizen and school district requests.	Ongoing
Public Services - 9	The Police Department shall utilize a Community Oriented Policing and Problem Solving (COPPS) philosophy involving citizens, community organizations, city departments, and criminal justice agencies. Issues such as crime, drug or gang-related activities, and other identified problems relating to public safety will be targeted by this philosophy.	Adopted in 1995 - the City will revise as deemed necessary
Public Services - 10	The City shall prepare a facility plan for a multi-use community center.	Completed
Public Services - 11	The City shall update the facility plan for the Civic Center.	Completed
Public Services - 12	The City shall implement the facility plan for the Civic Auditorium.	Completed

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Public Services - 13	The City shall schedule improvements to public buildings necessary to meet the needs of physically challenged individuals, in accordance with the requirements of the Americans with Disabilities Act.	Ongoing
Public Services - 14	The City shall gather information from other cities regarding the display and financing of public art.	Ongoing - City Council conceptually approved public art program; working on funding and program policies
Public Services - 15	The City shall prepare and implement a master plan for the Lompoc Airport.	The Lompoc Airport Master Plan was adopted on June 2, 1998
Public Services - 16	The City shall seek to negotiate comprehensive joint use agreements with the Lompoc Unified School District and the Allan Hancock Joint Community College District.	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.	Adopted School Overlay on General Plan Land Use Map
Public Services - 18	The City shall notify the Lompoc Unified School District when the City receives a development application for an area identified with a proposed school designation to determine whether there is property acquisition interest. If no interest is expressed, the City shall delete the proposed school site designation from the Land Use Element Map following the issuance of applicable certificates of occupancy.	Ongoing - Implemented during the development review process
Public Services - 19	The Utility Department shall update the Wastewater Management Plan.	Completed - Lompoc Regional Wastewater Reclamation Plant Master Plan prepared by Kennedy/Jenks Consultants dated September 2002
Public Services - 20	The City shall establish a program to promote the uses of wastewater biosolids. Potential uses include: <ul style="list-style-type: none"> • Composting; and • Application to land areas by spreading, spraying or injection. 	Biosolids Management Plan completed in 2002
Public Services - 21	The City shall establish a program to promote the use of reclaimed effluent. Potential uses include: <ul style="list-style-type: none"> • Irrigation of landscaping and fodder, seed, and flower crops; • Industrial cooling; • Dust control and compaction at construction sites and the landfill; and • Recharge of the groundwater basin. 	Ongoing - Wastewater treatment plant only Currently economically infeasible Ongoing Ongoing
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.	Tabled due to exceptionally high level of development activity in the Community Development Department
Public Services - 23	The City shall amend the Subdivision Ordinance to require that land divisions approved within 2000 feet of the landfill boundary shall be conditioned to require a notification in the deed of the landfill's proximity to the property.	Tabled due to exceptionally high level of development activity in the Community Development Department

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

URBAN DESIGN ELEMENT

Implementation No.	Implementation Measure	Status
Urban Design - 1	The Beautification Commission shall establish policies and programs to define and enhance the entryways into the City in cooperation with Caltrans, Santa Barbara County, and the affected property owners.	Ongoing - the Home Depot project installed entry treatment at the southeast entry into the City at Ocean Ave and 12th Street in 2004-2005
Urban Design - 2	The City shall amend the Zoning Ordinance to require new homeowner associations to maintain and preserve natural habitats within their respective developments.	Amendment of ordinance tabled due to exceptionally high level of development activity in the Community Development Department. Habitat preservation is required during the environmental review process.

