

# CITY *of* LOMPOC

## 2030 General Plan

### CONSERVATION AND OPEN SPACE ELEMENT

#### INTRODUCTION AND AUTHORITY

Lompoc possesses many resources that contribute to its unique character and beauty as a place to live, work, and visit. Lompoc takes pride in the natural beauty of its coastal central valley, the surrounding countryside filled with flowers and vineyards, and the year-round welcoming climate. The key to maintaining this healthy and vibrant community as Lompoc continues to grow is through the stewardship of its natural resources—such as air quality, water, energy, and soil—for the protection of plant and wildlife habitats, and public health, safety and welfare, and through the preservation of land for recreational activities. Lompoc’s cultural resources are also important, as they provide a link to the City’s past, help shape its present-day character, celebrate its unique identity, and offer a source of pride and community connection for its residents.

The Conservation and Open Space Element emphasizes Lompoc’s desire to conserve, preserve, and enhance natural and cultural resources. The Element establishes a number of goals, policies and implementation actions for the long-term protection and preservation of resources that help define the City’s identity, contribute to its economy, and improve its quality of life. The topics addressed in this Conservation and Open Space Element include:

- ❖ Biological Resources (refer to Figure C/OS-1)
- ❖ Cultural Resources
- ❖ Soil and Mineral Resources (refer to Figure C/OS-2)
- ❖ Water Resources
- ❖ Air Quality
- ❖ Energy Resources
- ❖ Open Space (refer to Figure C/OS-3)

As stated in the State General Plan Guidelines (Governor’s Office of Planning and Research, 2003), one role of the Conservation Element is to establish policies that reconcile conflicting demands on these resources. Likewise, Open Space Element guides conflicting demands for the conservation and use of open space land. Because of its breadth, the open space element overlaps other elements and is commonly combined with other elements. For example: the Land Use Element provides for open space for agriculture, recreation, and scenic uses; the Conservation Element provides for open space for the preservation and managed production of Natural Resources; and the Safety Element provides for open space for public health and safety purposes.

## CONSERVATION AND OPEN SPACE ELEMENT

As required by Government Code Section 65560, the Open Space Element takes into consideration open space lands, defined as any parcel or area of land or water which is designated on a local, regional, or state open space plan as any of the following:

- ❖ Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, banks of rivers and streams, and watershed lands.
- ❖ Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
- ❖ Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as unstable soil areas, flood plains, areas presenting high fire risks, areas required for the protection of air and water quality.
- ❖ Open space used for the managed production of resources, including but not limited to, forest lands, rangeland and areas of economic importance; areas for recharge of groundwater basins; bays, estuaries, rivers and streams for the management of commercial fisheries; and areas containing major mineral deposits.

Lompoc recognizes its role as steward of all lands within its jurisdiction, as well as its responsibility to promote and participate in solutions to the global environmental concerns. The City will continue to take an active role in the management of its natural resources for the benefit of present and future residents. The general overall goals of the Conservation and Open Space Element are to:

- ❖ Preserve significant environmental features within Lompoc and provide for their wise management.
- ❖ Minimize the consumption of natural resources needed to support life in Lompoc and ensure the wise use of those resources.

