

## SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

### Revised and Restated Questionnaire for Amending the City of Lompoc's Sphere of Influence

#### Sphere of Influence of the City of Lompoc

##### Purpose of the Proposal

1. **Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.**

This Sphere of Influence (SOI) Proposal is a request to Santa Barbara County Local Agency Formation Commission (LAFCO) to amend the City's Sphere of Influence to include two properties referred to herein as the **Bailey Avenue Property** and the **Bodger Property** (together referred to herein as the **Bailey Ave. Properties**). This SOI Proposal will establish the probable physical boundaries and service area of the City of Lompoc (City) to include the Bailey Avenue Property and the Bodger Property. The SOI Proposal herein only outlines what the ultimate boundaries of the City could be over time following future annexations approved by LAFCO if the City decides to proceed with any future annexation proposal for the Bailey Ave. Properties (which would only proceed following the City's processing and approval for the pre-zoning for such annexation together with the corresponding the California Environmental Quality Act (CEQA) review, consent from the property owners of such properties for the City's pre-zoning and annexation proposal, and negotiations with the County of Santa Barbara (County) regarding a property tax exchange agreement). This SOI Proposal is intended to be a first step to enable the City to work with the County, to plan for the future of the area based on the decision of LAFCO regarding this SOI application (and the recommendations and comments of the LAFCO Commission Board Members during the public hearing on this SOI application), which will provide guidance for the City in pursuing any future annexation of the Bailey Ave. Properties and its discussions with the County regarding the future of these properties.

The City seeks to initiate long term planning of the Bailey Ave. Properties to ensure proper and orderly growth of the City, while supporting the preservation of agricultural and open space activities and uses within the region.

##### Background:

The Bailey Ave. Properties have actually been planned for growth since 1960 when the owners of the properties on the eastside of Bailey Avenue paid for the installation of a sewer line running beneath Bailey Avenue in order to service

future development on such properties (the assessment was not levied against any other property owners in the City as the sewer line was intended to serve future development along Bailey Avenue). This has been a point of contention between the City and various owners of the properties along the eastside of Bailey Avenue for decades, as the present value of their contribution to the costs of such sewer work is now in the millions of dollars, given the fact that the owners have not received any benefit from the installation of the sewer line (the Bailey Ave. Properties owners' current present value of costs for the sewer line alone are over \$5,000,000).

In 1997, the City amended its urban limit line (ULL) to include all properties located to the eastside of Bailey Avenue (Bailey Ave. Corridor) pursuant to its adoption of an amended General Plan. Such ULL was adopted by the City to mark the outer limit beyond which urban development will not be allowed within the City and assumed that the Bailey Ave. Corridor properties would ultimately be annexed into the City (and was intended to ensure that there would be no growth/development outside of the ULL in order to ensure the preservation of farmland and open space beyond the ULL). Following the adoption of the ULL under the City's General Plan, the City submitted a request for a SOI proposal for the Bailey Ave. Corridor properties in 1998, but such request was ultimately denied by LAFCO in 1999.

Thereafter, in connection with the City's adoption of its 2030 General Plan, the City prepared a draft Specific Plan for all properties along the Bailey Ave. Corridor in 2008, together with associated environmental review under CEQA, which culminated in a Final EIR for the 2030 General Plan, and included a buildout scenario and analysis that included development of the entire Bailey Ave. Corridor (which assumed the future annexation of such properties into the City). The Final EIR assumed that development of the Bailey Ave. Corridor would include a maximum of 2,718 dwelling units, approximately 228,700 sf of commercial uses, and 37 acres of park area and open space. However, the proposed Specific Plan was subsequently withdrawn at the request of certain owners of properties along the Bailey Ave. Corridor.

Subsequently, the owners of the Bailey Avenue Property and Bodger Property requested that the City proceed with a SOI change and annexation for their properties into the City for various reasons (as discussed in detail below). Thus, in July 2018, the City submitted an application (referred herein as the 2018 Application; also referred to as ANX No. 76) to LAFCO which included both a proposed adjustment to the City's Sphere of Influence and an annexation proposal for the following properties (as shown in the Vicinity Map below): (A) the Bailey Avenue Property (constituting approximately 40.6 acres) located on Assessor Parcel No. (APN) 093-070-065, and (B) the Bodger Property (constituting approximately 107.7 acres), located on APNs 093-111-007, -008, -

009, -010, -011, and -012. The 2018 Application ultimately never received a hearing with the LAFCO Commission.

The City has determined to amend its prior 2018 Application in order to separate out the City's SOI adjustment proposal from the annexation proposal for the Bailey Avenue Property and Bodger Property, and instead, proceed solely with the SOI adjustment proposal for the Bailey Ave. Properties. Thus, this revised SOI application constitutes a revision to the prior 2018 Application to solely address the City's request for a sphere of influence adjustment to include the Bailey Ave. Properties within the City's SOI.

The City seeks to adhere to the traditional process for sphere of influence and annexation proposals with a two-step process, in order to receive an initial determination from LAFCO as to whether the City's SOI Proposal for the Bailey Ave. Properties is acceptable before going forward with any annexation proposal for the properties (given all of the costs and expenses involved in an annexation proposal, including CEQA, pre-zoning, and negotiations with the County regarding the required property tax exchange process, which would require many hundreds of hours of time for City staff and its attorneys to finalize, and which could cost the City over a million dollars to complete. The City does not want to expend significant costs, time and effort in going through all of the requirements for an annexation proposal for the Bailey Ave. Properties, if LAFCO is unwilling to approve this basic SOI Proposal.

In the event this SOI Proposal for the Bailey Ave. Properties is approved by LAFCO, any further annexation application for the Bailey Ave. Properties shall require additional environmental review in accordance with CEQA and the State CEQA Guidelines, and, among other things, the pre-zoning for same in accordance with the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (CKH Act).

Finally, please note that there was a survey / questionnaire that was facilitated by the City in 2019 (following information requests from LAFCO), and was sent to the community in and around Lompoc (approximately 25% of the total 282 respondents to the survey were located outside of Lompoc's city limits). The vast majority of respondents indicated that they wanted to see Lompoc grow outside of its current boundaries. The results of such survey are included within this SOI Proposal as supplemental information in the Appendix attached hereto. Separately, please see the Appendix attached to this SOI Proposal for a letter of support from Mr. Cunningham, the Assembly member for the 35<sup>th</sup> District representing portions of Santa Barbara County, including the City of Lompoc.

## **LAFCO approval action requested in this SOI Proposal:**

- Amending the City's Sphere of Influence boundary to include the Bailey Avenue Property and Bodger Property (as shown in the Vicinity Map below).

Consultation with the County (City sphere changes only)

### **2. Provide documentation regarding consultation that has occurred between the City and the County with regard to agreement on boundaries, development standards and zoning requirements for land in the proposed sphere as required by Government Code §56425.**

- Consultation between the City and County is documented as shown in Section 5 of the 2018 Application. A total of four consultation meetings were held between the City and the County on January 16, 2018, June 25, 2018, October 1, 2018, and October 24, 2019.
- Additionally, the City and County had various letter correspondence regarding the City's SOI proposal for the Bailey Ave Properties and the potential annexation of the properties, but ultimately no conclusion was reached between the City and the County and there are no further issues requiring further discussion at this time. However, consultation between the City and County will need to re-commence if this SOI application receives approval from LAFCO and the City decides to proceed with an annexation proposal for the Bailey Ave. Properties (with the approval of the Bailey Ave. Property owners).
- Thus, while no formal agreement has been reached as yet with respect to the City's SOI Proposal with the County, the City met its obligations in conferring with the County pursuant to Government Code Section 56425(b).

### Description of area to be included in the sphere

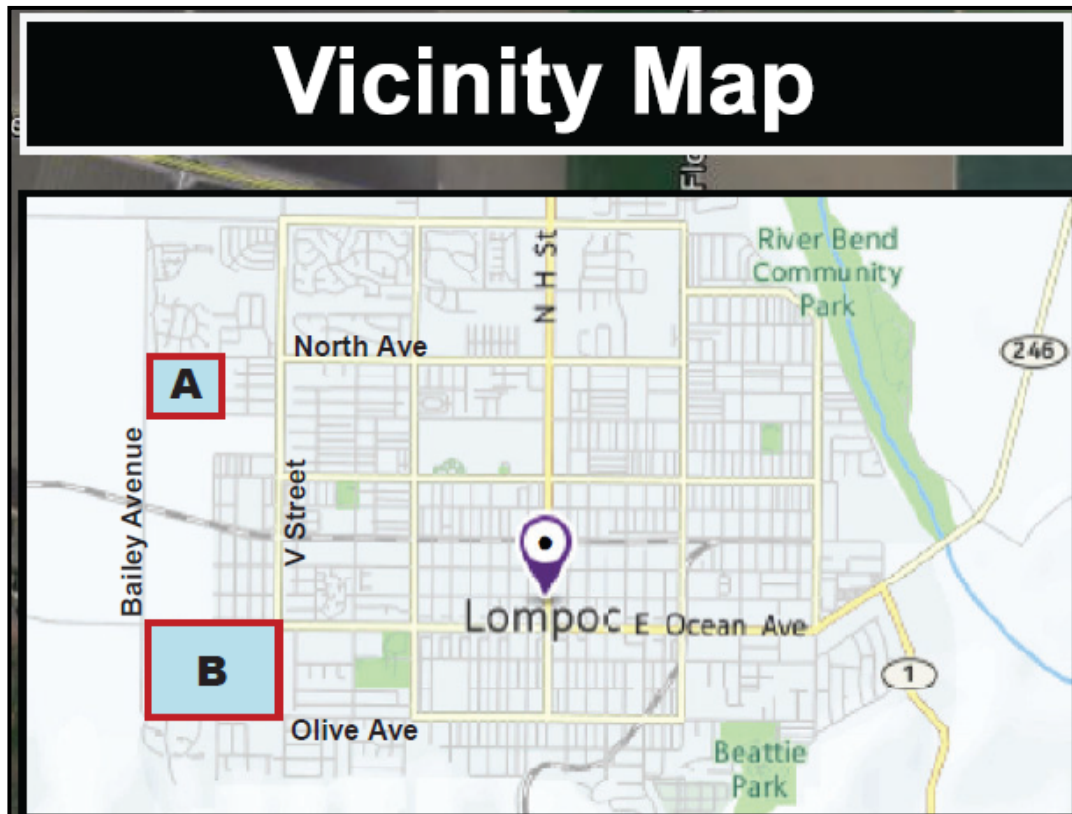
### **3. What area is proposed to be included in the sphere? Attach a map identifying the current sphere and the proposed addition. What is the acreage?**

This SOI Proposal consists of two non-contiguous properties located along the westerly edge of the City along Bailey Avenue, both of which are adjacent to the Lompoc city limits (note – both properties have also been included within the City's Urban Limit Line (ULL) established in 1997, pursuant to the City's then-adopted General Plan, which ULL remains in effect under the City's current 2030 General Plan).

