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CITY OF
LOMPOC

LOMPOC CALIFORNIA CITY OF ARTS & FLOWERS

Housing Policy Department
Received on:
MAR 25 2014

March 13, 2014

Certified Mail

Scott Morgan, Director State Clearing House
Governor's Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

RE: City of Lompoc Annual Progress Report - 2013

Dear Mr. Morgan:

The City of Lompoc is pleased to submit its Annual General Plan Progress Report, pursuant to Government Code Section 65400. This progress report covers the calendar year January 01, 2013 through December 31, 2013.

The 2013 Annual General Plan Progress Report was reviewed by the Planning Commission on February 12, 2014 and accepted by the City Council on March 04, 2014.

If you need any further information or clarification, please contact me at 805.875.8273.

Sincerely,

Lucille T. Breese, AICP
Planning Manager

Enclosure

C: Randall Deems, Chief Deputy Director, Department of Housing and Community Development, 1800 Third Street, Suite 430, Sacramento, CA 94252-2053

RECEIVED
MAR 25 2014
HOUSING AND COMMUNITY DEVELOPMENT
OFFICE OF THE DIRECTOR

CITY HALL, 100 CIVIC CENTER PLAZA, P.O. BOX 8001, LOMPOC, CA 93438-8001
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CITY OF LOMPOC

ANNUAL REPORT ON THE GENERAL PLAN: 2013

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Introduction

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

This annual report covers the calendar year January 1 to December 31, 2013.

Acceptance Date

The 2013 Annual General Plan Progress Report was reviewed and accepted by the Planning Commission on February 12, 2014 and the City Council on March 4, 2014.

Planning Division

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

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

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

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

- Recommended City Council certification of an Environmental Impact Report and approval of a request for Annexation for a 10-acre site.

- At the direction of the City Council, the Planning Commission reviewed the Final Environmental Impact Report for the Comprehensive 2030 General Plan Update – Phase 1 and recommended required Findings of Fact for an Addendum for four (4) potential annexation areas; recommended adoption of the Phase 1 Elements (Land Use and Circulation); and adoption of the Zoning Map update to achieve consistency with the Land Use Element Map.

- At the direction of the City Council, the Planning Commission held two (2) meetings regarding possible updates to the Parking Regulations and forwarded a recommendation.

- A workshop was held with the Planning Commission and the Economic Development *Launching Lompoc Into the 21st Century* Subcommittee to discuss the Old Town Commercial (OTC) District.

Planning Commission's Activities

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

The Planning Division provides staff support to the Planning Commission. Routine tasks include the scheduling of meetings, preparing agendas, posting hearing notices, preparing staff reports and recommendations, and preparing minutes. During the 2013 annual report period, the Planning Commission held eleven (11) regularly scheduled public meetings. Planning Division staff provides environmental review as required under the California Environmental Quality Act (CEQA) and land use analysis, and prepares staff reports for the Planning Commission and City Council.

During the 2013 annual report period, the Planning Commission reviewed the following:

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

STATUS OF THE GENERAL PLAN

Each element of the General Plan was completed according to the General Plan Guidelines developed and adopted by the Governor's Office of Planning and Research. The City Council adopted the City of Lompoc's General Plan on October 28, 1997.

At that time, the General Plan consisted of 19 elements. Adoption of the General Plan in 1997 culminated a ten-year period during which the City worked with the General Plan Advisory Committee (GPAC) and Planning Commission to update the General Plan. On June 23, 1998, the City Council amended the General Plan to consolidate the existing 19 elements into nine (9) elements.

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

Recommendations were formulated by the Planning Commission at its October 2013 meeting. On November 19, 2013 the City Council adopted the updated 2030 Land Use and Circulation Elements.

The General Plan elements are shown in Table 1.

Table 1. General Plan Elements

Element	Date of Adoption or Major Revision	Comment
Land Use	11/19/13	On June 23, 1998, the City Council amended the General Plan to consolidate the existing 19 elements into nine (9) elements, including a socio-economic appendix.
Circulation	11/19/13	
Housing	10/19/10	
Parks and Recreation	10/28/97	
Public Services	10/28/97	
Urban Design	10/28/97	
Resource Management	10/28/97	
Noise	10/28/97	
Safety	10/28/97	
Socio-Economics Appendix	10/28/97	

LAND USE ELEMENT

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

Newly adopted: November 19, 2013

CIRCULATION ELEMENT

The **Circulation Element** identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities.

Newly adopted: November 19, 2013

PARKS AND RECREATION ELEMENT

The **Parks and Recreation Element** addresses the provision of parks and recreational facilities. Included in the City's Parks and Recreation Element are parks and recreation uses to which open space land can be devoted.