## GOALS AND POLICIES

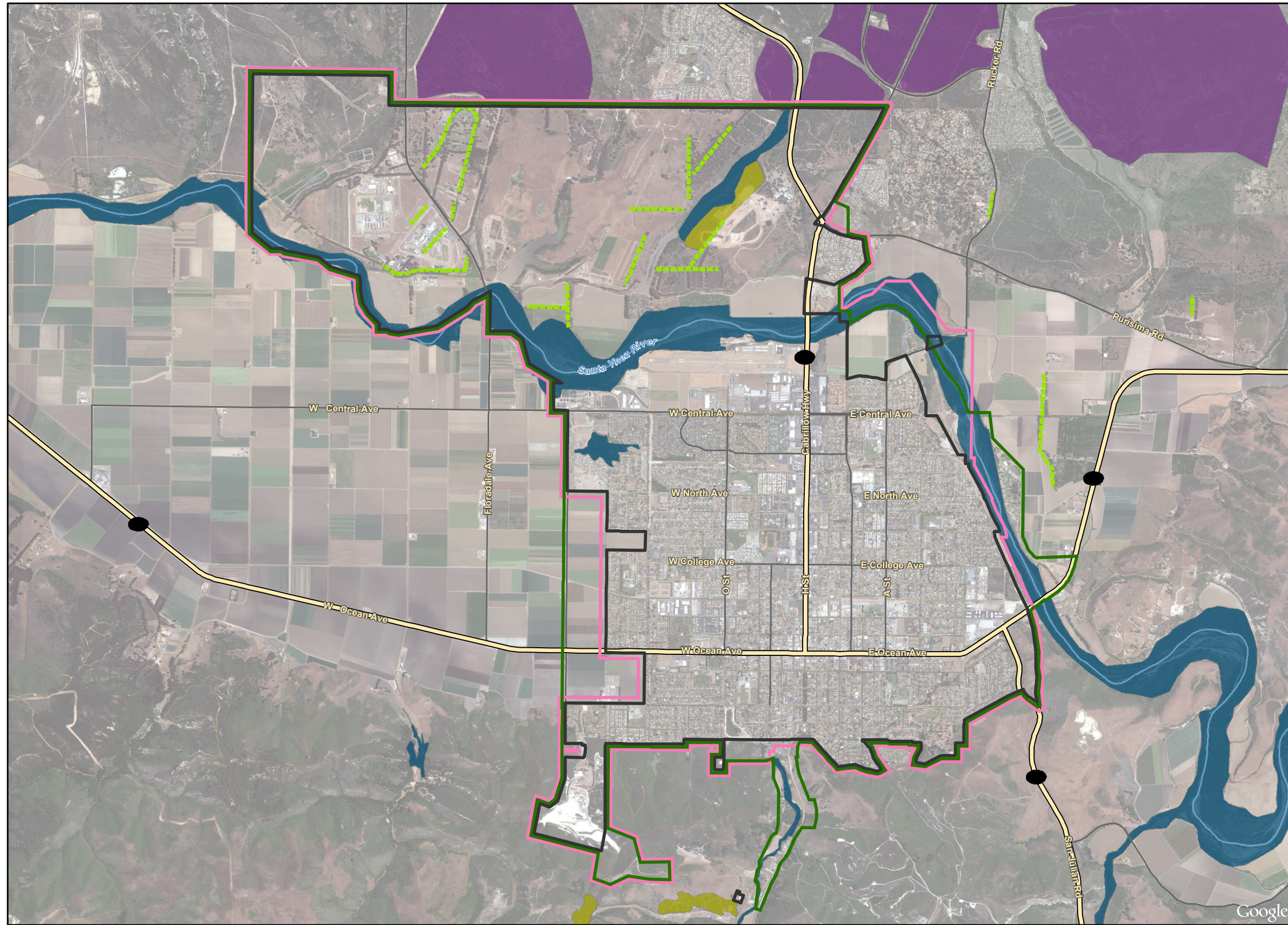
### Biotic Resources

#### Goal 1

Protect native plant and animal habitats in recognition of their biological, educational, and scientific values.

#### Policies

- Policy 1.1 The City shall ensure that the biologically significant habitats, including but not limited to those within and adjacent to the Burton Mesa, the Santa Ynez River, San Miguelito Creek and Bailey Avenue Wetlands, are preserved, as defined in project-specific mitigation measures.