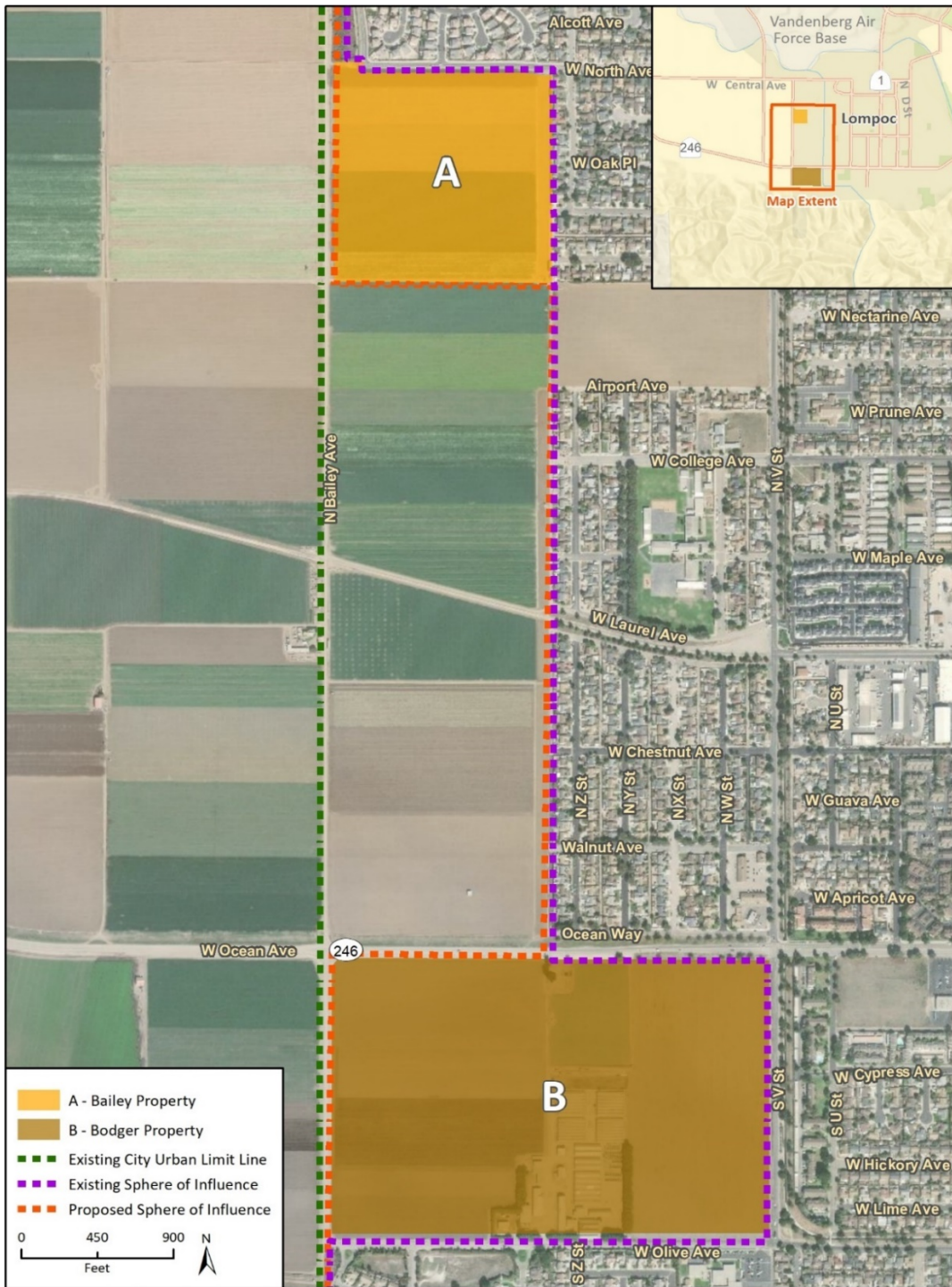
These two properties (Areas A and B) are shown in the Maps below and are held under separate ownership as follows:

- The Bailey Avenue Property – Area A – an approximately 40.6-acre property owned by LB / L-DS Ventures Lompoc II LLC, Assessor Parcel No. 093-070-065.
- The Bodger Property – Area B – an approximately 107.7-acre property, owned by John Bodger & Sons Co., Assessor Parcel Nos. 093-111-007, -008, -009, -010, 011, -012.

Map 1: Project Location



## Map 2: Existing and Proposed Sphere of Influence Boundaries



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Fig 1. SOI Boundary

**4. Why was it decided to use these particular boundaries?**

Since 1997, the City's ULL established in its General Plan has included the entire Bailey Avenue Corridor (i.e., all properties located east of Bailey Avenue between West Olive Ave., and West North Ave.), which totals approximately 268 acres along the western edge of the City. Thus, the City has intended to incorporate the entire Bailey Avenue Corridor within its Sphere of Influence for some 25 years. However, the Bailey Avenue Corridor is under five separate ownerships. The only owners of the Bailey Avenue Corridor properties that are interested in proceeding with this SOI Proposal at present are the Bailey Avenue Property and Bodger Property owners.

**5. What are the existing land uses for the proposal area? Be specific.**

The Bailey Avenue Property (Area A) is currently used for agricultural purposes, including the production of cruciferous and leaf vegetables.

The Bodger Property (Area B) is currently used for agricultural purposes with existing structures such as agricultural support buildings, etc. on the site.

However, the owners of the Bailey Ave. Properties (Areas A and B), do not seek to continue any farming or agricultural operations on their properties since the current agricultural use, is no longer the best use of the properties given that development has occurred over many years within the City to now border the properties (and, in the case of the Bodger Property, almost surround it), making agricultural uses fairly limited to those that do not require pesticides, fertilizers, fungicides, or sprays (in order to protect surrounding communities and schools given that the prevailing wind blows directly from the properties towards the City).

Lompoc residents have experienced a much higher incidence of respiratory disease and other health issues as compared to other similar cities within the state (that are not proximate to farming activity), which has been linked to the prevalence of drift of agricultural pesticides.<sup>1</sup> As such, the owners can only use the properties for low input crops, such as flowers, berries, vegetables, and seed production, which has decreased the value of the properties – the Bodger Property maintains a below market rate rent to the Campbell Ranches which currently leases and operates the property and is currently set to expire in November 2023. But more generally, while the owners of the properties have implemented voluntary measures to reduce the potential for impacts from the agricultural uses onsite to the surrounding community (such as implementing setbacks for the agricultural uses onsite and reductions to the

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<sup>1</sup> See <https://www.wsj.com/articles/SB878669083179710500> ["Lompoc Valley residents...do in fact suffer from higher levels of bronchitis, asthma, lung cancer and infant respiratory disease than do people in similar regions of the state, according to a draft study by California Environmental Protection Agency scientists."]

amount of odor, noise, and dust generated from any agricultural uses on the properties), such uses directly conflict with adjacent sensitive uses / receptors, and are no longer properly suited for the area.

Neither property is subject to a Williamson Act Contract any longer as both owners sought a non-renewal of their properties for agricultural preservation many years ago as they are not intended to be used for any agricultural use in the future.

**6. Are there proposed land uses for the proposal area? Be specific.**

There are no changes to the existing land uses for the Bailey Ave. Properties that are proposed at this time (and no changes could actually be made unless and until an annexation is approved by LAFCO following the required pre-zoning of the properties following required environmental analysis pursuant to CEQA and compliance with the CKH Act). While some development proposals have been contemplated by the Bailey Ave. Property owners over the course of the last 6 years, no specific development proposal is currently contemplated for such properties and no development application is on file with the City. However, the City ultimately seeks to have these two properties developed with residential uses following a future annexation application, but that will require approval from the City Council, the owners of the Bailey Ave. Properties, and the LAFCO Commission, following CEQA review and processing along with negotiations with the County regarding a property tax exchange agreement (all of which are uncertain to be approved at this time).

Relationship to Existing Plans

**7. Describe current County general plan and zoning designations for the proposal area.**

	<b>County General Plan Designation</b>	<b>County Zoning Designation</b>
<b>Bailey Avenue Property: Area A</b>	AC Agricultural Commercial	AG-II-100
<b>Bodger Property: Area B</b>	AC Agricultural Commercial	AG-II-100



**8. Describe any City General Plan and rezoning designations for the proposal area.**

The Bailey Ave. Properties have been included within the City's ULL under its General Plan since 1997. As such, in the City's current 2030 General Plan, the Bailey Ave. Properties are designated for Very Low Density Residential development and Low Density Residential development. However, the Bailey Ave. Properties are not pre-zoned under the City's current Zoning Code and will require approvals from the City Council following applicable CEQA review and analysis for such pre-zoning.

Environmental Assessment

**9. What is the underlying project? Who is the lead agency? What type of environmental document has been prepared for the proposed project?**

- The underlying project is a request for an amendment to the City's Sphere of Influence to include the Bailey Ave. Properties within the City's SOI.
- The City of Lompoc is the lead agency.
- The environmental document consists of an Addendum (Addendum #7) (which is included within this SOI application) to the 2010 Final EIR approved in connection with the City's 2030 General Plan (State Clearinghouse #2008081032) (note: Addendum #3 to the Final EIR and the Final EIR were provided in Sections 9 and 10 of the 2018 Application, which analyzed a proposal for the actual annexation of the Bailey Ave. Properties and the possibility of a Specific Plan to be adopted for the Bailey Avenue Corridor, which is not applicable for this SOI Proposal).

Justification

**10. To assist LAFCO in making determinations pursuant to Government Code §56425, please provide information relevant to each of the following:**

- A. Present and planned uses in the area, including agricultural and open-space lands.

	Location	Existing Use	Proposed Use	Planned Use
<b>Bailey Property: Area A</b>	<b>Project Site</b>	<b>Agriculture</b>	<b>No Change</b>	<b>No Change<sup>2</sup></b>
	East	Residential	No Change	No Change
	West	Agriculture	No Change	No Change
	North	Residential	No Change	No Change
	South	Agriculture	No Change	No Change
<b>Bodger Property: Area B</b>	<b>Project Site</b>	<b>Agriculture</b>	<b>No Change</b>	<b>No Change<sup>3</sup></b>
	East	Residential	No Change	No Change
	West	Agriculture	No Change	No Change
	North	Ag. & Res.	No Change	No Change
	South	Residential	No Change	No Change

No change in uses is requested as part of this SOI Proposal. The current use of both the Bailey Ave. Properties is for agricultural purposes which conforms to the County General Plan. The City’s General Plan Land Use Element provides as follows with respect to the Bailey Ave. Properties: *“The City shall require future development in the Bailey Avenue Corridor...to coordinate installation of infrastructure, continuance of the existing unbroken 200-foot buffer along the Bailey Avenue Corridor from North Avenue to Olive Avenue...”* Policy 7.6 of the Land Use Element provides: *“The City shall require provision of permanent buffer areas as part of new residential development adjacent to areas designated for agriculture. Such buffer areas are intended to provide a separation of uses and limit interference with agricultural activities while still providing for public safety.”* Any development of the Bailey Ave. Properties in the future will be required to ensure a 200 foot agricultural buffer in order to avoid any incompatible uses.

**B. Present and probable needs for public facilities and services in the area.**

There are no infrastructure requirements or public facilities needed for the area insofar as this SOI Proposal does not entail any actual development project or change in land uses for the Bailey Ave. Properties. For Sphere

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<sup>2</sup> Note that the City ultimately seeks to have this property developed with residential uses following a future annexation application, but that will require approval from the City Council, the owners of such property, and the LAFCO Commission, following CEQA review and processing along with negotiations with the County regarding a property tax exchange agreement.

<sup>3</sup> Same comment as above.

of Influence applications, such as this, the CKH Act only requires that a Municipal Service Review (MSR) be adopted for the area. LAFCO is currently processing its five-year update to the MSR for the City and other Santa Barbara County cities. The City provided LAFCO with its responses to the LAFCO Questionnaire / Survey regarding the MSR on May 27, 2022 (which included the City's planned need for services for the Bailey Ave. Properties). Please see the City's response to the LAFCO Questionnaire / Survey for further information.

If any development is proposed upon the Bailey Ave. Properties in the future, infrastructure and public facilities needs will be assessed and satisfied in connection with subsequent CEQA environmental review, compliance with the CKH Act, and public hearings on any annexation proposal for the Bailey Ave. Properties.

That said, the City has sufficient water treatment, sewer treatment and electric capacity ready and available for any potential development of the Bailey Ave. Properties as discussed further below.

C. Present capacity of public facilities and adequacy of public services the affected agency provides or is authorized to provide.

The City has sufficient capacity to extend its public facilities and services to the Bailey Avenue Properties.