Adoption:		October 28, 1997	
Consolidation:	GP 98-02	June 23, 1998	
Amendments:	GP 04-06	April 19, 2005	Riverbend Park Master Plan and Trail
Pending Amendments:		None	

Pending Update: GP 07-04 – The Parks and Recreation Element will be part of Phase 2 of the General Plan Update scheduled for 2014.

PUBLIC SERVICES ELEMENT

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

Adoption:		October 28, 1997
Consolidation	GP 98-02	June 23, 1998
Amendments:		None

Pending Update: The Public Service Element will be part of Phase 2 of the General Plan Update scheduled for 2014.

URBAN DESIGN ELEMENT

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

Adoption:		October 28, 1997
Consolidation:	GP 98-02	June 23, 1998
Amendments:		None

Pending Update: The Urban Design Element will be part of Phase 2 of the General Plan Update scheduled for 2014.

RESOURCE MANAGEMENT ELEMENT

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

Adoption:		October 28, 1997
Consolidation:	GP 98-02	June 23, 1998
Amendments:		None

Pending Update: The Resource Management Element will be part of Phase 2 of the General Plan Update scheduled for 2014.

NOISE ELEMENT

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

Adoption:		October 28, 1997
Consolidation:	GP 98-02	June 23, 1998
Amendments:		None

Pending Update: The Noise Element will be part of Phase 2 of the General Plan Update scheduled for 2014.

SAFETY ELEMENT

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

Adoption:		October 28, 1997
Consolidation:	GP 98-02	June 23, 1998
Amendments:		None

Pending Update: The Safety Element will be part of Phase 2 of the General Plan Update scheduled for 2014.

SOCIO-ECONOMICS APPENDIX

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

Adoption:		October 28, 1997
Consolidation:	GP 98-02	June 23, 1998
Amendments:		None
Pending Update:	The Socio-Economics Appendix will be part of Phase 2 of the General Plan Update scheduled for 2014.	

HOUSING ELEMENT

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

Adoption (updated):		October 19, 2010	
HCD Compliance Date:		February 10, 2011	
Amendments:	GP 07-04	October 19, 2010	Housing Element Update

June 18, 2013, the City received the Regional Housing Needs Allocation (RHNA) for the 2015 to 2022 housing cycle. A revised Housing Element must be prepared and accepted by the State by February 2015.

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

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

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

Total Units	Very Low-Income	Low- Income	Moderate-Income	Above Moderate-Income
516	119	89	123	185

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

Table 3 provides the 2013 maximum household income limits for Santa Barbara County (very low-, low-, moderate-, and above-moderate) as determined by the California Department of Housing and Community Development and derived from the U.S. Department of Housing and Urban Development. Although household incomes vary considerably throughout Santa Barbara County, the City is required to use countywide California Department of Housing and Community Development income limits to evaluate housing affordability.

Table 3. 2013 Santa Barbara County Maximum Household Income Limits

Income Level	Household Size				
	1 Person	2 Person	3 Person	4 Person	5 Person
Very Low-	$27,900	$31,850	$35,850	$39,800	$43,000
Lower-	$44,600	$51,000	$57,350	$63,700	$68,800
Moderate-	$61,550	$70,350	$79,150	$87,950	$95,000
Above Moderate-	>$61,550	>$70,350	>$79,150	>$87,950	>$95,000

Source: California Department of Housing and Community Development (Based on the 2013m edian family income of $73,300 for Santa Barbara County)

Table 4 shows the number of dwelling units added in calendar year 2013. A total of 104 units were added, representing approximately 20 percent (104/516) of the City's Regional Housing Need Allocation (RHNA) as set forth in the RHNA Plan.

Table 4. Units Completed In 2013 By Income Level

Total Housing Units Added	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income
104	14	15	0	75

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

Table 5 provides a tabulation of Lompoc's regional fair share allocation within the RHNA and the City's overall progress in meeting its share of the projected regional housing needs for the various income levels. The City added 51 new housing units in 2007, 88 new housing units in 2008, 85 new housing units in 2009,17 new housing units in 2010, 23 new housing units in 2011, 67 new housing units in 2012, and 104 new housing units in 2013. This represents approximately 84 percent (435/516) of the City's Regional Housing Need Allocation as set forth in the RHNA.