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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.	Amendment of ordinance tabled due to exceptionally high level of development activity in the Community Development Department. A 200' buffer is required for development adjacent to agricultural lands to the west.
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."	Amendment of ordinance tabled due to exceptionally high level of development activity in the Community Development Department. Protection of ridgelines is addressed through 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.	Amendment of ordinance tabled due to exceptionally high level of development activity in the Community Development Department. Protection of hillsides is addressed through 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).	Amendment of ordinance tabled due to exceptionally high level of development activity in the Community Development Department. Protection of scenic corridors is addressed through development review process.
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.	Amendment of ordinance tabled due to exceptionally high level of development activity in the Community Development Department. Architectural review is part of 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.	The Old Town Commercial and Old Town Lompoc Specific Plan have been adopted. The Specific Plan includes development standards.
Urban Design - 9	The City shall amend the Zoning Ordinance to establish design guidelines for the Southside Old Town (generally the 200-400 blocks of South "G" and "H" Streets and 200-300 blocks of South "I" and "J" Streets) to preserve historic structures, encourage rehabilitation, and ensure that new construction and rehabilitation are compatible with the surrounding historic structures.	A consultant has been hired to work on a historic preservation district and prepare a historic preservation ordinance
Urban Design - 10	The City shall explore methods for providing sufficient off-site parking in the Old Town area.	Not required by the Old Town Lompoc Specific Plan
Urban Design - 11	The City shall amend the City Code to increase the maintenance standards for commercial and industrial facilities.	Tabled due to exceptionally high level of development activity in the Community Development Department

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Urban Design - 12	The City shall amend the Zoning Ordinance to include minimum standards for the percentage of the required open space areas (exclusive of natural habitat) of developments which need to be landscaped in order to minimize storm runoff.	Tabled due to exceptionally high level of development activity in the Community Development Department
Urban Design - 13	The City shall review the street-naming and street-numbering policy for future developments.	Tabled due to exceptionally high level of development activity in the Community Development Department
Urban Design - 14	The City shall designate the Italian Stone Pines on South H Street as a heritage grove.	Local designation has been accomplished
Urban Design - 15	The City shall explore the establishment of landscape maintenance districts.	Completed - the City does not wish to pursue the establishment of landscape maintenance districts at this time
Urban Design - 16	The City shall establish a citywide street tree median and parkstrip planting program, if funding is available. Landscaped areas shall be located and designed to maintain vehicular and pedestrian safety, to beautify the roadways, and to maintain traffic-flow efficiency.	Ongoing
Urban Design - 17	The City shall use landscaping to screen unsightly land uses or activities on City-owned land.	Ongoing - Implemented during the development review process
Urban Design - 18	The City shall review the Sign Ordinance, and update as necessary.	Update is scheduled for FY 2006/2007 work program
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> .	Ongoing - Implemented during the development review process
Urban Design - 20	The City shall identify boundaries of the Old Town area and include those boundaries on the Zoning Map.	Completed
Urban Design - 21	The City shall condition approval of individual development proposals to be consistent with Land Use Element Policies 5.11 and 5.12. [Final EIR Urban Design Mitigation Measures 1a and 1b]	Ongoing - Implemented during the development review process
Urban Design - 22	The City shall condition approval of individual development proposals to assure that development shall preserve important view corridors, where feasible, by identifying and preserving the attributes of the view corridor that characterize its significance (e.g. framing elements and presence or absence of impinging details) as seen from roadways, pedestrian paths or other public vantage points to avoid view obstruction. Buildings shall be sited so as to minimize view obstruction from sensitive vantage points. This measure shall be accomplished through amendment of the Zoning Ordinance to include standards for view protection as indicated in this measure. [Final EIR Urban Design Mitigation Measure 2a]	Ongoing - Implemented during the development review process
Urban Design - 23	The City shall amend the Zoning Ordinance so that the following glare reduction measures are applied when reviewing new development on a parcel specific basis: <ul style="list-style-type: none"> • 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. 	Amendment of Ordinance is tabled due to exceptionally high level of development activity in the Community Development Department. Light and glare mitigation measures are imposed during the environmental review process.