Please see the Final EIR issued for the City's 2030 General Plan (State Clearinghouse #2008081032) and Addendum 3 (section 17 of the 2018 Application) which address Utility and Public Services. The quantity and availability of water, air, and soil resources for these properties were analyzed in the City's Final EIR for the Lompoc General Plan update certified in 2010 (and an addendum was completed in December 2016 to address minor changes proposed to the Bailey Ave. Corridor Annexation).

In addition, there was a sewer line constructed in 1960 along Bailey Avenue to service the Bailey Ave. Properties and other properties along the Bailey Ave. Corridor, which was paid for in part by the owners of the Bailey/Bodger properties. Such sewer line has the capacity to service the future development of all properties along the Bailey Ave. Corridor.

The Lompoc Regional Wastewater Reclamation Plant (LRWRP) would provide water and wastewater collection and treatment for the Bailey Ave. Properties. The LRWRP is located near the intersection of Bailey Ave. and West Central, within a half-mile of the properties. The capacity of the existing plant, based on current average daily flows, is sufficient to provide adequate hydraulic capacity for any potential future development on the

Bailey Ave. Properties (note that capital improvement upgrades were made to increase the LRWRP's dry weather design capacity to 5.5 million gallons per day (MGD) and peak wet weather design capacity to 15 MGD and current utilization of the LRWRP is 3 MGD which is 55% of total flow utilization).

The City currently provides electricity for the Bailey Ave. Properties, which, based on existing capacity would be sufficient to serve any future development proposed thereon (though future development of the properties may require circuit-expansion and on-site improvements, including additional distribution lines and related facilities). However, the distribution system has implicit redundancy and is capable of serving any new load that comes online. Gas service to the properties would be provided by Southern California Gas Co.

The City's Solid Waste and Sanitation Division would provide trash, recycling, and organics (greenwaste and foodwaste) collection services to service any future development on the Bailey Ave. Properties.

Finally, the City's Police and Fire Departments currently serve Lompoc City residents and would be available to serve the Bailey Ave. Properties. The City's Police Department provides law enforcement services to the City and operates a police station at 107 Civic Center Plaza, which would provide police protection to the Bailey Ave. Properties. The City's Fire Department provides medical response, rescue services, and fire control to Lompoc residents and businesses. The nearest fire station (Station 1) to the properties is located at the intersection of Ocean Avenue and South "G" St., which would provide services to the Bailey Ave. Properties.

D. Existence of any social or economic communities of interest in the area.

The Median Household Income for Lompoc was \$56,483 in 2020, which qualifies the City as a disadvantaged community, but the City is an incorporated city, and therefore, by definition, it does not qualify as a disadvantaged unincorporated community. The unincorporated properties surrounding the Bailey Ave. Properties do not include residential areas, and as such there are no social or economic communities of interest implicated by this SOI Proposal.

Additional Comments

**11. Provide any other comments or justifications regarding the proposal.**

See the attached Appendix to this Questionnaire for additional information and comments regarding this SOI Proposal.

**12. Enclose any pertinent staff reports and supporting documentation related to this proposal.**

City Council staff reports, Resolutions, and associated supporting documentation have been included in this revised SOI application in the Appendix attached hereto.

**13. Notices and Staff Reports**

List up to three persons to receive copies of the LAFCO notice of hearing and staff report.

<u>Name</u>	<u>Address</u>
Brian Halvorson (Planning Manager)	100 Civic Center Plaza - Lompoc, CA 93436
Jeff Malawy (City Attorney)	18881 Von Karman Avenue, Suite 1700 Irvine, CA 92612
Christie Alarcon (Community Dev. Dir.)	100 Civic Center Plaza - Lompoc, CA 93436

Who should be contacted if there are questions about this application?

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Brian Halvorson	100 Civic Center Plaza - Lompoc, CA 93436	(805) 875-8228
Christie Alarcon	100 Civic Center Plaza - Lompoc, CA 93436	(805) 736-1271

Signature \_\_\_\_\_ Date \_\_\_\_\_, 2022  
Dean Albro, City Manager

## **APPENDIX TO LAFCO QUESTIONNAIRE**

### **SUPPLEMENTAL INFORMATION FOR CITY OF LOMPOC'S SPHERE OF INFLUENCE APPLICATION**

#### **Status of Bodger Cleanup Site.**

The Bodger Property (1851 West Olive Street, APN: 093-111-009) is the location of an agricultural business which formerly operated a petroleum fueling facility (including an Underground Storage Tank (UST)). There were three reported Underground Storage Tanks located at the site: one waste oil UST of 1,000 gallons removed on 2/10/1986, and two gasoline UST's, one a 500 gallon and one a 4,000 gallon, both were removed on 7/26/1998. Soil samples identified the presence of gasoline hydrocarbon contamination. In 2007, assessment of both soil and groundwater started and impacts to both were identified and delineated. Extensive investigation and cleanup efforts were subsequently undertaken and these have now reduced the remaining levels of contamination to the point that the site meets the criteria of the Low Threat Closure Policy.

An unauthorized release was reported in March 2008 following a site assessment. Since 2008, 18 groundwater monitoring wells have been installed and monitored. In addition, dual phase extraction pilot tests were conducted in June 2015. Remediation and monitoring occurred between August 2016 and February 2021, including the following: (i) Soil vapor extraction conducted between August 2016 and August 2017 removed 1,211 pounds of vapor-phase petroleum hydrocarbons, and (ii) mobile high vacuum dual phase extraction (HVDPE) conducted between April 2020 and February 2021 removed 56,267 pounds of petroleum hydrocarbons. Following such remediation and monitoring, reports of the water quality / groundwater data were provided to the County and State agencies to confirm that the site is clean and will not pose any risk to human health.

The City received letters from the Santa Barbara County Public Health Department, Environmental Health Services Division (SBCPH) dated January 12, 2022, and February 24, 2022, confirming that the SBCPH has reviewed the site and documentation/data (regarding the prior release of waste / petroleum materials from a UST at the Bodger Property in 2008), which confirmed that the site is now subject to closure and a No Further Action letter can be issued for this former leaking UST case.

The State Water Resource Control Board has also issued a summary report (in January 2022) to the City concurring with the closure of this matter and confirming that the residual petroleum hydrocarbons at the site do not pose a significant risk to human health, safety, or the environment.

**Information Regarding the Potential Loss of Prime Agricultural Lands Resulting from this SOI Proposal:**

This SOI Proposal, in itself, will not result in any loss of Prime Agricultural Land, since it only proposes a boundary adjustment and will not allow for any changes to the existing uses of the Bailey Ave. Properties. As set forth in the Addendum #7 to the FEIR prepared by Rincon, all impacts from the SOI Proposal alone would not create any new potentially significant environmental impacts (other than those previously analyzed under the FEIR and Addendum #3 to the FEIR).

Moreover, the City is committed to preserving and protecting Prime Agricultural Land as set forth in its 2030 General Plan, which includes goals and policies intended to ensure the protection of the City's and Lompoc Valley's natural resources, including the protection of Prime Agricultural Land, preserving agriculture on a regional basis (i.e., not just within the City), protecting and encouraging agriculture and agricultural-support businesses, assisting agricultural-support businesses to expand and/or relocate in the Lompoc Valley, protecting and enhancing the agricultural industry, among other goals and policies.

In the event that a future annexation of the Bailey Ave. Properties is approved by the City Council and LAFCO Commission to allow for the properties to be converted to non-Prime Agricultural Land uses (which will require a pre-zoning procedure and determination of the allowed uses along with further CEQA analysis), such conversion will not necessarily result in any loss of Prime Agricultural Land. The City has a specific ratio to address the loss of agricultural land as set forth in the Mitigation Measures contained within the FEIR and which is also required under the City's 2030 General Plan (which will apply to any development of the Bailey Ave Properties), which require that any developer of such properties must purchase agricultural conservation easements for prime farmland at a 1:1 ratio for the amount of acreage of Prime Agricultural Lands that is lost by any development that occurs on the properties. This is a part of the City's Purchase of Agricultural Conservation Easements (PACE) program which has been set up to ensure mitigation for significant impacts to agricultural resources. Thus, any change in land use on the Bailey Avenue Property or the Bodger Property will require the developer to acquire conservation easements on other properties to ensure Prime Agricultural Land is preserved to the extent that any loss of Prime Agricultural Land occurs on the Bailey Ave Properties.

Therefore, this issue should not inhibit or obstruct the City's SOI Proposal for the Bailey Ave. Properties.

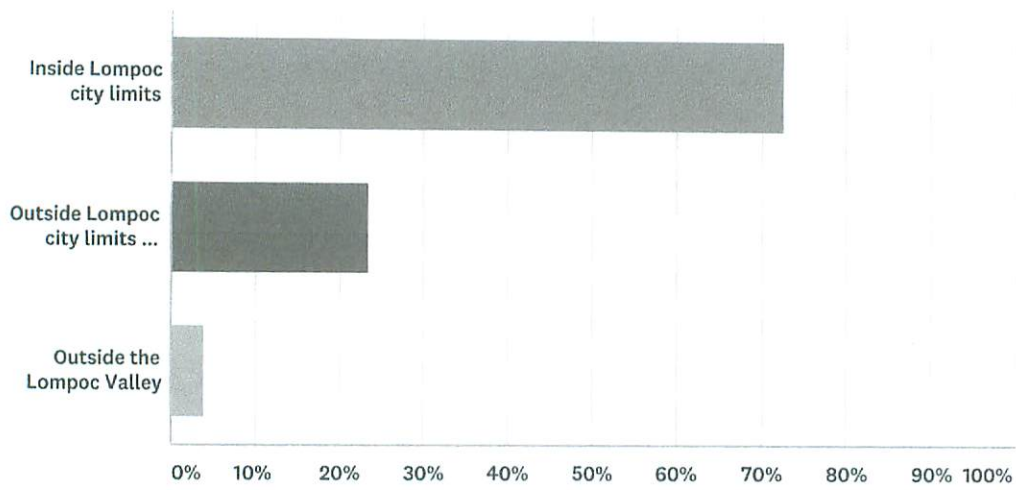
## **COMMUNITY SURVEY**

[Attached]



### Q1 Where do you live?

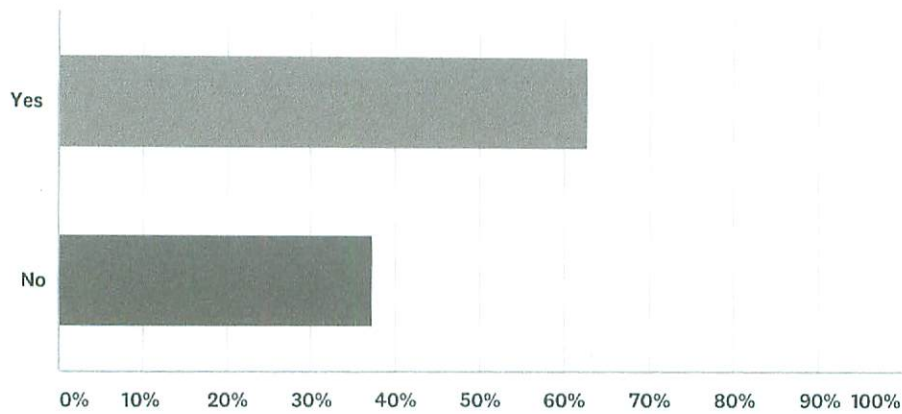
Answered: 282 Skipped: 3



ANSWER CHOICES	RESPONSES	
Inside Lompoc city limits	72.70%	205
Outside Lompoc city limits but in the Lompoc Valley	23.40%	66
Outside the Lompoc Valley	3.90%	11
<b>TOTAL</b>		<b>282</b>

## Q2 Do you want to see Lompoc grow outside of its current physical boundaries? (please see city map from news announcement for reference)