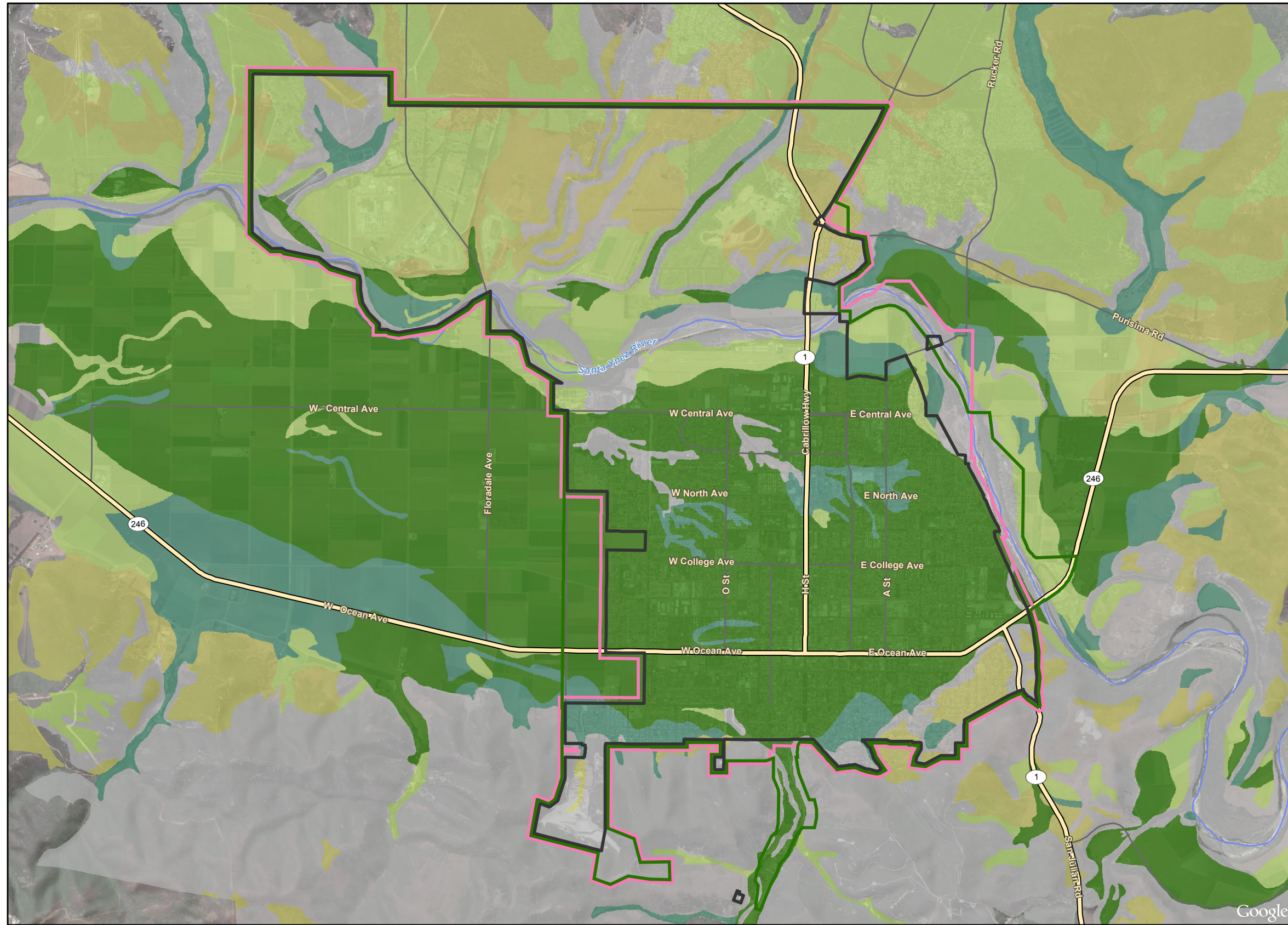


- Legend**
- City Limits
  - City Urban Limit Line
  - City Sphere of Influence
- Biological Significance**
- Burton Mesa Chaparral
  - Oak Woodland
  - Riparian Vegetation/Stream Habitat
  - Eucalyptus Windrow

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 City of Lompoc 1997 Resource Management Element