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	<ul style="list-style-type: none"> • Require use of hooded lights on focused-beam lamps for nighttime illumination in parking areas, shipping and receiving docks and within industrial developments. These lights direct the light beam towards the ground, which if a dark pavement, will not reflect light and cause spillage into neighboring areas. • Require use of materials which reduce or diminish glare for windows in new developments. [Final EIR Urban Design Mitigation Measure 3a] 	
Urban Design - 24	The City shall continue to review development proposals on a project-specific basis with added attention to avoidance to degradation of objects or aesthetic and/or historical significance. New development shall be subject to design review as part of the City's project approval process. [Final EIR Urban Design Mitigation Measure 4a]	Ongoing - Implemented during the development review process
Urban Design - 25	The City staff shall coordinate planning, design, and maintenance of roadway medians, parkstrips, and open space areas with the Parks and Recreation Department through the Development Review Board process.	Ongoing - Implemented during the development review process

RESOURCE MANAGEMENT ELEMENT

Implementation No.	Implementation Measure	Status
Resource Management - 1	The City shall amend the Zoning Ordinance to protect mineral deposits and restrict the encroachment of incompatible land uses. Mineral resource extraction may be allowed within these areas contingent upon approval of a conditional use permit.	Completed with the adoption of the Surface Mining Ordinance 10/99
Resource Management - 2	The City shall amend the Zoning Ordinance to require that any divisions of land which involves mineral resource areas shall include notices on the property titles which identify the presence of mineral resources and possibility of mineral extraction operations in the area.	Amendment of Ordinance tabled due to exceptionally high level of development activity in the Community Development Department.
Resource Management - 3	The City shall amend the Subdivision Ordinance to require that developments proposed within 1000 feet of abandoned oil and gas wells be conditioned to: 1) identify the precise locations of the wells and 2) ensure that the wells have been abandoned in accordance with current State Division of Oil and Gas regulations.	Amendment of Ordinance tabled due to exceptionally high level of development activity in the Community Development Department. Well identification and abandonment is required through 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.	Completed with the adoption of the Surface Mining Ordinance 10/99
Resource Management - 5	The City shall amend the Zoning Ordinance to provide discretionary review of oil drilling or production proposals. This review shall include plans for oil and gas drilling and production as well as abandonment of the site.	Tabled due to exceptionally high level of development activity in the Community Development Department

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Resource Management - 6	The City shall amend the Zoning Ordinance to add an environmentally-sensitive resource overlay zone in order to protect environmentally-sensitive resources, including biologically-significant habitats.	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 7	The City shall amend the Zoning Ordinance to ensure that permitted activities in the environmentally-sensitive resource overlay zone will not damage biologically significant habitats. Where no feasible alternative locations exist for the activity, replacement habitat shall be required at a 1:1 ratio of any biologically significant habitat located within the overlay zone which is damaged or disturbed by development.	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 8	The City shall amend the City Environmental Guidelines to maintain consistency with the California Environmental Quality Act and Guidelines.	Ongoing
Resource Management - 9	The City shall amend the Grading Ordinance to require temporary fencing to be installed at the edge of biologically significant habitats prior to construction.	Amendment of ordinance tabled due to exceptionally high level of development activity in the Community Development Department. Protective fencing is required through the environmental 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.	Amendment of ordinance tabled due to exceptionally high level of development activity in the Community Development Department. Stormwater Pollution Prevention Plans are required during 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.	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 12	The City shall amend the Zoning Ordinance to require native plant buffers along stream and riparian habitat to protect riparian vegetation, provide continuous wildlife habitat, retain bank stability, and reduce erosion and sedimentation.	Amendment of ordinance tabled due to exceptionally high level of development activity in the Community Development Department. Mitigation measures are imposed during 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.	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 14	The City shall amend the Zoning Ordinance to require the preparation of maintenance and management plans for natural habitats affected by development.	Tabled due to exceptionally high level of development activity in the Community Development Department