Table 5. Regional Housing Needs Allocation Progress

Units Completed by Level of Affordability												
Income Level		RHNA Allocation by Income Level	Year 2007	Year 2008	Year 2009	Year 2010	Year 2011	Year 2012	Year 2013	Year 2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	119	–	28	20	1	1	12	14		76	43
	Non-deed restricted		–	–	–	–	–	–	–		–	
Low	Deed Restricted	89	–	10	–	2	1	12	15		40	25
	Non-deed restricted		–	–	–	–	–	–	–		–	
Moderate	Deed Restricted	123	–	17	2	–	–	4	–		23	100
	Non-deed restricted		–	–	–	–	–	–	–		–	
Above Moderate		185	51	33	63	14	21	39	75		296	0
Total RHNA by COG. Enter allocation number:		**516**									435	
Total Units with Certificate of Occupancy ►			51	88	85	17	23	67	104			
Remaining Need for RHNA Period ► ► ► ► ►												**168**

Annual Building Activity Report

The City of Lompoc did not have any activity on housing units and residential developments for which building permits for new residential construction were issued during the reporting year for affordable units.

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

Table 6. Summary for Above Moderate-Income Units

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate-Income**	88	-	-	-	-	88

Sphere of Influence Boundary Amendments and Annexations

No Sphere of Influence Boundary Amendments or Annexations were acted on during the reporting period of 2013.

Zoning Ordinance Text Amendments

TA 13-01 the City Council adopted Ordinance 1593 (13) on September 17, 2013 amending Chapter 17.136 – Home Occupation Permits to include provisions for Cottage Food Operator Permit.

General Plan and Zoning Map Amendments

GP 07-04 the City Council adopted Phase I of the General Plan Update, the Land Use and Land Use Element Map, and Circulation Elements, on November 19, 2013.

ZC 10-01 the City Council adopted an update to the zoning map to be consistent with the General Plan.

Specific Plans

No Specific Plans were acted on during the reporting period of 2013.

Affordable Housing Development Progress

Lompoc made significant progress in 2013 with its affordable housing objectives, utilizing CDBG, HOME, State HOME funds, California Housing Finance Agency (CalHFA) HELP funds, Redevelopment Agency Housing Set-Aside funds, and Lompoc Housing Trust Funds (LHTF). It should be noted that as of February 1, 2012, Redevelopment funding was no longer available for new affordable housing projects due to the dissolution of Redevelopment Agencies statewide. The City has assumed the requirements and responsibility as the Housing Successor Agency.

REHABILITATION

Due to a reduction in funding, the City of Lompoc has been unable to provide as many CDBG loans to support residential rehabilitation. In 2013, one $25,000 CDBG loan was granted to facilitate the rehabilitation of a single family residence.

Single-Family Housing

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

For eligible borrowers, the CDBG Single Family Rehabilitation Loan Program offers 3% amortized loans and 4% deferred loans to seniors (60 years of age and older) and 'severely disabled' adults (as defined by HUD). Seniors and severely disabled adults are not required to make loan payments as long as they remain owners of their homes. Loans up to $50,000 are available for rehabilitation and $60,000 for rehabilitation which includes room additions due to overcrowding conditions (which the City defines as households with 1.5 persons per room, excluding bathrooms and kitchen). Loans may be used for the repair of plumbing, heating, and electrical systems, roofing, remodeling, landscaping, painting, room additions in overcrowded situations, lead paint abatement, and for handicap accessibility improvements.

Multi-Family Housing

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

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

NEW CONSTRUCTION

The Agency is no longer tracking housing production as of 2012 due to the dissolutionment of the RDA. Phase I of Cypress Court was completed in 2013.

UNITS IN PROCESS

The following affordable housing projects were under construction in Lompoc during 2013.

912 West Apricot ✦ Housing Authority of the County of Santa Barbara
Phase I was completed in December 19, 2011. No building permits were issued for Phase II in 2013. Phase II will complete a 55-unit residential project with affordable units restricted to very low-, low-, and moderate-income households. This project received a 9% low-income housing tax credit (LIHTC) allocation in September 2011.

The Housing Authority of the County of Santa Barbara received City financial support for the development of Santa Rita Village consisting of the demolition of ten (10) existing public housing units and the construction of 55 affordable rental units and the development of a 4,049 square foot office building. The affordable housing units will be phased with the first phase completing 36 units. Phase I was completed December 19, 2012. The $21 million project involved a variety of funding sources, including private financing, low income housing tax credit financing, Housing Authority funds, RDA, HOME funding and $1.635 million in Lompoc Affordable Housing Trust Fund monies. Additionally, the project received a commitment of federal HOME funding of $1,578,133 from the Santa Barbara County HOME Consortium, which included $500,000 in City HOME funds.

1420 East Ocean Avenue ✦ Pacific West Communities, Inc.
A 60-unit senior and handicapped residential project with affordable units restricted to very low-, low-, and moderate-income households. This project received a 9% Low-Income House Tax Credit (LIHTC) allocation in September 2011. Phase I of the project was completed May 30,2 013.