Biologically Significant Areas

Figure C/OS-1  
 City of Lompoc



**Legend**

- City Limits
- City Urban Limit Line
- City Sphere of Influence

**Irrigated Capability Classification**

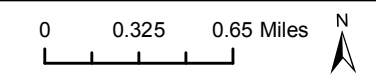
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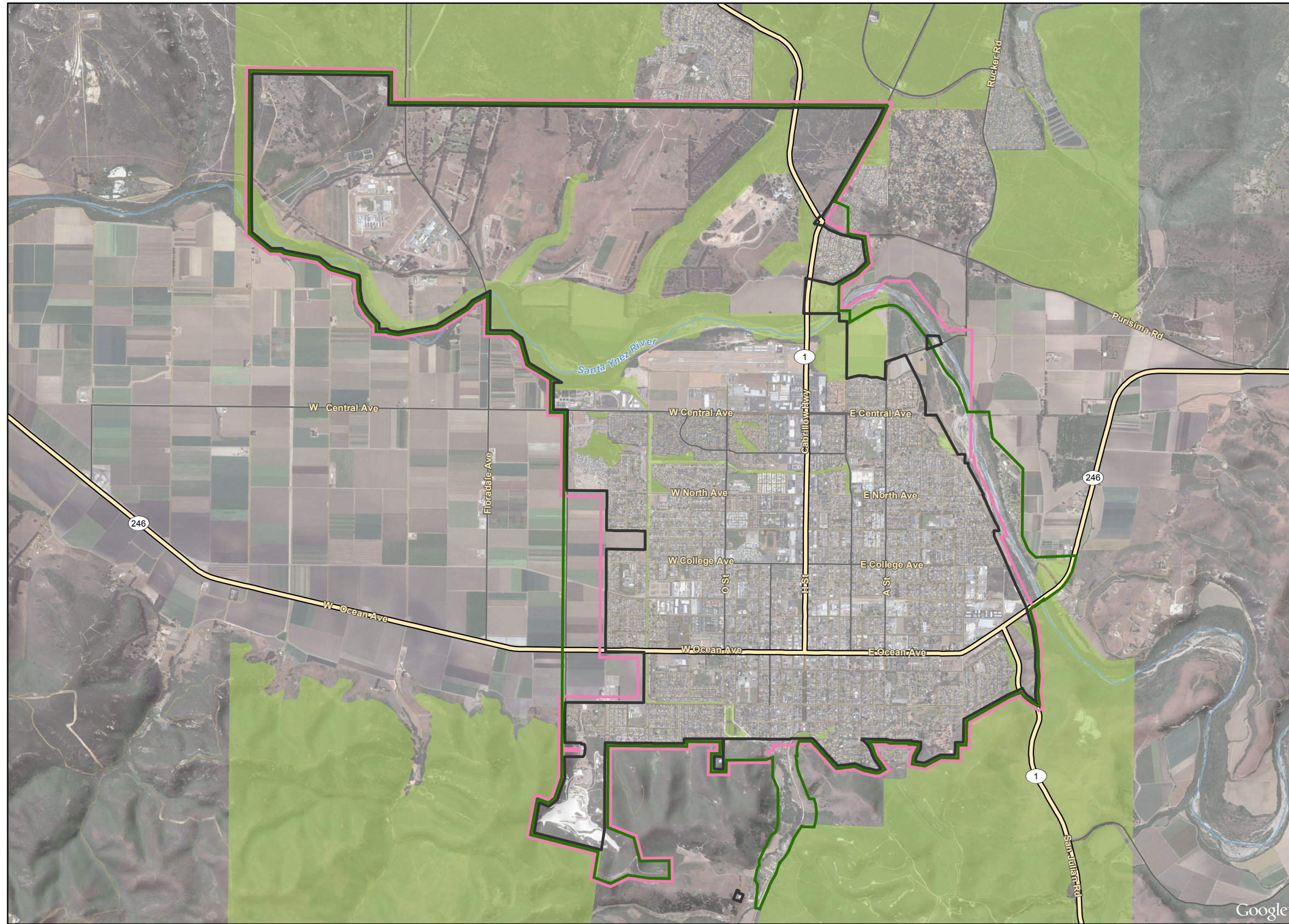
**Classification Descriptions**