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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.	Amendment of ordinance tabled due to exceptionally high level of development activity in the Community Development Department. Vegetation which is compatible with natural habitats is required during the environmental 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.	Ongoing - as opportunity allows
Resource Management - 17	The City shall conduct a comprehensive survey of all pre-World War II structures, architecturally significant buildings, and ethnic places. The identified structures and places shall be evaluated to determine historic, architectural, or ethnic significance.	City has hired a consultant and work is underway on a Historic District Ordinance
Resource Management - 18	The City shall review the Landmark Ordinance and update, as necessary, to provide increased protection to landmark structures by requiring public notice prior to any demolition or major rehabilitation. This requirement shall apply to the more recent of the following lists of structures: 1) Table 4 of the Cultural Resources Study or 2) the results of the comprehensive survey (see Resource Management - 17).	City has hired a consultant and work is underway on a Historic District Ordinance
Resource Management - 19	The City shall review zoning designations in the Southside Old Town Neighborhood (generally the 200-400 blocks of South "G" and "H" Streets and 200-300 of South "I" and "J" Streets) for changes which would enhance protection of existing historic structures and neighborhoods.	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 20	The City shall publicize applicability of the State Historic Building Code in repair, alteration, and additions to historic structures.	City has hired a consultant and work is underway on a Historic District Ordinance
Resource Management - 21	The City shall establish a program of financial incentives to encourage the rehabilitation of buildings which are eligible to be or have been designated City landmarks. The program shall include: Allocation of Community Development Block Grant rehabilitation funds toward historic structures; 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; Publicizing and pursuing financial incentives for historic structures which are available under State legislation, and 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.	To be scheduled Ongoing - subject to available funds Ongoing Ongoing Some fees are paid by the Redevelopment Agency for retrofitting unreinforced masonry buildings
Resource Management - 22	The City shall publicize and provide information to property owners of historic structures or places regarding the benefits of Federal, State, County, or City landmark status.	City has hired a consultant and work is underway on a Historic District Ordinance

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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.	Completed
Resource Management - 24	The City shall maintain records of known archaeological sites and provide the Building Official with a listing of affected parcels. Prior to issuance of building or demolition permits on these parcels, a Phase 2 or Phase 3 Cultural Resources Evaluation shall be required.	Ongoing - Implemented during permit processing
Resource Management - 25	The City shall amend the Zoning Ordinance to protect environmentally-sensitive resources, including archaeological resources.	Completed
Resource Management - 26	The City shall inventory all trees on City property and designate as City Landmarks any trees with historic or cultural significance.	Completed
Resource Management - 27	<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>	Ongoing - 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)	Ongoing

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Resource Management - 29	The City shall participate in the preparation of a Groundwater Resources Management Plan which addresses the use of groundwater in the Lompoc Valley by all major users.	Completed - (1) Santa Barbara Water Purveyor Agency Watershed Sanitary Survey Update prepared by Summers Engineering dated 12/2000 (2) Santa Barbara Water Purveyor Agency Watershed Sanitary Survey Update Attachment, Drinking Water Source Assessment Program by Summers Engineering dated 12/2000
Resource Management - 30	The City shall review its Urban Water Management Plan every five years and update it as necessary to ensure the ongoing effectiveness of the City's water conservation efforts and satisfaction of the City's supplemental water needs.	Completed - City of Lompoc Urban Water Management Plan; also refer to Resource Management implementation measure 29
Resource Management - 31	The City shall amend the Zoning Ordinance to add an environmentally-sensitive resource overlay zone in order to protect environmentally-sensitive resources, including groundwater recharge areas.	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 32	The City shall explore development of supplemental and cost-effective water options.	Ongoing
Resource Management - 33	The City shall amend the Grading and/or Subdivision Ordinance to: minimize soil erosion, water quality degradation, and volume of surface water runoff during and after construction; and to maximize on-site percolation of stormwaters. (Cross References: PF&S-Storm Drainage, Biological Resources, and Flooding)	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 34	The City shall expand its water conservation Public Information Program for commercial businesses to further reduce water demand.	Ongoing - The City has instituted a retrofit/rebate program and landscape audit program. Also, the City is a participant in a grant that will offer an additional benefit for commercial businesses to retrofit toilets and clothes washers. The City is also working on a program to retrofit food service businesses with low water spray head nozzles.
Resource Management - 35	The City shall expand its Leak Detection Program to include annual system-wide leak detection surveys in order to improve water delivery efficiency and conserve existing water supplies.	Studies have determined that this is not yet needed
Resource Management - 36	The City shall explore methods to export salt from the Lompoc groundwater basin in order to improve water quality.	Preliminary studies have been completed and determined that this is currently infeasible
Resource Management - 37	The City shall provide xeriscape display gardens as part of landscaping at public facilities, and encourage their use throughout the City. (Cross References: Urban Design and PF&S-Public Buildings)	Ongoing - One display garden has been completed at the City's Wastewater Treatment Plant
Resource Management - 38	The City shall evaluate and monitor the effects of the development of different parks and recreation facilities on water quantity and quality as more details about the specific land uses and fertilizer management practices are developed.	Ongoing