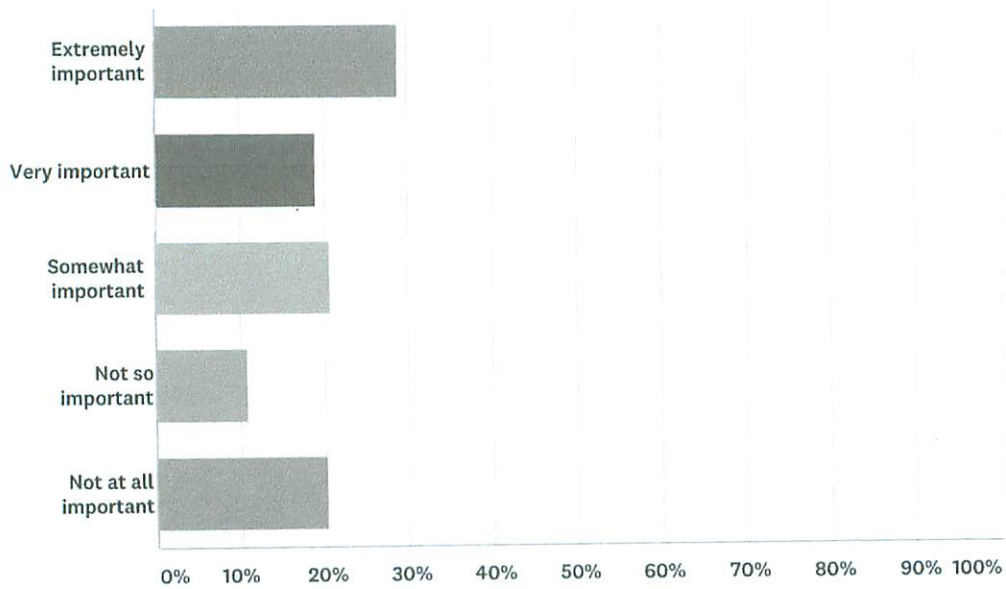
Answered: 279 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	62.72%	175
No	37.28%	104
TOTAL		279

### Q3 If you answered "yes" to the above question, how important is the physical expansion of the city to you?

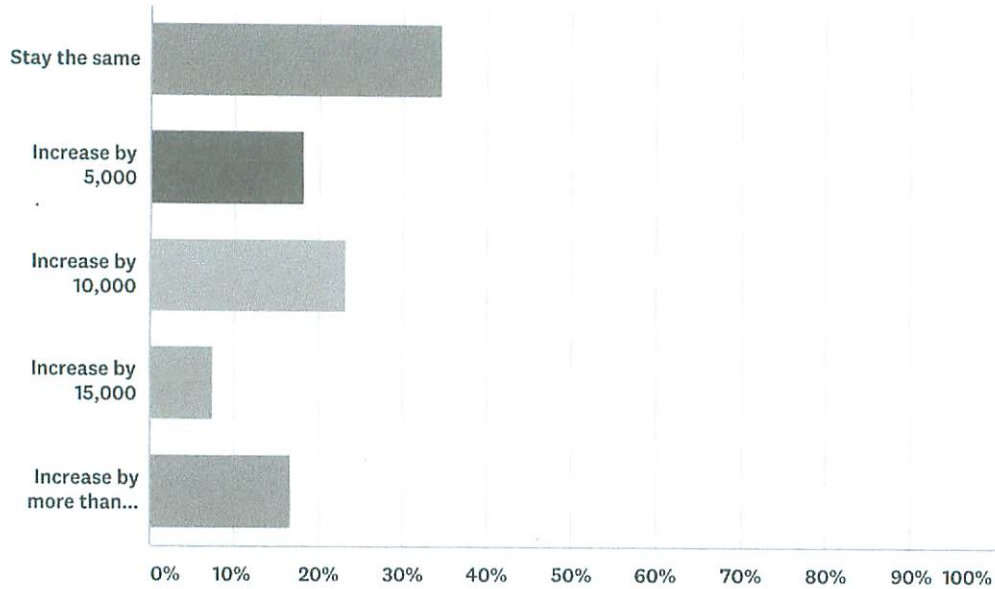
Answered: 246 Skipped: 39



ANSWER CHOICES	RESPONSES	
Extremely important	28.86%	71
Very important	19.11%	47
Somewhat important	20.73%	51
Not so important	10.98%	27
Not at all important	20.33%	50
TOTAL		246

### Q4 Would you like to see the population of Lompoc (about 44,000) stay roughly the same, or increase?

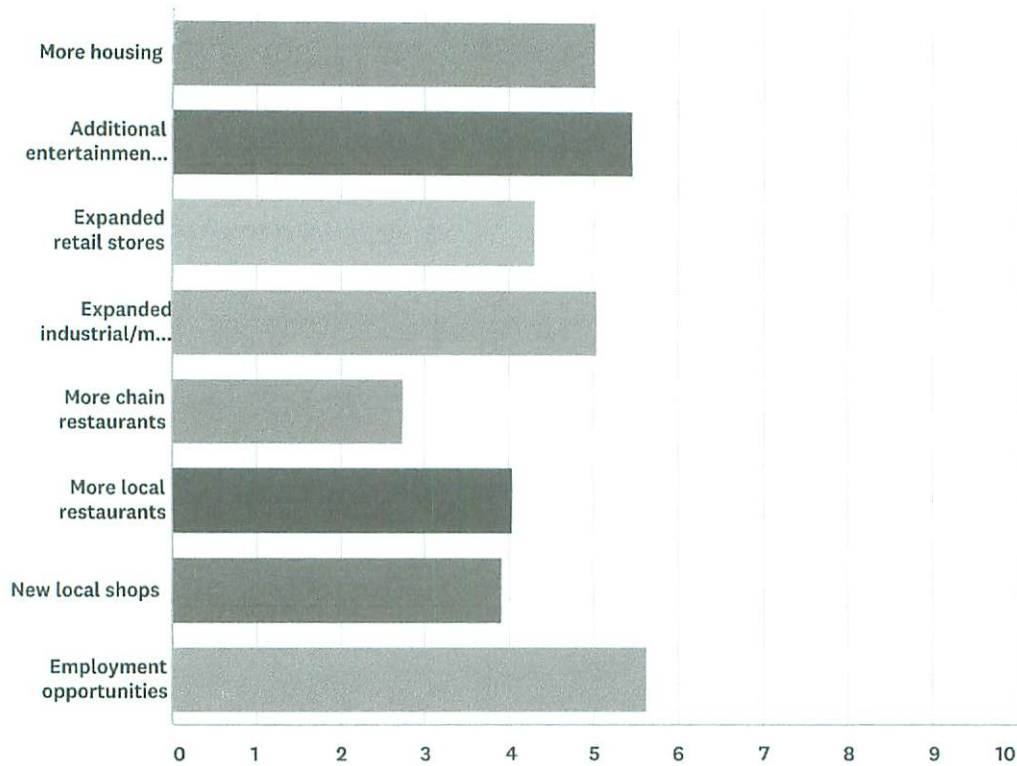
Answered: 281 Skipped: 4



ANSWER CHOICES	RESPONSES	
Stay the same	34.52%	97
Increase by 5,000	18.15%	51
Increase by 10,000	23.13%	65
Increase by 15,000	7.47%	21
Increase by more than 15,000	16.73%	47
<b>TOTAL</b>		<b>281</b>

### Q5 Rank the following areas for potential growth in Lompoc in order of their importance to you.

Answered: 282 Skipped: 3



	1	2	3	4	5	6	7	8	TOTAL	SCORE
More housing	23.85% 62	13.08% 34	11.54% 30	9.23% 24	10.38% 27	13.08% 34	6.15% 16	12.69% 33	260	5.03
Additional entertainment (movie theaters, bowling alleys, sports centers)	23.13% 62	15.30% 41	16.04% 43	15.30% 41	10.07% 27	8.21% 22	5.60% 15	6.34% 17	268	5.47
Expanded retail stores	6.51% 17	9.58% 25	13.03% 34	16.48% 43	15.33% 40	15.33% 40	18.77% 49	4.98% 13	261	4.30
Expanded industrial/manufacturing businesses	13.74% 36	17.94% 47	18.70% 49	13.36% 35	7.25% 19	11.07% 29	10.31% 27	7.63% 20	262	5.05
More chain restaurants	4.55% 12	3.79% 10	3.41% 9	6.82% 18	11.36% 30	13.64% 36	14.77% 39	41.67% 110	264	2.75
More local restaurants	3.82% 10	6.49% 17	13.74% 36	13.74% 36	17.56% 46	21.76% 57	17.56% 46	5.34% 14	262	4.03
New local shops	2.61% 7	10.45% 28	9.33% 25	14.55% 39	19.40% 52	14.55% 39	19.03% 51	10.07% 27	268	3.92
Employment opportunities	24.64% 68	23.91% 66	14.13% 39	10.51% 29	8.33% 23	2.17% 6	5.07% 14	11.23% 31	276	5.63

**Q6 Detail any thoughts or concerns you have regarding land use or growth in the Lompoc Valley.**

Answered: 185 Skipped: 100

## Q6 Detail any thoughts or concerns you have regarding land use or growth in the Lompoc Valley.

Answered: 240 Skipped: 134

#	RESPONSES	DATE
1	I am concerned that pot growers will expand to the west and thus leave our neighborhood Smelling like Carpinteria.	5/13/2019 4:15 PM
2	We do not need to allow any more LOW INCOME housing. We have a disproportionate amount now - the highest in the county. We need leadership, strong infrastructure to handle what we have now. If we are to grow and expand: jobs , police and fire and parks are critical. WE cannot take care of what we have now.	5/13/2019 4:02 PM
3	The city's over abundance of low income and non owner occupied residential has caused an extraordinary increase in crime and blight over the past several years. Lompoc needs to focus on bringing business and entertainment that will attract a broad base of employed people to own and occupy residences in the city.	5/13/2019 2:32 PM
4	As a local business owner in this town for 20+ years, the City of Lompoc's slow growth is pushing us farther away from local competition. A mindset as well as economic outlook shift must undergo throughout the in city order to push past the surrounding cities. Lompoc has plenty of future potential, it comes down to using our assets.	5/13/2019 2:24 PM
5	We need to grow our boundaries in order to attract more buisnesses to enter espcpecially to help VAFB	5/13/2019 2:03 PM
6	There needs to be something developed for kids to do. I'm tired of spending my money outside of Lompoc because there isn't much to do for my children.	5/13/2019 1:12 PM
7	Lompoc needs the ability to grown for housing development and for commercial real estate development. We need to push our borders to allow for good business growth that will lead to higher paying jobs and a robust economic growth.	5/13/2019 12:48 PM
8	If done with care both Land Use and Growth Could help the Valley with it's Problems also we should be Capitalizing on the Many Space Programs going on at our Door step.	5/13/2019 11:34 AM
9	No more low income housing	5/13/2019 11:22 AM
10	The Lompoc Valley has extraordinary potential given its geography and proximity to VAFB. Embracing future goals and expansion is the only way the Lompoc Valley can capitalize on its potential.	5/13/2019 11:14 AM
11	Restrictions by LAFCO and Santa Barbara County have lead to a housing shortage and dramatic price and rent increases for Lompoc residents. This is the opposite of the Social Justice concept in California law!!!	5/13/2019 10:56 AM
12	Growth in Lompoc is important to its future success.	5/13/2019 10:06 AM
13	I was unaware that city limits were already past the drive in theater. But you want to use water resources from outside of the valley. You want the money of the Mission Hills and the Village but we have NO say in Lompoc government.	5/13/2019 10:03 AM