Cypress Court Apartments was also assisted with local funding which consisted of $500,000 in City HOME funds, $1.1 million in Redevelopment Housing Set-Aside funds and $200,000 in CalHFA HELP funds controlled by the Redevelopment Agency. Cypress Court consists of 60 affordable apartment units for seniors and persons with disabilities, and includes over 14,000 sq. ft. of commercial space. The $13 million dollar project is projected to use private financing, low income housing tax credit financing, RDA, and HOME funding. This project was completed in May 2013.

LaurelCr ossing located at Laurel Avenue & V Street ✦ West Pointe Homes
The Redevelopment Agency assisted this project by providing two loans totaling $500,000 to West Pointe Homes, Inc. The Agency restricted 11 single-family (sf) units for occupancy as affordable housing. This project completed 3 model units in 2008, nine (9) sf units in 2012, and six (6) sf units in 2013 The resumed construction in mid-2013 after being stalled due to slow sales.

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

Assistance Programs

Tenant-Based Assistance Payments Programs

Through the Section 8 Housing Choice Voucher (HCV) Program, the Housing Authority of the County of Santa Barbara (HACSB) provides rental subsidy payments directly to private landlords on behalf of eligible low-income tenants. Families issued a Housing Choice Voucher can be assisted in a rental unit that meets HUD-established housing quality standards (HQS) and rent comparability guidelines. The family's share of rent is generally 30 to 40 percent of a family's monthly-adjusted gross income for rent and utilities.

The Section 8 HCV Program administered by the HACSB currently provides rental assistance to 3,670 households in Santa Barbara County (excluding the City of Santa Barbara). It is estimated that 901, or 25 percent, of these households reside within the City of Lompoc.

Housing Authority of the County of Santa Barbara (HACSB)

The Housing Authority of the County of Santa Barbara's (HACSB) Administrative Office is located in Lompoc at 815 West Ocean Avenue. The HACSB administers the Section 8 Voucher and Public Housing Program throughout the County. Area 2 includes all of Santa Barbara County except for the City of Santa Barbara. The total Section 8 Housing choice vouchers are 3,670 with 901 or 25% residing in the City of Lompoc, and an additional 43 senior households are receiving rental assistance through the TBRA. There are 193 traditional public housing units in the City of Lompoc. In addition to these public housing units, HACSB and its affiliate partner Surf Development Company, manages 281 rental units which were either acquired or developed using low income housing tax credits, housing revenue bonds, or other financing. Including these other units, HACSB and/ or Surf Development Company oversee 474 rental units. Of the 474 units, 182 or 38% are reserved for elderly and/or disabled households.

Homelessness & Transitional Housing

During FY 2012-2013, the City worked to address the transitional housing needs of homeless individuals and families in Lompoc. The following agencies provided service and shelter resources.

Bridgehouse Homeless Shelter and Transitional Facility

The Bridgehouse Shelter has the capacity to provide emergency and transitional shelter for up to 56 homeless persons at a time. The County now owns the Shelter and contracts with Good Samaritan to operate it. According to the 2012-2013 SBC CAPER 114 persons were served.

Marks House Transitional Housing Program

The Marks House is an attractive Victorian-style home in one of Lompoc's residential areas. Based on information contained in the 2012-13 CAPER, the Marks House has the capacity to provide up to 19 transitional beds for six (6) homeless families and their children and provided shelter 27 individuals.

On January 17, 2012, the City accepted the Deed-in-lieu for the Marks House and contracted with Good Samaritan to provide Shelter Services. The City provided $27,045 in City CDBG funding to Good Samaritan for operations and emergency facility repair costs.

Domestic Violence Shelters

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

The Lompoc Shelter has capacity for 12 persons. In FY 2012-13, the City of Lompoc provided $8,000 which assisted 39 unduplicated women and children.

Good Samaritan – Recovery Way Home

In FY 2012-13 Good Samaritan Shelter's Recovery Way Home provided drug and alcohol recovery services to men and women (including mothers with their children) at their 16-bed transitional living facility at 608 West Ocean Avenue. During this period, the Program provided service to 28 unduplicated persons (reports for third and fourth quarters only due to take over). The City provided $3,000 in funding. A case of service is defined as a counseling session (resulting in a childcare session for the child while the mother is in treatment).

Other Housing Activities

Elderly and Disabled

Mobilehome Emergency Repair Grant Program (MERG)

The Mobilehome Emergency Repair Grant Program (MERG) addresses the emergency housing rehabilitation needs of owners of mobilehomes and single-family homes. Many of the mobilehome residents are elderly and disabled persons. Catholic Charities administers the program by providing emergency repair grants and checking on the well being of house bound persons. As a requirement of the program, all households assisted must be low-income.