- 1** Soils have slight limitations that restrict their use.
- 2** Soils have moderate limitations that reduce the choice of plants or require moderate conservation practices.
- 3** Soils have severe limitations that reduce the choice of plants or require special conservation practices, or both.
- 4** Soils have very severe limitations that restrict the choice of plants or require very careful management, or both.
- 5** Soils have little or no hazard of erosion but have other limitations, impractical to remove, that limit their use mainly to pasture, range, forestland, or wildlife food and cover.
- 6** Soils have severe limitations that make them generally unsuited to cultivation and that limit their use mainly to pasture, range, forestland, or wildlife food and cover.
- 7** Soils have very severe limitations that make them unsuited to cultivation and that restrict their use mainly to grazing, forestland, or wildlife.
- 8** Soils and miscellaneous areas have limitations that preclude their use for commercial plant production and limit their use to recreation, wildlife, or water supply or for esthetic purposes.

Land Capability (Irrigated)  
 Classifications

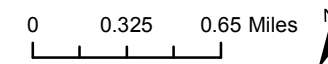
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 SSURGO, 2004





- Legend**
- City Limits
  - City Urban Limit Line
  - City Sphere of Influence
  - Open Space

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Open Space by City of Lompoc, 2014.



Open Space Map

**CONSERVATION AND OPEN SPACE ELEMENT**

- Policy 1.2 The City shall encourage protection and mitigation of impacts to sensitive and critical habitats for special-status plant and animal species, as identified by the state and federal fish and wildlife agencies. [Final EIR Mitigation Measure BIO-2(a)]
- Policy 1.3 The City shall encourage the protection, preservation and restoration of native trees, particularly oak trees. [Final EIR Mitigation Measure BIO-2(b)]
- Policy 1.4 The City shall protect, as open space, the Santa Ynez River and its tributaries, which serve as flood channels, wildlife habitats, critical links in Lompoc's water supply, and components of the City's unique urban form. Watercourses shall be retained in a natural state where possible, rather than placed in concrete or placed underground.
- Policy 1.5 The City shall encourage the provision, maintenance, and protection of public access to publically-owned natural habitats and other open space areas in a manner that is not detrimental to their protection.

**Cultural Resources**

Goal 2

Protect cultural resources in recognition of their aesthetic, educational, cultural, and scientific values.

Policies

- Policy 2.1 The City shall promote rehabilitation of residences and structures with documented historic or historic architectural value.
- Policy 2.2 The City shall, whenever possible, protect significant historic and archeological resources for the enjoyment and edification of future generations.
- Policy 2.3 The City shall encourage efforts by public and non-profit historic preservation organizations to acquire properties that incorporate or are adjacent to the Mission Vieja de la Purisima site.
- Policy 2.4 The City shall continue support of the Lompoc Museum.
- Policy 2.5 The City shall continue to encourage local organizations (e.g. Lompoc Valley Historical Society) to place plaques and provide interpretive displays, programs, and events that highlight Lompoc's historic heritage.
- Policy 2.6 The City shall continue cultural resource evaluation of proposed development with a goal of avoiding impacts. Where impacts cannot be avoided, mitigation shall be considered, as appropriate.
- Policy 2.7 The City shall use qualified cultural and historic archaeologists to inform staff, with regard to appropriate management of the area's cultural resources. The assistance and advice of the Tribal Elders of the Santa Ynez Band of Chumash Indians Lompoc Museum Associates and staff, Lompoc Valley Historical Society, Lompoc Advisory Landmark Committee, and other heritage-minded organizations and individuals shall be solicited as needed.

## CONSERVATION AND OPEN SPACE ELEMENT

- Policy 2.8 The City shall update the Archaeological Sensitivity Map, the historic resources and landmarks listings and the Cultural Resources Ordinance, as needed. Information regarding the location of prehistoric resources is confidential and shall not be made available to the general public. [Final EIR Mitigation Measures CR-1(a), CR-2(a), and CR-2(b)]
- Policy 2.9 Amend the Historic Landmarks Ordinance to define the historic district and establish a process and criteria for landmark designation. [Final EIR Mitigation Measure CR-2(a)]
- Policy 2.10 The City shall support efforts by public and non-profit organizations to acquire properties adjacent to the Mission Vieja de la Purisima site and La Purisima Mission State Historical Park in order to facilitate protection of archaeological resources. [Final EIR Cultural Resources Mitigation Measure 1h]

### Soil and Mineral Resources

#### Goal 3

Protect access to, and availability of, mineral resources, while maintaining protection of the surrounding environment.