14	The median income of households in this City is a measly \$49k. This provides an allowed home purchase at just above \$200k. I'm sad to say this is not a City where the American Dream is readily achievable. If Lompoc annexes more land it needs to ensure development of "affordable housing." This means housing that is "affordable" to the population at their current household median income. This does not mean "low-income" housing. I do not believe the City as an entity knows the difference. Building more \$600k homes on the hill will do nothing for the large majority of the underestimated 44,000 people in this City. Honestly, if I could afford something \$600k+, I would leave this failing, gang-ridden, politically imprisoned City, and purchase in a City with a supported set of services (police, fire, parking) such as the three up-and-comers: Buellton, Goleta, or Orcutt area. We have failing commercial in this City partly due to this shortfall. We need more homes before we need more/new commercial. We do not have enough population to support our current businesses. This is the age of online shopping. (The avenue in which this survey is conducted is evidence of my point, as this used to take several people to do.) But, in the end you all will do what you want, while we the Commoners, either burn or sift thru the ashes. The current state of the City is eerily similar to the fall of the Roman Republic, (Not the well-known Roman Empire, read "republic") and I would suggest a brush up on that story. Mosby, Starbuck, Vega, and their Daddy Linn, serve to add no help or promise for development in this City, only uncertainty and fear.	5/13/2019 9:05 AM
15	Need directed growth and a vision of Lompoc beyond what has been discussed to date.	5/13/2019 8:29 AM
16	The city has a massive homeless problem it needs to deal with. The city offers little in the way for jobs or affordable housing. Until these are rectified, Lompoc will always struggle with crime and be less desirable to live in. The city wants to expand to tax more people because they don't know how to manage money in the first place.	5/13/2019 8:05 AM
17	We are already a bedroom community for Santa Barbara. More houses without more jobs will cause a greater loss of sales tax dollars which equates to bankruptcy for Lompoc.	5/13/2019 7:42 AM
18	Get more working tax paying people instead of welfare section 8 families	5/12/2019 8:03 PM
19	Not for growth at this point. Not enough public safety staff in place. City Counsel say it's a priority but refuse to pay for it or let voters decide. Not proponent of dense housing. Lompoc has too much dense housing and that creates ghettos.	5/12/2019 11:53 AM
20	More growth means more tax \$	5/12/2019 7:06 AM
21	Anything to promote growth in the city. New retail stores and entertainment would be great.	5/11/2019 9:55 PM
22	Lompoc has too much low income housing. We need to mix it up. We need to expand borders, build more houses, create more jobs and job opportunities and we need to reach out to companies like SpaceX to invest in Lompoc. We need nightlife.	5/11/2019 9:47 PM
23	Lompoc is very lovely and scenic. The agricultural boundaries are a huge part of that scenery. They should not be developed over. Lompoc will lose its small hometown charm and beauty if it is overbuilt and overcrowded into a bustling city. Everything that makes Lompoc worth living here will be lost! I have experienced this very same scenario in Oxnard. The city became dirty, full of crime, polluted and overcrowded. It lost that neighborly feel. A very important aspect of Lompoc. All my patrons love to talk about how everyone here is so neighborly, kind, and courteous. I would hate to see that lost due to overdevelopment.	5/11/2019 6:05 PM
24	Expansion of housing will kill Lompoc's rural charm and turn it into an ugly city like Santa Maia.	5/11/2019 5:22 PM
25	We need more affordable homes for middle income family's. The family's who work 100+ hours who can't afford their own home while the people who don't give any effort to work get assisted living and live better then the ones who work and can't afford a better living condition due to us paying the cost of the people on welfare.	5/11/2019 9:23 AM
26	Any physical growth or moving of the City Limits should not be into an area currently in agriculture.	5/11/2019 8:23 AM
27	Designate an aerial fireworks area and provide permits and allow any and all fireworks in that designated area for New Years and the 4th of July. Could also be used as a model rocket site promoting the space program.	5/11/2019 8:05 AM
28	We need a vision, and make decision based on that vision .Lompoc never knows what it wants to be. You also can not grow and attract anything without a safe community. Public safety has to be a priority.	5/11/2019 6:35 AM
29	Need better parks to handle quality of life if we grow. Need better schools to grow and need more public safety personnel to care for and respond to growth!	5/11/2019 6:31 AM



30	Would like access to the beach everyday, all year round. I would like Vandenberg to donate surf beach to the city of Lompoc to upkeep. Access to the beach has the potential to increase physical health and mental health for Lompoc residents.	5/11/2019 2:30 AM
31	More concerned about the appearance of the city. Since the drought the citizens have let their yard go to weeds. It is looking pretty run down.	5/11/2019 12:36 AM
32	Think what's best for the community in terms of practical and not be over zealous	5/10/2019 11:34 PM
33	Emergency access and egress routes, such as McLaughlin (sp?) Road. Big problem when we had fires here.	5/10/2019 10:14 PM
34	Economic growth is important. I think it is also necessary to have more employment opportunities. There are so many Lompoc residents that commute, it's a shame so many have to go out of town for work. I also believe it is imperative for us to remember the importance of incorporating natural elements (trees, plants, etc) around our city. Not only have studies shown nature decreases anxiety & depression, but it also helps with the aesthetic of our city.	5/10/2019 9:29 PM
35	Filling in existing space should be a priority. However, growing the city limits to accommodate housing should be considered.	5/10/2019 9:27 PM
36	Water is the most important issue. We do not want to become like Santa Barbara and have the water issues they have. We also need manageable growth. Lastly would prefer if this DID NOT become the Pot Shop Mecca!! Allowing more of these shops then liquor stores is ridiculous. Keep Lompoc a place for families to come and visit.	5/10/2019 9:17 PM
37	Let Mr. Bodger change zoning on his land. He could have some plans drawn up for a wine emporium that would accommodate 100 of the 122 wineries on the central coast. The emporium could be built in three phases not for rent but for sale. Each space could have a kitchen as well for their chefs to prepare tapas style dishes that pair well with the wine each business specializes in. The city could benefit from the sales and property tax.	5/10/2019 6:51 PM
38	I would like to see more infill. Do not support Bailey Ave. housing. Would like more quality options in Lompoc and fewer dollar type stores. If Target can bring a curated store to Santa Barbara, they can do this for Lompoc - a smaller store with middle income products instead of junk and seconds everywhere.	5/10/2019 6:34 PM
39	If we're insolvent at this size, why grow? We need more money circulating within the city. Don't double down on being a bedroom community for Santa Barbara.	5/10/2019 6:07 PM
40	Lompoc city could grow to encompass Vandenberg Village, but should concentrate more on improving the renovations within the city more than the expansion OF the city.	5/10/2019 5:46 PM
41	There will be a need to expand staffing for police department, upgrade fire department equipment and staff to respond to the needs of our community	5/10/2019 5:24 PM
42	One major issue is: if we expand we must expand our police and fire forces and call for additional AMR to assist with increased area and call volume for Police and Fire.	5/10/2019 5:16 PM
43	LAFCO MUST allow Lompoc to grow beyond its boundaries, as there is only so much infill to be had. We have residents commuting to the higher paying tech jobs in Goleta, and to a lesser extent, Santa Maria/SLO, and there is opportunity to bring those businesses here and have them build satellite offices where rent is inevitably lower and their workers already live. We already have a Raytheon office and the DenMat headquarters, so why not more defense contractors and other tech jobs? Too often I see Lompoc residents saying the new housing being built is too expensive for the average citizen and that we need more affordable housing. That is a education problem and the City could do its part to broadcast the too-large share of affordable housing we already have, which generates no tax revenue. Tell the city residents why these new homes are needed, tell us why we need to stop being so negative about our own community and why supporting our local businesses and events is so important to tax revenue. Also, the PR issue with City Hall and its so called "Open for Business" status, as that is NOT the general feeling of the community. People will also cry out that we're expanding into "prime ag land" and that will need to be combated immediately with a PR campaign.	5/10/2019 4:40 PM
44	The low vehicle traffic of Lompoc is largely what attracts me to the area. City expansion should be planned in such a way that it keeps traffic moving smoothly.	5/10/2019 4:09 PM
45	Community garden is a good idea	5/10/2019 3:50 PM
46	I am tired of having to go to Santa Maria to shop! We need a Costco, clothing stores and housing!	5/10/2019 3:48 PM

47	This city is looking more deteriorated. We became stationed here 10 years ago and it was nicer then; businesses had more nice flowers out front, landscaping all over the city was nice and kept up and there were less vacant buildings. Now many vacant buildings are abundant and new businesses have closed after not thriving just a few years later. The city is full of weeds and looks unkempt. Graffiti on our historical buildings are increasing, and many of the buildings and areas that used to look nice look worn, tired, and unkempt. My husband retired from the Air Force in 2015 and we bought our first home here on South H and love this town and chose not to move back to the East Coast. Even the Southside and the historical aspect of it is becoming run down. It's a shame. It's not about expanding out into the vacant land surrounding us, it's all about making this town better and that begins with the upkeep of what already exists and improving the vacant buildings and areas that need enhancement. How do smaller cities like Los Alamos and Los Olivos manage to thrive?	5/10/2019 3:46 PM
48	Lompoc needs to invest itself to grow and be prosperous.	5/10/2019 3:32 PM
49	We need affordable housing for the middle class. Burton Mesa Ranch and Summit View are far too expensive for the demographics Lompoc is currently showing.	5/10/2019 3:29 PM
50	Lompoc will never be a major city but it needs to grow to survive.	5/10/2019 3:26 PM
51	We need way more police officers	5/10/2019 3:25 PM
52	Let's grow	5/10/2019 2:47 PM
53	Incentives to build new houses (not condos) in the 350k-450k range. Plans to reduce section 8 percentage. Communities can vote on pot free neighborhoods. Limit HOAs.	5/10/2019 1:27 PM
54	More affordable housing for middle class who live and work in Lompoc. Only people who can afford housing are people who have high paying jobs outside of the city. Lompoc residents aren't buying homes in Lompoc. People who work in Santa Barbara or Santa Ynez valley buy these homes because they are cheaper.	5/10/2019 12:59 PM
55	City safety is key to improving healthy city growth. If people don't feel safe they wont invest or nest.	5/10/2019 12:30 PM
56	Be the best small town we can be. Keep agriculture prime. Encourage more local small businesses. Enforce cords - clean up entrances to city and neighborhoods. Put empty commercial buildings to use before building new.	5/10/2019 10:30 AM
57	I feel that the City of Lompoc has a history of poor decisions regarding housing development and policy—subsidized housing and tract homes are not the way to create lasting economic growth. In contrast they seem to be doing right by small business owners and I hope to see that continue.	5/10/2019 10:01 AM
58	We need AFFORDABLE housing in order to bring in more hospital and police and fire staff from other communities to live HERE.	5/10/2019 9:59 AM
59	This city has not taken growth seriously. We have so many empty stores. For example the old Mervyn's, do any of you remember that store? it's been that long ago. We can rename small, and let all the shopper's go to Santa Barbara and Santa Maria to get what they are looking for. I know I do, and I take the bus or get a ride when I can to get entertainment or shopping done.	5/10/2019 9:55 AM
60	I would like to see some land put aside for the homeless, to help control their population. Having that population so prevalent around town, makes it seem run down. I would like to improve the image of Lompoc. More industries could help increase jobs, maybe that would cut down gang violence.	5/10/2019 9:54 AM
61	Concern about properly funding emergency services and getting rid of any deficits that are in our budget.	5/10/2019 9:43 AM
62	It's nice to have open land in the area. It's a part of the appeal to the area, putting in to many developments will take away the appeal.	5/10/2019 9:16 AM
63	Of course I want the town to thrive and grow and become a more profitable and popular center for travel and living but preserving open space and agriculture is an important part of what Lompoc is.	5/10/2019 8:54 AM
64	The City must be allowed to grow.	5/10/2019 8:21 AM
65	Just want crime to not be a problem and reduce number of homeless.	5/10/2019 8:03 AM
66	I feel Lompoc needs to clean up the center of town to attract those who have a choice of where to live before trying to grow. Currently we're seen to attract primarily lower income individuals which doesn't help our tax base.	5/10/2019 7:49 AM