In FY 2012-13, the program expended $34,898 in CDBG funds, and assisted one (1) very low-income household and seven (7) extremely low-income households with repairs on their homes.

Fair Housing

In FY 2012-13, the City allocated two (2) grants to the Legal Aid Foundation of Santa Barbara County to provide emergency legal services ($9,405) and fair housing services ($5,775) for a total of $15,180. Legal assistance is provided free to low-income persons and senior citizens in the following areas of law: family law, domestic violence, landlord/tenant law, income maintenance, civil rights, consumer, and educational issues. A total of 110 unduplicated individuals were assisted in legal issues, 93% of who earned low to extremely low income. A total of 147 individuals received emergency legal services; 91% earned low to extremely low income.

The City of Lompoc yearly renews a contract that awards $5,775 to the Legal Aid Foundation (LAF) to provide fair housing services in the City. Services offered include: educating the public in Fair Housing practices and testing the local market to verify compliance with Fair Housing laws with regard to any instances of discrimination based on race, religion, ethnicity, gender preference, marital status, and size and makeup of family. A Spanish interpreter works in the office. Legal Aid maintains an office in Lompoc at 106 South C Street, Suite A, Lompoc, (805) 736-6582, and is open 9:00 a.m. to 4:00 p.m. Monday thru Thursday.

During 2012-13, the LAF held several housing related educational presentations in North Santa Barbara County concerning rights of single parents, minorities and persons with disabilities to equal housing opportunity. During 2013 LAF made presentations to Adult Protective Services supervisors, Child Welfare Services supervisors, and at the Senior Expo, which was attended by over 300 people. LAF conducted Fair Housing testing in June 2013 at seven (7) landlords' properties or property management companies in Lompoc. The results of the testing were that there were no overt signs of intentional discrimination.

Tenant Interviews: Also this past year in the course of its everyday operations, the Lompoc office of LAF interviewed, either by phone or in person, approximately 90 individuals who had landlord/tenant issues. The majority of these cases involved non-payment of rent and habitability issues, with the remainder involving evictions, retaliatory, and discriminatory conduct by landlords.

Code Enforcement

The Code Enforcement Program investigates and resolves cases of residential code violations related to the enforcement of building and safety codes. The Program operates City-wide, with CDBG funds utilized exclusively in the low-a nd moderate-income census tract areas of the City. A total of 576 new cases were investigated and 574 cases were resolved in FY 2012-13. Through the City's Housing Rehabilitation Loan Program, eligible households were able to apply for CDBG funding to correct code violations.

General Plan Implementation Schedule Progress

The City's progress in accomplishing the implementation measures set forth in the General Plan is depicted in Appendix A.

APPENDIX A

LAND USE ELEMENT

Implementation No.	Implementation Measure	Status
Land Use - 1	The City shall amend the Zoning Ordinance to provide provisions for mixed-use development.	Completed - City Council Approved July 20, 2006.
Land Use - 2	The City shall periodically consider the need for a development priority system to ensure orderly growth and development within the Urban Limit Line. The development priority system shall regulate the rate, location, and type of urban growth within the existing natural resource constraint setting. Underdeveloped and vacant land within the existing City boundaries would have the highest development priority.	Not desirable at this time -the City will explore the need for a development priority system as circumstances deem it necessary.
Land Use - 3	The City shall amend the Zoning Ordinance to provide performance standards regarding issues such as noise, dust, traffic, light, and glare.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Land Use - 4	The City shall explore a general plan referral agreement with Santa Barbara County to permit the City to review proposed developments in the unincorporated areas near the City (pursuant to GC Section 65919 et seq.).	Completed - City staff attends any meeting which may have an impact on the City and reviews proposals when plans become available.
Land Use - 5	The City shall amend the Zoning Ordinance to establish standards for the location of child care centers in all appropriate non-residential zones of the City.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Land Use - 6	A Specific Plan shall be prepared to ensure the coordinated development of the Bailey Avenue Corridor, as shown on the map entitled "Bailey Avenue Corridor Boundaries", prior to approval of any tentative subdivision maps or development plans in the Bailey Avenue Corridor. Tentative subdivision maps and/or development plans may be approved for properties which were within City Limits as of June 1, 1999 provided the design of the development demonstrates compliance with all applicable General Plan goals and policies, particularly those requiring establishment of buffer areas between new development and agricultural lands.	Withdrawn.
Land Use - 7	The City shall amend its Zoning Ordinance to require that planned industrial and commercial uses be buffered by landscaping, parking, distance and/or transitional land uses from residential uses, open space, and schools. [Final EIR Land Use Mitigation Measure 1a]	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Land Use - 8	All property owners located within an Airport Safety Area identified in the Santa Barbara County Airport Land Use Plan shall be aware through legal notice, that runs with the land, that their property is within an officially designated Airport Safety Area. [Final EIR Land Use Mitigation Measure 4]	Ongoing - implemented during permit processing.