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Resource Management - 39	The City shall periodically review and update its standardized conditions of approval to reduce the construction and operational air quality impacts resulting from discretionary and ministerial projects.	The City has adopted standardized conditions of approval and update as necessary
Resource Management - 40	The City shall institute referral procedures to ensure that applicants for new stationary sources of air pollution are notified of APCD rules and regulations early in the project review process.	Ongoing - Implemented during permit processing
Resource Management - 41	The City shall work with APCD to develop guidelines for assessing and mitigating project-related air quality impacts pursuant to California Environmental Quality Act (CEQA).	The City has adopted APCD approved conditions for development projects
Resource Management - 42	The City shall continue the conversion of city-operated fleet vehicles and equipment to low-emitting fuels.	Ongoing
Resource Management - 43	Pursuant to Congestion Management Program goals, the City shall amend the Zoning Ordinance to require large commercial, industrial, and institutional developments to provide enhancements for: 1) users of alternative transportation modes; and 2) on-site services to reduce the need for offsite travel by employees.	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 44	The City shall review and if necessary amend the Zoning Ordinance to discourage new drive-through facilities.	Tabled due to exceptionally high level of development activity in the Community Development Department
Resource Management - 45	<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>	Ongoing - Implemented during permit processing. The City has adopted APCD approved standard conditions of approval for new construction

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	Require the construction contractor to designate a person or persons to oversee the implementation of a comprehensive dust control program and to increase watering, as necessary.	
Resource Management - 46	<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>	Ongoing - Implemented during permit processing. The City has adopted APCD approved standard conditions of approval for new construction
Resource Management - 47	The City shall monitor the California Environmental Protection Agency Department of Pesticide Regulation investigations and other studies and shall work with responsible agencies to take necessary steps to reduce the potential for spray drift impacts from application of chemicals in areas adjacent to residences, schools and non-target food crops.	Ongoing

NOISE ELEMENT

Implementation No.	Implementation Measure	Status
Noise - 1	<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>	Amendment of ordinance tabled due to exceptionally high level of development activity in the Community Development Department. Acoustical studies and noise attenuation measures are imposed through the environmental review process.

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	<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>	
Noise - 2	The City should investigate noise impacts from stationary sources in response to noise complaints and then enforce existing noise standards if City noise standards are being exceeded.	Ongoing
Noise - 3	The City shall amend the projected noise contours for the Lompoc Airport as more current information becomes available.	Ongoing
Noise - 4	<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>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>	Ongoing - Implemented during development review process. The City has adopted noise standard conditions of approval for new construction

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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>	Ongoing - Implemented during the development review process				
DESIGN NOISE LEVELS ADJACENT TO PLANNED ROADWAYS						
Roadway Classification	Lane ^a Geometrics	Design ^b Capacity	CNEL ^c @ 100 feet	Distance to Contours (Ft.) ^d		
				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>a. D=Divided U=Undivided. b. The ultimate daily design capacity shown in terms of vehicles per day. c. CNEL values are at 100 feet from all roadway centerlines (see Appendix F for assumptions). d. All distances are measured from the centerline. R/W means that the CNEL contour falls within the right-of-way.</p>						