67	Bring back the flowers	5/10/2019 7:46 AM
68	Open up the river bed and Burton Mesa for mountain bikes, sponsored Trail runs. More half and full marathons.	5/10/2019 7:44 AM
69	Expanding the boundaries allows for the city to collect more taxes for residents and businesses. The agriculture in Lompoc is all county land. Lompoc doesn't benefit from them financially. If housing expands, we need more single family homes that will draw nicer people to the area (families). No more apartment buildings. Small, affordable single family homes should be sought after when working with a developer- not huge state of the art \$500k plus homes. Make it easier for businesses to come into Lompoc. There are a lot of empty commercial buildings, we don't need more commercial buildings built just to sit empty. Anything that adds more jobs to the area, in particular well paying careers, should be fully supported by the city. The city needs to work in cooperation with business and developers willing to invest money in our town, not against them.	5/10/2019 7:37 AM
70	Lompoc needs more middle-class housing. We have a very high percentage of low income housing and also high income houses. Will I need to move to Santa Maria/Guadalupe since they are offering more growth/opportunity?	5/10/2019 7:33 AM
71	Lompoc has little to offer our youth as far as access to trade schools, hands on training, employment or programs to get experience and real life experiences so they have a good start in right direction vs easy money associated with crime/drugs. I would love to see a center similar to Workforce in center of town where regardless of income teens - 21 yrs old can seek assistance with job searches, enroll in jobs teach basic social etiquette and how to dress. Encourage local businesses to take in teens for a few weeks and give them temp jobs to gain designed real experience for resumes learn skills such as customer experience, cash handling, inbound/outbound calls, universal skills and some labor experience hotel industry, automotive sells, receptionist and grocery/retail. We need to help them transition from adolescence into young adulthood these programs should not only encourage college but we need trade schools! These kids need real life experiences positive with potential opportunities if they are successful at completion or even a real jobs program like offered in social services but to the teenage population get them proper business casual outfit & shoes and computer access to create update print and apply for employment. Assign a advocate seek local volunteers to help teens through process and solicit local businesses to participate or create a temporary position for volunteers to gain the skills...more questions 8053326977 Heather Ortega. This is all possible and can be done if we all believe and allocate the resources available and utilize properly.	5/10/2019 7:17 AM
72	I don't want a race track or businesses around the housing areas around Central Ave.	5/10/2019 7:03 AM
73	Create more of a tax base to provide for essential services by providing incentives for housing and businesses	5/10/2019 6:52 AM
74	I would love to see Lompoc grow some day, but I don't think expansion is the best choice with all of the problems we're having in our town. Fix the big issues, then expand. There's plenty of empty buildings and places to build within the city limits.	5/10/2019 6:51 AM
75	I'm a born and raised Lompoc native that has seen the city go through a lot. I would love to see a better, more vibrant downtown district, greater support for adding and expanding local businesses and restaurants (no more chain stores!!!) but most importantly a stronger support for the arts (music, entertainment, shows, etc.).	5/10/2019 6:43 AM
76	My family has been in the Lompoc Valley for five generations. While I am not entirely opposed to growth, I believe that more focus ought to be placed on enhancing the building and facilities that we already have, cleaning up arks and public spaces and beautifying our streets and natural surroundings. We have so much to be thankful for in our quite space away from the hustle and bustle of big city life. I think that's why so many people like it here. Those who complain have likely never lived outside of the area and are unaware of how lucky we are to be living here.	5/10/2019 6:31 AM
77	Placement of businesses that generate noise and unattractive odors near residential areas.	5/10/2019 6:23 AM
78	Older homes should be sold with a reduced property tax rate and interest rate for owner-occupied purchases to make them more attractive and keep them from becoming dilapidated rental properties.	5/10/2019 6:07 AM
79	Lompoc needs to grow its economic base. The city can't afford the City Hall that's been built up over decades.	5/10/2019 6:01 AM

80	'Growth' always means more traffic, more congestion and we all know the infrastructure is fixed and already tapped out. Cities that seek a growth agenda always destroy the quality of life for the existing population. Lompoc doesn't need more people; it needs fewer people who are a net tax drain. Even the City Manager said so. Quality—not quantity.	5/10/2019 5:57 AM
81	It's time to grow instead of being a small community with no future	5/10/2019 3:27 AM
82	I worry about the quantity of cannabis shops in town. Additionally I've heard one will be placed in the 100 B. North V St. near a church, a dance studio and a drug recovery meeting location.	5/10/2019 2:14 AM
83	More entertainment	5/10/2019 12:29 AM
84	I think maintaining agricultural land is important in general and to the beauty of our valley. I am somewhat concerned that, living near V st, we can smell the chemicals sprated during the night nearby. Also, housing,, at present, is very expensive and difgicult to find, especially rentals for families. Increasing local jobs would, hopefully , result in moreretail stores and other businesses. Many people, including ne, currently shop in other cities because if the limited shopping choices in Lompoc .	5/10/2019 12:23 AM
85	Would be nice to aquire Bodger property between V st. and Bailey bordered by Olive Nd Ocean Ave. to build a sports complex and perhaps use as new site for festivals.	5/10/2019 12:06 AM
86	Need to take care of what we have Parks need to be redone like Thompson then kept up. Thompson grass is already failing because maintenance was not done properly. Nothing new should be built until the old is redone and fixed and PROVEN to be kept up regularly and maintained	5/10/2019 12:05 AM
87	Plant more trees, return the fields to nature, fix up the existing housing instead of building more bland cookie cutter places. cheers	5/9/2019 10:23 PM
88	More walkability, arts, old town revitalization. No more chain restaurants	5/9/2019 10:22 PM
89	We need to provide sufficient area for job creation.	5/9/2019 10:15 PM
90	Why is Lompoc protecting agriculture, an industry that uses foreign worker at the expense of local jobs and hosuing.	5/9/2019 10:09 PM
91	More family places to enjoy ☺	5/9/2019 10:03 PM
92	With all the kids sports activities a sports complex would be nice one that is kept up not full of gophers. Can attract tournaments that can help bring revenue to the city with hotels restaurants	5/9/2019 10:01 PM
93	We need to let more businesses in. Target, Trader Joe's etc there's no where to shop and hardly anything to do here except the movie theatre and Walmart. Bring back the bowling alley, skating rink, fun stuff for kids and families.	5/9/2019 10:00 PM
94	I think beautifying the roads and other places in the area should be done before expansion. Also expand with only affordable housing	5/9/2019 9:50 PM
95	The crime is getting out of control!	5/9/2019 9:49 PM
96	I would like to see controlled growth within the existing city boundaries. We have so many empty buildings and storefronts that can be utilized rather than building new ones and increasing sprawl.	5/9/2019 9:41 PM
97	We need Land for outdoor recreation. Cycling lanes, multi use bike hike trails. Like San Luis Obispo county.	5/9/2019 9:37 PM
98	More stuff to do in town	5/9/2019 9:34 PM
99	Allow the world to proceed as it should. Legalize brothels. Let people drink in public. Let businesses sell liquor at their establishments. Let people grow/manufacture, process, and enjoy cannabis products without being taxed or persecuted to death.	5/9/2019 9:30 PM
100	Existing zoning may need reorganizing, with a more progressive view to allow existing businesses to expand and diversify. Property owners, especially on main thoroughfares must be held responsible for the upkeep of their landscaping. Some of our roadways look like scenes from the zombie apocalypse.	5/9/2019 9:29 PM
101	Provide those arenas that will be supported by the residents. I.E. Soccer fields, paint ball course, more trails and bike paths.	5/9/2019 9:21 PM
102	More retail stores	5/9/2019 9:09 PM

103	Instead of expanding the city and building on agricultural lands, I would like to see the vacant lots and stores utilized.	5/9/2019 9:05 PM
104	Expand Central Ave to the 246	5/9/2019 8:55 PM
105	Why is it taking so long to move forward with the Bailey Ave. Corridor? Let's stop stalling with new housing development. Guadalupe and Buellton are adding new housing; Lompoc is stagnating.	5/9/2019 8:44 PM
106	Cultural resources of the native chumash indians.	5/9/2019 8:40 PM
107	More family oriented places.	5/9/2019 8:38 PM
108	I think that the land use should stay as it is. We do not need any new companies coming in and using the land for their personal gain. If it doesn't better the city it shouldn't be here. We don't need any more soccer fields or housing. The town is not big enough to support the growing housing developments. All of that will take away from what Lompoc is... that perfect small town.	5/9/2019 8:13 PM
109	Crime is a major concern; it would be great to put more emphasis on reducing crime in the city! Don't expand city onto agricultural land or into natural areas.	5/9/2019 7:53 PM
110	I don't really have any at this time.	5/9/2019 7:26 PM
111	Zoning sometimes doesn't make sense. Water treatment plant upwind? Storage unit right next to apartments and housing...etc. too many empty buildings in retail. Or old buildings . Rather see them demolished than empty and ugly.	5/9/2019 7:24 PM
112	Rope in the marijuana. Don't approve a lot of marijuana businesses. Hire more policemen and firemen. Pay them more.	5/9/2019 7:21 PM
113	Lompoc is a small town off Highway one, however it has too much of a low income population (nothing against them). It would be nice to have more jobs in town, which would in turn generate more revenue for the city / allow more opportunity to act like a town off highway one.	5/9/2019 7:12 PM
114	I've seen growth for the sake of growth ruin the quality of life all over California and I don't want the same thing to happen to Lompoc.	5/9/2019 7:05 PM
115	the city needs new businesses in order to grow. Those businesses will draw new residents who need housing close to work. Both new businesses and new housing will require land beyond our present borders	5/9/2019 7:01 PM
116	Safety for our residents. Quality businesses that could bring revenue and jobs to our area. Our family is auto sports people rather than traditional sports. We would have supported the motor sports complex.	5/9/2019 6:43 PM
117	N/a	5/9/2019 6:28 PM
118	More affluent demographic	5/9/2019 6:20 PM
119	Too much of the city's land is unnecessarily designated for car use (i.e. parking lots and oversized streets) making walking, biking, and living in Lompoc miserable despite having moderate weather and excellent vistas.	5/9/2019 6:18 PM
120	No one should be forced to have to use their land a certain way unless it was zoned that way when it was purchased. We do not need more housing here in Lompoc, our resources are stretched enough and more people will only make that worse. Before we think about expanding, we need to figure out our budget issues. Then look to bigger and better things...	5/9/2019 6:12 PM
121	Need 1 and 2 bedroom single family small homes 800 to 1200 s.q ft with small yards and 1 car garage Huge demand. Need to open opportunity for a home for single people with children. Currently their only opportunity for housing is an apartment	5/9/2019 6:00 PM
122	Lompoc needs more parks within walking distance of schools, bus stops, high density neighborhoods etc. These parks would have to be designed properly to cater to the older and younger population. More parks means more youth will spend their time outside socialising and developing their creative imaginations, rather than participating in unnecessary behavior. There are lots of vacant lots throughout Lompoc that can be repurposed and transformed into positive environments for residents of all ages.	5/9/2019 5:37 PM