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Land Use - 9	Prior to approval, the City shall require proposed new development with potential land use conflicts (such as noise, light and glare, air contaminants, traffic safety) to demonstrate that such conflicts can be minimized or mitigated to an acceptable level before the development is approved. The Zoning Ordinance shall be amended to include performance standards to mitigate impacts. [Final EIR Land Use Mitigation Measure 1b]	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Land Use - 10	The City shall amend the Zoning Ordinance to allow neighborhood gardens in the Open Space Zone and in recreational areas of residential developments.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process. Neighborhood gardens have been established in residential zone.
Land Use - 11	The City will undertake an evaluation of the local flower-seed and cut-flower industries to determine what local actions are available to retain their strength and presence and thereby protect the "Valley of Flowers" theme.	To be scheduled.
Land Use - 12	The City shall assist the Lompoc Unified School District, Allan Hancock College, and local farming organizations to acquire funding or resources for the creation of a student experimental farm.	To be scheduled.
Land Use - 13	The City shall encourage the development of agricultural education programs conducted by local farming organizations to provide water conservation information.	To be scheduled.
Land Use - 14	The City shall contact private land trusts involved in the protection of agricultural land to pursue long-term protection of agricultural land within the Study Area.	To be scheduled.
Land Use - 15	The City shall ensure a location for the farmers market.	Completed.

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CIRCULATION ELEMENT

Implementation No.	Implementation Measure	Status
Circulation - 1	The City shall control access along expressways and arterials by controlling the number of intersections and driveways.	Ongoing - Implemented during permit processing.
Circulation - 2	The City shall work with Caltrans to relieve congestion on North H Street through traffic control measures.	Ongoing - Implemented during permit processing.
Circulation - 3	The City shall explore options, which do not adversely affect the viability of existing businesses, to relieve congestion at the A Street/Ocean Avenue intersection.	Completed - Caltrans has installed a split phase signal for north/south traffic on A Street.
Circulation - 4	The City shall pursue funding from Federal, State, and regional agencies for: construction of a fair-weather crossing across the Santa Ynez River using the existing right-of-way along McLaughlin Road, and widening of Robinson Bridge on Highway 246.	Included in 2004 Metropolitan Transportation Plan. Included in Measure A Funding proposal.
Circulation - 5	The City shall encourage Caltrans to provide traffic signals at the Ocean Avenue/V Street intersection.	Completed - Four-way stop installed 2004.
Circulation - 6	The City shall identify and schedule paving of incomplete street widths and alleys where necessary to remove safety hazards.	Ongoing - implemented during permit processing.
Circulation - 7	The City shall identify locations where sidewalks are missing, or are in disrepair, and shall prioritize construction and repair of identified locations. Property owners shall be responsible for funding the construction of missing sidewalks.	Ongoing - Engineering Division has worked on Circulation-7 with CDBG,Sta te & Federal Safe Route to School, and Measure A funds.
Circulation - 8	The City shall amend the Zoning Ordinance to require the provision of adequate bicycle facilities in development projects.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Circulation - 9	The City shall integrate bicycle lanes or separate bikeways into street projects located along planned bicycle routes.	Ongoing - implemented during permit processing.
Circulation - 10	The City shall develop a pedestrian and bicycle trail system which connects major park and wildlife areas within the Lompoc Valley.	Completed in 2008.
Circulation - 11	The City shall encourage Federal, State, and regional agencies to widen the H Street/Highway 1 Bridge and Robinson Bridge on Highway 246 to assure safe bicycle and pedestrian use.	The widening of H Street Bridge was completed in 2000. The bridge on Hwy 246 is included in Measure A funding proposal.
Circulation - 12	The City shall amend the Zoning Ordinance to require project sponsors to provide bus shelters in high-usage locations, near multi-family developments, and within commercial areas.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.