#### Policies

- Policy 3.1 The City may permit mineral resource extraction and processing activities in open space areas provided that: 1) the proposed activities comply with all applicable state mining and reclamation requirements; 2) adverse environmental effects are avoided or minimized.

#### Goal 4

Avoid potentially significant impacts relating to soil erosion through the application of appropriate Best Management Practices (BMPs).

#### Policies

- Policy 4.1 The City shall implement the City's Grading Ordinance and require BMPs to control soil erosion, sedimentation and minimize grading impacts.
- Policy 4.2 The City shall promote phased grading operations (separately with each phase) instead of mass grading. The extent of clearing and grubbing operations, as well as the area being graded at any particular point in time, should be limited to the minimum necessary.

### Water Resources

#### Goal 5

Provide a sufficient supply of water to meet projected demand and minimize overdraft of the Lompoc groundwater basin.

**CONSERVATION AND OPEN SPACE ELEMENT**

Policies

- Policy 5.1 The City shall encourage water conservation, in order to efficiently utilize existing water supplies.
- Policy 5.2 The City shall continue to require new development to offset new water demand with savings from existing water users, and/or the in-lieu fee program to fund water conservation programs, such as recycled water for irrigation or percolation ..
- Policy 5.3 The City shall continue to encourage the design and installation of energy conservation, water conservation, and solid waste reduction measures in all construction and rehabilitation projects.
- Policy 5.4 The City shall provide financial and technical assistance (based upon available funding) to property owners who desire to improve energy and water efficiency of their housing units, but are unable to afford improvement costs.
- Policy 5.5 The City shall protect water rights on the Santa Ynez River, which are vital to sustain sensitive biotic habitats, as well as water quality and supply in the Lompoc groundwater basin.
- Policy 5.6 The City shall participate with local, regional, state, and federal agencies in monitoring groundwater supply, quality and developing recharge facilities.

Goal 6

Protect and improve water quality in the Lompoc groundwater basin.

Policies

- Policy 6.1 The City shall review and condition development proposals to minimize adverse water quality impacts and contamination of the Lompoc groundwater basin.
- Policy 6.2 The City shall reduce waterborne pollutants and sedimentation from existing uses through implementation of the City's Municipal Separate Storm Sewer Systems permit requirements, and its storm water ordinance and grading ordinance.

**Air Quality**

Goal 7

Improve air quality in the Lompoc Valley.

Policies

- Policy 7.1 The City shall participate in regional air quality planning programs to attain and maintain federal and state air quality standards.



**CONSERVATION AND OPEN SPACE ELEMENT**

- Policy 7.2 The City shall encourage federal, state, and local agencies to require local emission offsets and best available air pollution control technology on emission sources affecting the Lompoc Valley.
- Policy 7.3 The City shall rely on the Santa Barbara County Air Pollution Control District (SBCAPCD) to: 1) enforce air quality rules and regulations in a uniform manner and 2) maintain air quality monitoring stations in the Lompoc Valley.
- Policy 7.4 The City shall consult with the SBCAPCD during the review of any development project which may emit air pollutants.
- Policy 7.5 The City shall minimize air quality impacts resulting from construction and development activities regulated by the City by applying current recommended SBCAPCD conditions to development projects and implementing the City’s grading ordinance.
- Policy 7.6 The City shall encourage the agricultural industry to continue to minimize the emission of pollutants resulting from agricultural activities.
- Policy 7.7 Odor Abatement Plan. Future applicants proposing odor generating development shall develop and implement an Odor Abatement Plan (OAP). The OAP shall include the following:
- Name and telephone number of contact person(s) responsible for logging and responding to odor complaints;
  - Policy and procedure describing the actions to be taken when an odor complaint is received, including the training provided to the responsible party on how to respond to an odor complaint;
  - Description of potential odor sources (i.e. odors associated with a fast food restaurant may include cooking and grease aromas);
  - Description of potential methods for reducing odors, including minimizing potential add-on air pollution control equipment; and
  - Contingency measures to curtail emissions in the event of a continuous public nuisance. [Final EIR Mitigation Measure AQ-3(a)]

Goal 8

Minimize emissions from vehicles.