123	The city of lompoc has already agreed to not exceed the existing established agriculture boundries established to the west of the city. Lompoc doesn't need additional housing when it doesn't fully utilize its existing footprint. I can't help but to suspect that this has something to do with Santa Barbara county dumping more low income housing on Lompoc. Maybe Santa Barbara should expand its boundries for more housing since a large portion of Lompoc residents commute more than 120 miles per day to Santa Barbara for work.	5/9/2019 5:30 PM
124	There are still a lot of homeless people living in front of stores, in the riverbed, etc.	5/9/2019 5:15 PM
125	Affordable housing - defined as well below the current unaffordable market rates - need to be a priority - or none of the other issues matter because people can't afford to live here.	5/9/2019 5:10 PM
126	Without sound infrastructure like a new fire department, fibreoptic internet options, and better cell coverage for phones no business or person the Lompoc Valley is not in a position to attract businesses and people.	5/9/2019 4:46 PM
127	Please make more land available for private development. We need more growth, more people to use the facilities Lompoc residents have paid for over the last 20 years. Try to lure more business here, more manufacturing from Aerospace, more local initiatives to benefit from the NASA and AFB facilities we have. Why can't we integrate that into our community, rather than some noisy Motorsports park? Can't we keep the business we already have, lower the amount of Section 8 housing units, clean up the vagrants and send them to Santa Monica or other cities that sent them to us? STOP taxing the business we need, stop luring big box stores here. Why not promote more farming? The one thing Lompoc was known for is gone, but we can evolve and prosper. We just need to stop catering to the retirees and pensioners that, while a bedrock of our community, do hamper the issues of today. Like not wanting to ask the community to vote to pay 1% more in sales tax to pay for basic city services.	5/9/2019 4:41 PM
128	Growth to the north, not in prime agricultural land in the valley.	5/9/2019 4:17 PM
129	Keep the "slow growth" policy and ask the surrounding land owners to enter into the "land Conservatory" program.	5/9/2019 3:35 PM
130	Growth should be to the north, including annexation. Business regulation and oversight should be reduced.	5/9/2019 3:12 PM
131	More open space, parks and trails for the community.	5/9/2019 2:51 PM
132	More jobs are needed in the area. Make this an attractive areas for software developers, IT, military contractors. It's cheaper than LA or the Silicon Valley. VAFB has a growing need for developers, and defense contractors. Make Lompoc a place they want to stay when they visit on business, or live here after visiting.	5/9/2019 2:49 PM
133	Environmental impact concerns	5/9/2019 2:22 PM
134	It would be nice to utilizes all the empty buildings in town first for new businesses. It is hard to understand how the Santa Maria Valley has grown so much in the last 10 years and Lompoc stays stagnate.	5/9/2019 1:58 PM
135	We need more access to recreational areas: Hiking, biking, beach. The parks are too poorly maintained for use and so much of the natural areas are off limits.	5/9/2019 1:29 PM
136	Apartments	5/9/2019 1:22 PM
137	Less marijuana stores	5/9/2019 12:36 PM
138	I don't want already established businesses effected by changes. Leave agriculture and Skydive Santa Barbara alone.	5/9/2019 12:05 PM
139	We need more affordable housing	5/9/2019 12:04 PM
140	public safety is number one. don't expand unless you have the services to protect. and stop asking the public these things. You're elected to lead, not survey	5/9/2019 11:57 AM
141	Stop buying property & finish the projects you have now. Stop spending time mowing dirt plots of land & start taking care of our parks. Stop trying to talk about everything & become more business-friendly, specifically in the planning department & building inspector and stop slowing or getting in the way of any growth. Start hiring locally, not out of towners.	5/9/2019 11:49 AM
142	No more homeless	5/9/2019 11:42 AM
143	Use of existing empty lots or buildings.	5/9/2019 11:30 AM

144	I grew up in Lompoc, but I don't live there anymore, and I hope to return someday. Lompoc's location and climate are perfect for substantial economic and residential expansion. The farms to the west of the city are not the best possible use of that land, and in the long term, I would like to see the city expand as far west as possible.	5/9/2019 11:28 AM
145	Annex the Bailey Street edition and Floradale as area of interest.	5/9/2019 11:27 AM
146	be careful not to encroach on current ag use lands. Other than that property rights of owners should be priority.	5/9/2019 11:24 AM
147	I agree with development to the South/West and North and an increased focus on infill. Not development East of the Santa Ynez River.	5/9/2019 11:24 AM
148	More aerospace and military industry companies should be asked to come or given incentives to come here. We have Vandenberg right on our border.	5/9/2019 11:07 AM
149	Expansion needs to be in the hills and in non-agricultural areas. Specifically any area currently being farmed or that has ever been farmed should be off limits. Hills, ravines and chapparal should be where development happens.	5/9/2019 10:24 AM
150	The water and not enough police	5/9/2019 10:04 AM
151	Open land should be made bicycle accessible and friendly. Trails!	5/9/2019 9:53 AM
152	Leave the fields alone and build in the scrub lands off the wye	5/9/2019 9:41 AM
153	If we are having limited police and fire capabilities, there is no way we should up the boundaries.	5/9/2019 9:37 AM
154	Do NOT remove any existing parks for residential or business expansion. Keep the existing farmland for agricultural use only.	5/9/2019 9:26 AM
155	Investigate infill to eliminate unsightly vacant properties	5/9/2019 9:13 AM
156	Support and encourage and honor Lompoc's inherent talents, uniqueness and heritage	5/9/2019 9:09 AM
157	--Infill, don't sprawl. --Center the town's focus on Old Town (downtown) revitalization following the Main Street approach that has been successful in other cities. --Focus on public transit, walkability, and bicycle infrastructure. --Incentivize local business and penalize predatory chain-stores that have crushed local business in our town. --Consider a mixed-use housing/craft&industrial/arts neighborhood for the blocks between A st., H st., Ocean, and Laurel ave. --Adopt a neighborhood-based plan that provides for walkable access to fresh produce and other necessities, transit, parks, and social gathering places like small cafes, restaurants and bars. --Promote community and boost the local economy by promoting arts and entertainment as a focus of Old Town. Encourage several venues of different sizes for live music and other performance. --Encourage small, organic farms and gardens within city limits, and surrounding the city. --Preserve or create housing, services, and amenities for people of all income levels.	5/9/2019 8:59 AM
158	Lompoc needs additional land available for annexation.	5/9/2019 8:52 AM
159	annex from the mission to surf beach	5/9/2019 8:49 AM
160	None	5/9/2019 8:32 AM
161	Keep some land open so kids can actually go out and be kids playing in open fields, seeing lizards, snakes. not sticking them to just city life and seeing homeless people all day long.	5/9/2019 8:32 AM
162	We need this as a city! Growth will bring more revenue, we are a stagnant city that's slowly falling apart because our people spend their money elsewhere. No money is being put back into our community. Our children will suffer and our people will suffer, expansion and change is exactly what we need	5/9/2019 8:20 AM
163	Develop community solar on land adjacent to Santa Ynez River bed.	5/9/2019 8:20 AM
164	I believe what Lompoc is in desperate need of more employment opportunities with higher pay. Bringing manufacturing jobs will keep the people of Lompoc in our town so they don't have to travel outside for work. Most people commute an hour or more to the next city just to get a decent paying job, but with gas prices continuously on the rise it makes it so you are using most of that pay just to get to work and back every day to make a living. It's simple, more local jobs means the money that is being spent elsewhere will be spent here instead, and thus stimulating our local economy far greater than anything else ever has.	5/9/2019 8:12 AM
165	Lompoc can not support the area they have now. Expanding without the resources needed would be bad.	5/9/2019 8:10 AM

166	no more ghetto expansions please	5/9/2019 8:09 AM
167	We need economic growth before physical, if the city and its population grows without economic opportunity growing the homeless population and problem will grow	5/9/2019 8:09 AM
168	Keep local farming.	5/9/2019 7:59 AM
169	We need to NOT encourage all the subsidized housing, Lompoc has become a welfare magnet. Cars at subsidized housing are new if not nearly new so govt is paying them well	5/9/2019 7:47 AM
170	The City of Lompoc has been limited for years by lack of physical growth. Housing is a struggle for most to find what they want for both renters and owners. Industrial buildings are not available for new businesses due to the overwhelming wine and marijuana industry and their deeper pockets. Small business owners need access to small industrial sized locations to start up and expand. Recreational use in this area is lacking and was not included in the survey. Commercial space industry is moving in at Vandenberg and bringing with it a younger workforce. Open space for outdoor activities and turning the Santa Ynez river into an asset rather than a homeless shelter should be prioritized	5/9/2019 7:42 AM
171	No processing/mfg plants with potential pollution issues within the city limits.	5/9/2019 7:30 AM
172	please allow for more youth outdoor recreational activities, including motorsports. as well as let us utilize on of our biggest outdoor assets, the riverbed.	5/9/2019 7:07 AM
173	Lompoc has great character and beautiful buildings in its older neighborhoods. Instead of making the city bigger, money and effort should be put into the charm that is Old Downtown Lompoc.	5/9/2019 6:30 AM
174	I think it is important to maintain the small town nature of lompoc .	5/9/2019 6:25 AM
175	Would like to have a policy to encourage and regulate short term vacation rentals. We have many here for wine enthusiasts, VAFB events, etc. but there is no local regulation or policy. I am interested in opening a vacation rental, but not until rules allowing them in neighborhoods are drafted.	5/9/2019 5:56 AM
176	Help and do not hinder new business	5/9/2019 5:23 AM
177	Please bring in businesses that provide a liveable wage instead of all the high schooler minimum wage jobs	5/9/2019 5:09 AM
178	I would benefit if the city would use there current vacate lots and populate those first before expanding. they should build from within before the broken window effect takes place. need more paved roads and beautification of the interior.	5/9/2019 5:07 AM
179	Incentive to builders and businesses to build/open. Streamlined planning and building application process. Modern zoning that simplified the process. Staff that is helpful and positive supporting in the process.	5/9/2019 4:11 AM
180	City should concentrate on corrections the issues they have before expanding territory. Clean up the town, more police and fire personnel. Focus on gang violence. Concentrate on bringing in more working class instead of catering to low income.	5/9/2019 2:27 AM
181	Annex AG land to the east.	5/9/2019 1:53 AM
182	There is no real main concern as long as there is a balance between construction of structures/paths/homes and green space	5/9/2019 12:58 AM
183	Open some land for off road use. If there isn't places for our youth to excersise there energy constructively they will find the opposit.	5/9/2019 12:42 AM
184	Increasing the population that OWNS homes here would be better. A slightly larger population might entice more businesses to open up here in town. It would be nice if we could attract a competitor to Walmart to town so we would have more choices.	5/8/2019 10:42 PM
185	No more low income housing	5/8/2019 10:34 PM
186	To offset the deficit We need to increase the number of tax paying residents. We must stray away from chain businesses as they will not as easily invest in their local communities. I have many ideas, please email me at Hugo.moreno@mindbodyonline.com	5/8/2019 10:17 PM
187	It's time to grow Lompoc towards the Ocean. I understand that we do have the Rocket Launches and such, but we need to start getting our benefits from being this close to the ocean.	5/8/2019 9:59 PM
188	We need to grow and expand. Our city is small and ugly	5/8/2019 9:58 PM