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Circulation - 13	The City shall amend the Zoning Ordinance to allow park and ride facilities.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Circulation - 14	The City shall work with Caltrans to restrict truck traffic to city-designated truck routes.	Completed - Circulation Element amended to include truck route map - adopted January 04, 2001.
Circulation - 15	The City shall review, and update as necessary, the *Standard Requirements for the Design and Construction of Subdivisions and Special Developments* regarding improvements in the public right-of-way (e.g. roads, bikeways, and sidewalks).	Ongoing - As staffing permits.
Circulation - 16	The City shall limit on-street parking where feasible on certain roadways which are designated as bicycle routes in order to create new bicycle lanes and encourage bicycle travel.	Ongoing - When feasible.
Circulation - 17	The City shall pursue funding from Federal, State, and regional agencies for the development of park-and-ride lots near major arterial roadways in the southeast and northern areas of the City.	SBCAG is preparing countywide park and ride plan.
Circulation - 18	The City shall ensure that safe and convenient pedestrian and bicycle access is provided to the Allan Hancock College site.	Class I Bike path completed October 2011.
Circulation - 19	The City shall examine and, if necessary, amend the Development Impact Fee Resolutions to ensure that transportation improvements necessitated by projects generating additional peak-hour trips are provided and improvements to bicycle lanes are funded.	Ongoing - modified annually. Last comprehensive evaluation of existing development impact fees and preparation of an Impact Fee Study Report completed in 2003 - development impact fees updated annually.
Circulation - 20	The City shall require new developments with high pedestrian activity generator areas (such as retail centers, government buildings, employment centers, and transit stations) to provide walkways which maximize pedestrian comfort.	Ongoing - Implemented during permit processing.
Circulation - 21	The City shall update roadway cross-sections and standards to be consistent with General Plan roadway designations.	Update of standards is continuing.
Circulation - 22	The City shall pursue funding from Federal, State, and regional agencies for funding maintenance of the City's transportation system.	Ongoing - Included in the State Transportation Improvement Plan (STIP) and MAP-21 funds.
Circulation - 23	The City shall ensure that crosswalks are provided on major access routes to all schools.	Completed.
Circulation - 24	The City shall require, as part of the development review process, a system of sidewalks or pathways for all new development to provide a safe environment for pedestrians.	Ongoing - Implemented during permit processing.

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Circulation - 25	The City shall explore traffic calming techniques to enhance pedestrian safety in the Old Town pedestrian-oriented business district and other places of high volume pedestrian uses.	Ongoing - Old Town Specific Plan adopted December 12, 2000; Old Town Pedestrian Enhancement Project completed 2003.
Circulation - 26	The City shall adopt and utilize traffic study guidelines to evaluate potential traffic impacts associated with proposed new development prior to project approval, and assure implementation of appropriate mitigation measures prior to or in conjunction with project development.	Completed.
Circulation - 27	The City shall require that future roads and improvements to existing roads be designed to minimize conflicting traffic movements such as turning, curb parking, and frequent stops.	Ongoing - Implemented during permit processing.
Circulation - 28	The City shall require that the development of new private driveways do not introduce significant traffic conflicts along designated expressway and arterial roadways.	Ongoing - Implemented during permit processing.
Circulation - 29	The City shall establish and enforce weight restrictions where necessary on routes traversing through residential neighborhoods.	Ongoing as needed.
Circulation - 30	The City shall review the design of all new residential neighborhoods to ensure that through traffic is minimized.	Ongoing - Implemented during permit processing.
Circulation - 31	The City shall identify and evaluate potential local revenue sources and viable State and Federal funding sources for financing roadway system, transit, pedestrian, and bicycle development projects.	Ongoing through Santa Barbara Association of Governments / Technical Transportation Advisory Committee (SBCAG/TTAC).
Circulation - 32	The City shall require the construction of bus turnouts adjacent to new developments in locations which improve transit service, safety, and efficiency.	Ongoing - Implemented during permit processing.
Circulation - 33	The City shall require the installation of wheelchair ramps on all new sidewalks and encourage their installation in older neighborhoods.	Ongoing - Implemented during work in right-of-way.
Circulation - 34	The City shall develop and adopt a Bikeway Master Plan that is reviewed every five years and updated as necessary. This Master Plan shall evaluate ways to encourage bicycle use and specify the locations of bicycle amenities which facilitate bicycle use.	Completed in 2009.
Circulation - 35	An economic impact study shall be undertaken prior to funding construction of the Central Avenue Extension to study the potential economic effects on the Old Town and other areas of the City.	To be scheduled when funding is considered.
Circulation - 36	To accommodate the projected buildout traffic demands, Central Avenue shall: be widened to its full planned width from "O" Street to a point west of "V" Street to allow for the required intersection improvements; and include the intersection modifications illustrated in Figure 4 of the Addendum to the Final EIR for the General Plan revision (File No. GP 94-01). As shown therein, the following improvements will be necessary: The intersection of Central Avenue and "H" Street will require the addition of a second southbound left-turn lane.	Implemented during development review process. Complete design 2014.