Policies

- Policy 8.1 The City shall require development projects to minimize vehicle-related air quality impacts.
- Policy 8.2 The City shall engage in best management practices (BMPs) for air quality impacts resulting from operation of the Lompoc Airport property and its tenants.

Goal 9

Reduce GHG emissions from municipal and community sources.

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Policies

- Policy 9.1 The City shall participate in regional planning efforts with the SBCAG 2040 Regional Transportation Plan and the SBCAPCD to reduce basin-wide GHG emissions in compliance with AB 32 and SB 375.
- Policy 9.2 New development subject to environmental review shall comply with California Environmental Quality Act guidelines for the analysis of greenhouse gas emissions developed pursuant to SB 97.
- Policy 9.3 Through the CEQA environmental review process for discretionary permit applications, the City shall consider all feasible GHG emissions reduction measures to reduce direct and indirect emissions associated with project vehicle trip generation and energy consumption.

**Energy Resources**

Goal 10

Minimize per capita consumption of non-renewable energy resources within Lompoc.

Policies

- Policy 10.1 The City shall encourage community/neighborhood designs that minimize energy use.
- Policy 10.2 The City shall encourage the development of fueling facilities for alternative fuel vehicles.
- Policy 10.3 The City shall encourage site and building designs that minimize energy use.
- Policy 10.4 The City shall encourage the incorporation of feasible energy conservation measures into existing and new developments and structures. Feasible measures may include, but are not limited to, the incorporation of solar panels.

**Open Space**

Goal 11

Maintain a citywide open space system that conserves natural resources, preserves scenic beauty, promotes a healthful atmosphere, provides space for a variety of recreational activities, and protects public safety.

Policies

- Policy 11.1 The City shall limit the permitted intensity of development within lands designated as open space (Figure C/OS-3) to that which will avoid significant impacts to sensitive environmental features, including but not limited to woodlands, riparian areas, wildlife habitats, wildlife movement corridors, and habitat linkages.

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- Policy 11.2 The City shall limit and direct landform modification within areas designated as open space to preserve ridgelines and other significant landforms
- Policy 11.3 The City shall limit road access into areas designated as open space in order to protect environmental resources and preserve the visual character of designated open space lands.
- Policy 11.4 The City shall require that development within and adjacent to designated open space areas be screened with native landscaping in order to minimize the prominence of the development and emphasize natural features.
- Policy 11.5 The City shall work to improve non-motorized public access to designated open space areas in a way that protects environmental resources, but increases the ability of the public to enjoy and benefit from the open space.
- Policy 11.6 The City shall promote the protection of open space on public and privately owned property for the protection of health and safety through continued application of the Open Space land use designation, as appropriate.
- Policy 11.7 The City shall consider land unsuitable for development because of hazards to public health, safety, and welfare for open space zoning designation.

### Implementation Measures

- Measure 1 As part of the development review process, the City shall encourage avoidance of disturbance to environmentally-sensitive resources, including biologically-significant habitats. [Policies 1.1, 1.2, and 1.4]
- Measure 2 The City shall require replacement of affected sensitive habitat at a 1:1 mitigation ratio for any biologically significant habitat damaged or disturbed by development. [Policy 1.1 and 1.5]
- Measure 3 The City shall amend the Zoning Ordinance to require native plant buffers adjacent to stream and riparian habitats to protect riparian vegetation, provide continuous wildlife habitat, retain bank stability, and reduce erosion and sedimentation. [Policies 1.4 and 1.5]
- Measure 4 The City shall prohibit off-road motorized vehicle use in biologically significant habitats to avoid fire hazards, topsoil erosion, noise, and habitat damage. [Policies 1.2]
- Measure 5 The City shall require the preparation of maintenance and management plans for natural habitats affected by development. [Policy 1.6]
- Measure 6 The City shall ensure landscape plans for projects adjacent to natural habitats incorporate the use of non-invasive local native vegetation compatible with the natural habitat. [Policy 1.5]
- Measure 7 The City shall seek funding from federal, state, and local agencies as well as private organizations for habitat restoration projects. [Policy 1.5]

