




DATE: June 12, 2024

TO: Planning Commission Members

FROM:  Brian Halvorson, AICP, Planning Manager

SUBJECT: Public Hearing Item # 3 (GP-2024-0001)
Discussion and Status of General Plan Environmental Justice Element

At the May 8, 2024 public hearing the Commission reviewed and considered recommendations on a draft of the City's first General Plan Environmental Justice Element.

Attached to this memo is our consultant's summary of the Commission's comments and outlines an approach to address their concerns such as the creation of new Goals, Policies and Measures as well as new format that reorganizes the document with additional topic areas that more accurately reflects the topics of concern as recommended by the Commission. Commissioners will have copies of the draft element at the meeting and copies will also be available to the general public at the hearing and on the project website at: <https://envisionlom poc.com/>

Following a discussion of these comments and input/direction regarding the approach offered by our consultant, staff will bring a revised draft of the Environmental Justice element back to the Commission for consideration at the August 14, 2024 public hearing.

MEMORANDUM

TO: Brian Halvorson, Planning Manager | City of Lompoc
FROM: Michael Gibbons, Project Manager | Mintier Harnish
CC: Jim Harnish, Brent Gibbons, Nikki Zanchetta | Mintier Harnish
DATE: Wednesday, May 29, 2024
RE: Lompoc Environmental Justice Element – Planning Commission Direction and Revisions

This memorandum is in response to the Planning Commission meeting held on Wednesday, May 8, 2024, which reviewed the Public Hearing Draft Environmental Justice Element. During the meeting, the Planning Commission voted to continue the Environmental Justice Element to a future meeting and requested City staff make strategic revisions to the draft to address certain topics. This memorandum summarizes the Planning Commission’s feedback and outlines how Mintier Harnish will address their concerns in the next draft.

Planning Commission Public Hearing Feedback

Lead Paint Hazards and Potential Remediation Program. The Planning Commission acknowledged the findings on lead-based exposure in the Environmental Justice Element. It was noted that the city's high percentage of older homes, particularly in the Community of Focus, is likely the cause of the elevated exposure levels. The Commission expressed concern that there were no specific goals or policies addressing this issue and requested the addition of a lead remediation program or measure.

Organization of the Goals and Policies. The Planning Commission requested that the Environmental Justice goals and policies section be reorganized for consistency with the rest of the Element. Some Commissioners felt that the goal categories were too generic and did not adequately address the specific concerns identified in the Element. Furthermore, the Commission asked for additional goals, policies, and programs tailored to the specific issues highlighted in the Element (see below).

Additional Goals and Policies for Environmental Justice Concerns. The Planning Commission requested the development of additional goals and policies that more specifically address the various environmental justice concerns discussed in the Element. For instance, they called for new goals and policies to address pesticide use and exposure throughout the city.

Recommended Revisions

Lead Paint Hazards and Potential Remediation Program. To assess lead exposure risk in the Community of Focus, the Mintier Harnish team evaluated data from CalEnviroScreen 4.0’s Children’s Lead Risk from Housing indicator. This indicator calculates lead exposure risk by combining the percentage of homes likely

to have lead-based paint (LBP) hazards with the percentage of low-income households with children. The likelihood of LBP hazards is determined based on the age of the housing, categorized into five age groups, with older homes having a higher probability of containing LBP hazards.

In response to the Planning Commission's request, the Mintier Harnish team recommends adding a program requiring the city to seek funding for lead remediation and rehabilitation. Numerous State and Federal grants and programs are available to support such initiatives, such as HUD's Lead Hazard Reduction Demonstration (LHRD) program ([link](#)). These programs typically require grant applications. Mintier Harnish suggests including the following program in the Environmental Justice Element:

- Program "x" Lead-Based Paint Remediation. The City shall apply for grant funding from HUD's Lead Hazard Reduction grant program (LHRD) to assist in the rehabilitation and remediation of homes which have lead-based paint hazards.

Implements: HE-1.2, HE-1.5, and EJ-1.5

Responsible: Community Development

Timeline: 2026-2030

Organization of the Goals and Policies. The draft Environmental Justice (EJ) Element's goals and policies are currently organized into three topical areas: 1) Environmental Justice (general), 2) Access to Health Care and Healthy Foods, and 3) Civic Engagement. In response to the Planning Commission's request for reorganization, Mintier Harnish recommends restructuring the goals and policies into the following areas: pollution exposure, healthy food access, physical activity, public facilities, safe and sanitary housing, and civic engagement. This proposed reorganization more accurately reflects the topics of concern discussed throughout the Element.

Additional Goals and Policies for Environmental Justice Concerns. To address Planning Commission's request to create new goals, policies, and programs that better align with Lompoc's environmental justice concerns, Mintier Harnish proposes adding the following goals and policies:

- **New Goal EJ-G _x_** Actively support and expand land use development patterns, transportation infrastructure, pollution mitigation, and other techniques to reduce pollution exposure.
 - **New Policy EJ-x.x Pesticide Education.** The City shall encourage the Santa Barbara County Agricultural Commissioner's Office to provide pesticide use education to raise awareness about the potential health impacts from pesticide use and process to report pesticide violations.
 - **New Policy EJ-x.x Industrial Truck Idling.** The City shall enforce California's five-minute maximum idling law, require warehouse and distribution facilities to provide adequate on-site truck parking, and require refrigerated warehouses to provide generators for refrigerated trucks.
- **New Goal EJ-G _x_** Increase physical activity to reduce health risks for residents and improve the pedestrian network for safer, more convenient travel.
 - **New Policy EJ-x.x Active Transportation Education.** The City shall promote walking, biking, and other modes of active transportation as safe, convenient, and healthy.

- **New Goal EJ-G_x_** Ensure all residents experience living conditions that are healthy and safe.
 - **New Policy EJ-x.x Safe and Sanitary Housing.** The City shall establish and enforce standards that promote safe and sanitary housing.
 - **New Policy EJ-x.x Rehabilitation and Preservation.** The City shall encourage the rehabilitation of substandard conditions and preservation of affordability for dwellings owned/occupied by lower-income households citywide.

Next Steps

1. Schedule a virtual meeting with City staff to review the Planning Commission's feedback on the EJ Element and discuss Mintier Harnish's recommended revisions.
2. Revise the EJ Element per City staff's and Planning Commission's feedback and direction.
3. Facilitate a meeting with City staff to review revised EJ Element and submit it to City staff for posting and future Planning Commission study session on August 14, 2024.