SAFETY ELEMENT

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

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Safety - 7	For event-specific risks brought to the City's attention, the City shall develop event-specific plans, procedures, or programs to manage the risk and maximize public safety.	To be developed as needed
Safety - 8	The City shall update the Multi-Hazard Functional Plan as necessary to reflect new information which affects the safety of Lompoc residents.	Revised in 2006, revisions underway to meet NIMS requirements
Safety - 9	The City shall amend the Zoning Map to show all floodway areas, as identified on the Hazard Management Map, for "Open Space" or zones which are compatible with floodway hazards.	Tabled due to exceptionally high level of development activity in the Community Development Department
Safety - 10	The City shall amend the Flood Plain Management Ordinance in order: 1) to maintain consistency with revisions of Federal and State requirements; 2) to establish a regulatory floodway; 3) to regulate grading and filling activities which diminish the carrying capacity of the floodway fringe; and 4) to establish building setbacks from the Santa Ynez River and other watercourses.	Updated in 1996 - no further updates recommended by FEMA and therefore amendments are not contemplated at this time
Safety - 11	The City shall amend the Zoning Ordinance and Resolution Numbers 2399 (74) and 2418 (74) to reflect the current roles and responsibilities of the Planning Commission and City departments in maintaining flood hazard information, reviewing development plans, and submitting periodic reports on flood plain management measures.	Tabled due to exceptionally high level of development activity in the Community Development Department
Safety - 12	The City shall acquire flood control and conservation easements along watercourses; either through dedication at the time of development or purchase, subject to the availability of funds.	Ongoing - Implemented during development review process
Safety - 13	The City shall amend the Zoning Ordinance to restrict densities in wildland fire risk areas and to establish standards for development.	Tabled due to exceptionally high level of development activity in the Community Development Department
Safety - 14	The City shall amend the Zoning Ordinance to establish minimum distances between buildings in wildland fire risk areas to be not less than 60 feet, unless the following conditions are met: 1) properly built access roads; 2) availability of an adequate water supply; 3) the use of materials and construction which is of greater fire resistance than standard requirements; 4) strict adherence to clearance requirements; and 5) construction and maintenance of fuel breaks. Such reduction in minimum spacing requirements may be cumulative but may not be less than otherwise specified in the Zoning Ordinance.	Amendment of ordinance tabled due to exceptionally high level of development activity in the Community Development Department. Compliance required through development review process.
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.	Amendment of ordinance tabled due to exceptionally high level of development activity in the Community Development Department. Compliance required through development review process.

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

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<p>Safety - 24</p>	<p>The City shall require the following in the slope hazard areas as delineated on the Geologic and Soils Hazards map:</p> <p>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;</p> <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>	<p>Ongoing - Implemented during development review process</p>
<p>Safety - 25</p>	<p>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.</p>	<p>Ongoing - Implemented during development review process</p>
<p>Safety - 26</p>	<p>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.</p>	<p>Ongoing - Implemented during development review process</p>
<p>Safety - 27</p>	<p>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).</p>	<p>Ongoing</p>
<p>Safety - 28</p>	<p>The City shall amend the Zoning Ordinance to require developers proposing structures on or adjacent to steep slopes to: 1) Develop and implement hillside drainage plans to reduce the risk of further movement by existing landslides; 2) Site new structures away from steep hillsides and the toes of existing landslide surfaces, reducing the potential for damage from landslide movement or burial; and 3) Perform site-specific slope stability investigations and analyses by a Registered Geotechnical Engineer.</p>	<p>Tabled due to exceptionally high level of development activity in the Community Development Department</p>
<p>Safety - 29</p>	<p>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.</p>	<p>Amendment of ordinance is included in FY 2006/07 work program.</p>

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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.	Tabled due to exceptionally high level of development activity in the Community Development Department
Safety - 31	The City shall participate with the County of Santa Barbara in the preparation of guidelines to identify and implement risk management strategies for the transportation of hazardous materials within the County.	To be scheduled
Safety - 32	The City shall amend the Zoning Map to designate Open Space buffer areas for safety purposes, if necessary, along routes of pipelines carrying hazardous materials.	Tabled due to exceptionally high level of development activity in the Community Development Department
Safety - 33	The City shall provide information to the public about proper disposal of household hazardous wastes and use of non-hazardous alternatives to minimize public exposure and enhance public safety.	Completed - residents receive pamphlets when requesting utility hook ups; residents and businesses receive information in <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>	Ongoing - 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 (1) specify measures to be taken to protect workers and the public from exposure to potential site hazards and (2) certify that the proposed remediation measures would clean up the wastes, dispose the wastes, and protect public health in accordance with Federal, State, and local requirements. Permitting or work in the areas of potential hazard shall not proceed until the site remediation plan is on file with the City.</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>Ongoing</p>
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<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 th</p>	<p>Tabled due to exceptionally high level of development activity in the Community Development Department</p>
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