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- Measure 8 The City shall use the Archaeological Sensitivity Zones Map, when updated, in conjunction with the City's Cultural Resources Ordinance, to determine the appropriate level of cultural resource review for development projects. [Policy 2.3]
- Measure 9 The City shall promote and provide information to property owners of historic structures or places regarding the benefits of federal, state, county, or city landmark status. [Policies 2.1-2.3]
- Measure 10 The City shall require public notice prior to any demolition or major rehabilitation and publicize applicability of the State Historic Building Code and continue to maintain records of known archeological sites and provide the Building Official with a listing of affected parcels. [Policies 2.3, 2.4, 2.9 and 2.9]]
- Measure 11 The City shall investigate establishing a program of financial incentives to encourage the rehabilitation of buildings which are eligible to be, or have been designated City landmarks. [Policy 2.1]
- Measure 12 The City shall require discretionary review of development proposed within 1,000 feet of active or abandoned oil and gas wells and to ensure that the State Division of Oil, Gas and Geothermal Resources (DOGGR) is consulted. [Policies 3.1]
- Measure 13 The City shall require discretionary review of oil drilling or fracking production proposals entering into or under property within the City and to ensure that the State Division of Oil, Gas and Geothermal Resources is consulted. This review shall include plans for oil and gas drilling and production, as well as reclamation. [Policy 3.2]
- Measure 14 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) [Policies 5.7]
- Measure 15 The City shall review and update its Groundwater Management Plan, which addresses the use of groundwater in the City, as needed. [Policy 5.2]
- Measure 16 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. [Policies 5.2-5.6]
- Measure 17 The City shall protect environmentally-sensitive resources, including but not limited to, sensitive species and habitats, and groundwater recharge areas. [Policies 6.1, 6.3]
- Measure 18 The City shall explore development of supplemental and cost-effective water options. [Policy 5.6]
- Measure 19 The City shall require minimization of soil erosion, water quality degradation, and volume of surface water runoff during and after construction; and to maximize on-site percolation of stormwater. [Policy 5.7]
- Measure 20 The City shall expand its water conservation Public Information Program for commercial businesses to further reduce water demand. [Policies 5.2]

**CONSERVATION AND OPEN SPACE ELEMENT**

- Measure 21 The City shall continue to track water conservation efforts and inform the public regarding the progress of such efforts. [Policy 5.1]
- Measure 22 The City shall continue to provide water-wise display garden at the wastewater plant, and encourage drought tolerant plantings throughout the City. (Cross References: Urban Design and PF&S-Public Buildings) [Policy 5.2]
- Measure 23 The City shall ensure that new development implements Lompoc’s approved Post-development requirements. [Policy 6.3]
- Measure 24 The City shall periodically review and update its standardized conditions of approval to reduce construction and operational air quality impacts resulting from discretionary and ministerial projects. [Policy 7.5]
- Measure 25 The City shall continue pre-development coordination to ensure that applicants for new stationary sources of air pollution are notified of APCD rules and regulations early in the project review process. [Policy 7.2]
- Measure 26 The City shall continue the conversion of city-operated fleet vehicles and equipment to low-emitting fuels. [Policy 7.1 and 7.2]
- Measure 27 Pursuant to Congestion Management Program goals, the City shall condition 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. [Policy 9.1 and 9.2]
- Measure 28 The City shall condition approval of individual development proposals on implementation of dust abatement measures. [Policy 8.5]
- Measure 29 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, parks and non-target food crops. [Policy 7.6]
- Measure 30 The City shall encourage the establishment and purchase of on- or off-site Agricultural Conservation Easements for prime farmland and/or important farmland converted within the expansion areas, at a ratio of 1:1 (acreage conserved: acreage impacted).