189	Bring in high tech, high paying jobs, not low paying chain stores.	5/8/2019 9:48 PM
190	The proposed housing starting at 500,000 is out of reach for more than 75% of this area. We need more homes such as those being built in Texas that start in the 220,00 range. They are gated communities with pools, parks and trails. They are family friendly and safe. Further, there is nothing to bring people here. Santa Maria seems to have a monopoly on all the better retail chains. There is also a lack of jobs in town most have to work on base to have a descent paycheck. The town has gone down hill fast in the past 5 years. Current laws have let criminals roam free. We no longer feel safe. Taxing people more is not the answer. Getting rid of city extras like commissions, and other non necessity groups would help. Stick with the basics, utilities, garbage/sewage, fire and police and let the rest slide until Lompoc has more of a tax base. There are too many here on assistance and that is what is killing this city besides the liberals laws, gangs, drugs and homelessness.	5/8/2019 9:36 PM
191	I believe growth should only follow highway 1 and 246 west of town	5/8/2019 9:31 PM
192	sell the lots the city owns around town.	5/8/2019 9:24 PM
193	Our city is perfect for cycling and would do well to encourage residents to do more of it. A way to begin to use the space museum land could be to create an outdoor amphitheater both for music concerts as well as for rocket launch viewing. This could be phase 1 of something more significant there. Mostly we need to make our land count when it comes to job creation to lift up our city. Any new housing needs to be uplifting as well... Lompoc is out of balance with too many low income apartments as compared to other cities. The Theater project is uplifting and important.	5/8/2019 9:16 PM
194	Homeless issues	5/8/2019 9:15 PM
195	Local tax revenue must increase as well as greater funding for law enforcement	5/8/2019 9:09 PM
196	Just with growth we need more public safety. Growth will bring better jobs and revenue to the city. Locales will shop and play in Lompoc if it's available.	5/8/2019 8:53 PM
197	Ideas and plans never go passed planning g phase I have no concerns I have lived in cities 3x the same if Lompoc and they have the same problems with crime that we have.	5/8/2019 8:51 PM
198	sales tax increase, charge for building permits and inspections. take advantage of local points of intrest ie V.A.F.B ,COAST LINE AND GOLFING	5/8/2019 8:42 PM
199	Need new affordable housing	5/8/2019 8:42 PM
200	For population and business growth does the city NEED to expand Beyond it's current borders? There are plants of areas for infill and redevelopment. The agricultural lands are a precious resource. You can have both.	5/8/2019 8:39 PM
201	I am extremely concerned about the homeless population. It is the most pressing concern for our city.	5/8/2019 8:39 PM
202	Use land in the city first to try and attract manufacturing/ industrial jobs that provide good pay then expand outside city limits. Try and attract the small launch companies to Lompoc.	5/8/2019 8:36 PM
203	Fill empty stores with quality shops	5/8/2019 8:33 PM
204	My big issue with land use is the mis understanding of traffic. Take a very busy section of town,one of two way out of town. And you allow businesses to be built and yet do not force the owners of the land to make adjustments and work together to add ways for traffic to flow, create exit, entrances to allow traffic other means to the businessea.	5/8/2019 8:31 PM
205	No more low income housing. Bring in business with higher paying jobs and higher levels of education needed to obtain the job. This will help encourage the youth to get a good education.	5/8/2019 8:13 PM
206	Being a 5 generation family who grandparents owned farm ground on flordale ave and parents lived on artesia. I am all for saving the farm land west of bailey Ave Brier creek is already on Bailey. Build south to olive and to V st There already is sewer infrastructure placed on Bailey. We need to grow if this town is ever gonna support the cities obligations , there needs to me more quality jobs. To keep a even split from computers to SB who spend alotmof there Money in SB. Then Lompoc. And then annex all property along river , river park area ect to city. That we pretty much take care at our expense but dictated by county and what can be done.	5/8/2019 8:11 PM

207	Lompoc needs to improve its appearance. Code enforcement needs to be proactive not reactive. The appearance is greatly effecting the attraction of high paying employers. Go to the council meeting where the CEO of Denmat pleaded that the city improve the appearance and the conditions of the city - with emphasis on parking. Although there may be a need to expand the boundaries of the city, it will be far off in the future if those areas are ever developed. The most immediate needs are attracting high paying employers and that will fuel growth in the development of housing and boosting the city's economy. Expanding the boundaries of the city does not solve the economic problems of Lompoc. Attracting wealth is the answer. There has to be a will to improve the city and that will is lacking.	5/8/2019 8:07 PM
208	Would like to see empty shops filled	5/8/2019 8:04 PM
209	I am concerned that the quality of life and the quality of the rural landscape will decline with more growth. This is currently a nice quiet place to live and raise children. It is beautiful and clean with much fewer problems than most big cities.	5/8/2019 8:03 PM
210	None	5/8/2019 8:02 PM
211	Protect agricultural lands in the Lompoc Valley. We do not have much to begin with.	5/8/2019 7:49 PM
212	I want to keep seeing the beautiful flower fields and agriculture in our beautiful valley!!! Too many flower fields have already disappeared!☹	5/8/2019 7:39 PM
213	Zoning. Lompoc needs to start looking for outside help. The good old boys Club mentality is killing this town.	5/8/2019 7:20 PM
214	Land west of Lompoc should be developed with more housing. It's the logical way to expand	5/8/2019 7:16 PM
215	Clear the land in the riverbed...and we can't grow without more cops and fire personnel	5/8/2019 7:11 PM
216	We need to grow, if for no other reason than to spread the burden of the municipal utility cost over more backs. Additional housing would also (hopefully) bring down then percentage of low income housing. As nice is the tiny town is, if we don't grow we die. Would however, be nice to not just be a bedroom community!	5/8/2019 7:10 PM
217	Lompoc is a gem! It's an amazing city. I love that there's no traffic. I think it needs to be more of a tourist destination. Make old town amazing, more wine, a space center and maybe a UCSB satellite campus downtown. Look at piles peak community college in Colorado-down town campus. Such a neat campus. Small but gives people options and brings in some jobs.	5/8/2019 7:04 PM
218	Fields should grow vegetables that don't require insecticides/herbicides and some grazing for cattle/livestock and such would be wonderful.	5/8/2019 7:04 PM
219	DO NOT CUT UP THE AG FIELDS. There are plenty of mountainsides.	5/8/2019 6:59 PM
220	I think Lompoc needs to remember it's past and utilize that so it's future is more unique. Lompoc has an opportunity to be the envy of the central coast of it focuses on renewing and perfecting what it already has.	5/8/2019 6:47 PM
221	Leave it alone. Small town fits us.	5/8/2019 6:35 PM
222	Lots of people parking rvs next to Walmart dumping trash, casino employees need parking parking lot full	5/8/2019 6:35 PM
223	Fix the Budget then worry about expansion. Get a sales tax in place to help then you can focus on growth to help sustain.	5/8/2019 6:33 PM
224	Annex the Bailey corridor!	5/8/2019 6:33 PM
225	To many house properties are not taxed. Large industry such as Space X should have large facilities inside city limits to provide jobs. Increase or encourage family entertainment or bowling allies, batting cages.	5/8/2019 6:32 PM
226	You need to figure out the budget and the police Dept prior to the future building	5/8/2019 6:30 PM
227	Prefer it stay agriculture	5/8/2019 6:29 PM
228	I do not want to see agricultural lands torn up to fit more housing! Lompoc has limited water resources, and expanded housing would put a strain on this when the reality of life in California is drought, despite recent rains.	5/8/2019 6:28 PM

229	As new developments are happening on the outskirts of town, I am overwhelmed thinking about the 1 northern entrance/exit to Lompoc, and 1 southern entrance/exit. (I realize there's also Ocean Ave. that only leads to the beach and Central/Floridale but they don't lead to the new developments). When there is an emergency(fires or the river overflows....what then? There is already a lot of congestion at the Wye. Also, there is really only 1 main road that holds all the retail shopping and restaurants. This can't keep growing without a serious congestion problem.	5/8/2019 6:23 PM
230	Lompoc would not be the same without the agricultural fields, flower fields, vineyards and rolling hills of empty land. We can expand (maybe not even expand, but accommodate people already here with affordable housing) and improve our city without ruining its charm. Something definitely needs to be done about the beach regulations. There has to be a way to protect the plovers and not restrict beach access.	5/8/2019 6:20 PM
231	Lompoc needs more high paying jobs and things to attract tourism	5/8/2019 6:13 PM
232	I worry about the flower/vegetation fields at Central and Floradale being industrialized and losing the beauty of the town	5/8/2019 6:05 PM
233	Lompoc needs to be pro business and pro growth. Reduce barriers to entry for entrepreneurs and expand the tax base.	5/8/2019 5:57 PM
234	A off road motorcycle park ,drag strip , Land for people to use for entertainment	5/8/2019 5:30 PM
235	NO	5/8/2019 5:28 PM
236	What happened to the manufacturing facility that was to be built on Central & V?	5/8/2019 5:24 PM
237	Would love to see flower fields return in greater number.	5/8/2019 5:20 PM
238	The local economy sucks... No decent jobs, places to shop, places to eat... What is wrong with this town and who is running it(to the ground)	5/8/2019 5:13 PM
239	Turn the old mervyns into a target or something.	5/8/2019 5:03 PM
240	Growth needs to happen or the City will be strangled and die. It is unfair to see all other cities and communities be allowed to grow and improve while Lompoc is held back and forced to be the low-income housing center of the Central Coast.	5/8/2019 5:01 PM

**LETTER OF SUPPORT FROM JORDAN CUNNINGHAM (ASSEMBLYMAN FOR THE  
35<sup>TH</sup> DISTRICT, REPRESENTING SAN LOUIS OBISPO COUNTY, SANTA  
BARBARA COUNTY, INCLUDING THE CITY OF LOMPOC**

[Attached]

STATE CAPITOL  
P.O. BOX 942849  
SACRAMENTO, CA 94249-0035  
(916) 319-2035  
FAX (916) 319-2135

DISTRICT OFFICE  
1304 BROAD STREET  
SAN LUIS OBISPO, CA 93401  
(805) 549-3381  
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# Assembly California Legislature



**JORDAN CUNNINGHAM**  
ASSEMBLYMEMBER, THIRTY-FIFTH DISTRICT

**COMMITTEES**  
CO-CHAIR: ETHICS  
VICE CHAIR: JOBS, ECONOMIC  
DEVELOPMENT, AND THE ECONOMY  
VICE CHAIR: RULES  
AGRICULTURE  
BUSINESS AND PROFESSIONS  
TRANSPORTATION  
UTILITIES AND ENERGY

**SELECT COMMITTEES**  
CAREER TECHNICAL EDUCATION  
AND BUILDING A 21<sup>ST</sup> CENTURY  
WORKFORCE  
CENSUS  
CYBERSECURITY

October 3, 2019

Paul Hood  
Executive Officer  
Santa Barbara LAFCO  
105 East Anapamu Street, Room 407  
Santa Barbara CA 93101

## **RE: Providing Additional Housing in Lompoc during a State Housing Crises**

Dear Mr. Hood:

I am the Assemblyman for the 35th district, representing San Luis Obispo County and the northern part of Santa Barbara County, including the City of Lompoc. I'm writing to express my support of the Bailey Avenue Annexation Proposal, which will bring much needed usable space to a growing community.

It is my understanding that Lompoc has been working on this proposal since the late 1990's to incorporate land into their city limits just east of Bailey Avenue. The reserved region has been planned for urbanization as it's located within the City's Urban Limit Line. It is also recognized in the City's General Plan, and would be developed adjacent to existing developed area.

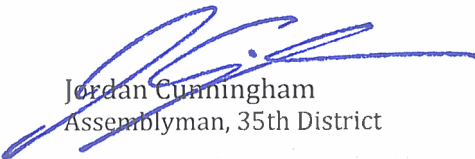
Bailey Avenue had sewer and water lines installed that were funded by property owners in the early 1960's with the expectation that the land would one day be annexed into the City for development. The City has additional water treatment, sewer treatment, and electric capacity ready and available for the development of this area.

As you may know, Lompoc has been struggling to provide additional housing and is experiencing a critical housing shortage. Therefore, I want to express my support for this project as it will allow new housing to be developed during a time that the state is hoping to streamline and accelerate the construction of new housing.

I appreciate your efforts in managing and coordinating growth in Santa Barbara County.

Please feel free to contact my office with any questions at (916) 319-2035.

Sincerely,

  
Jordan Cunningham  
Assemblyman, 35th District

Cc: City of Lompoc Honorable Mayor and City Council  
Jim Throop, Lompoc City Manager  
Christie Alarcon, Lompoc Community Development Director  
Brian Halvorson, Lompoc Planning Manager

**CITY COUNCIL STAFF REPORTS AND RESOLUTIONS SUPPORTING THE BAILEY  
AVE. PROPERTIES SOI PROPOSAL**

[Attached]