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	The intersection of Central Avenue and "A" Street will be modified in conjunction with the construction of the Central Avenue extension for "A" Street east to Highway 246. The intersection of "H" Street and North Avenue will require the addition of an exclusive westbound right-turn lane. [Final EIR Circulation Mitigation Measure 1, as modified in the Addendum to the Final EIR]	To be scheduled. Completed.

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HOUSING ELEMENT – ADOPTED OCTOBER 10, 2010

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

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

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	e. In the event that the ESP Threshold has not been reached but a homeless shelter project is proposed that would exceed the ESP Threshold, the ESP Threshold shall be automatically adjusted upward to accommodate the project "by right." [Policies 1.1, 1.5, 1.8 and 1.15]	
Housing - 4	The City shall work in cooperation with LHCDC, Habitat For Humanity, and other non-profit organizations to identify housing priorities through the Community Development Department's Needs Assessment process and obtain funding from the following federal and local programs to address the identified priorities:	No activity at this time. LHCDC is no longer a viable affordable housing organization.
	a. Section 202, Section 811 and comparable programs to expand the supply of housing with supportive services for elderly persons and persons with disabilities.	N/A
	b. Homeownership For People Everywhere (HOPE) Program to expand homeownership opportunities for target income groups.	
	c. Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME) funds to expand the supply of housing for target income groups.	City received CDBG funding allocations this year to improve housing for target income groups. HOME Consortium funds through SBC were frozen by HUD.
	d. State HCD and CalHFA funds, local redevelopment housing setaside funds and Lompoc Housing Trust Fund (LHTF). [Policies 1.1, 1.3, 1.5, 1.8, 1.18, 1.19, 1.21, 1.23, 1.24, 2.1, 2.5, 3.1, 3.2, 3.4, 3.5, and 4.1]	CalHFA funds are currently loaned out. LHTF are currently loaned to Santa Rita Village. $1.6 Million.
Housing - 5	The City shall work in cooperation with mobilehome park resident organizations to pursue State Mobilehome Park Resident Ownership Program (MPROP) funds (when available) to preserve housing affordability for target income groups. [Policies 1.1, 1.3, 1.6, and 1.19]	N/A
Housing - 6	The City shall notify mobilehome park managers of the City's Needs Assessment hearings by providing flyers to post in common areas to facilitate the involvement of mobilehome park residents in the Needs Assessment process to consider the feasibility of applying for State Mobilehome Park Resident Ownership Program (MPROP) funds (when available) in order to preserve housing affordability for target income groups. [Policies 1.1, 1.3, 1.6, and 1.19]	A Needs Assessments hearing for the 2013-2014 fiscal year was held on October 29, 2012. Mobilehome park owners were notified of the meeting by mail.
Housing - 7	The City shall cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, LHCDC and other faith-based and community organizations in the County's Continuum of Care program to pursue HUD, Emergency Shelter Grant Program (ESGP) and Supportive Housing Program (SHP) funds (when available), to help prevent homelessness in Lompoc. [Policies 1.1, 1.5, 1.8 and 2.1]	The City cooperates with other organizations to prevent homelessness in Lompoc. The dissolution of LHCDC lead to the City accepting the Deed-in-lieu on a homeless shelter in the City.
Housing - 8	The City shall cooperate with the County of Santa Barbara, the Housing Authority of Santa Barbara, the City of Santa Maria, LHCDC, and other faith-based and community organizations in the County's Continuum of Care program to obtain HUD, Shelter Plus Care Homeless Rental Housing Assistance (S+C/HRHA) Program, Supportive Housing Program (SHP), and Single Room Occupancy Program (SROP) funds, to provide rental housing assistance for homeless persons in Lompoc. [Policies 1.1, 1.5, 1.81.24, and 2.1]	The City is part of the County Consortium and cooperates with the other organizations to provide rental housing assistance for homeless persons in Lompoc. The City accepted the Deed-in-lieu to a homeless shelter and contracts with Good Samaritan to provide services.

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

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Housing - 17	The City shall prepare an annual progress report on the provision of its regional fair share of housing units to monitor the effectiveness of existing policies. [Policy 1.23]	
Housing - 18	The City shall continue to pursue and loan funds through State HCD and CalFHA (when available) for the rehabilitation of homes owned and occupied by target income groups. [Policies 2.1, 2.2, 2.5, 3.2, 4.1, and 4.2]	
Housing - 19	The City shall amend the Zoning Ordinance to: (i) implement the requirements of recent State legislation (Senate Bill 1818 amending Government Code Section 65915) that significantly broadens and strenthens density bonus requirements; (ii) institute a new abbreviated variance procedure, expressly designed to accommodate adaptive retrofit requests for disabled persons; and (iii) codify inclusionary housing policies with specific appeal provisions that allow partial or complete relief. [Policies 1.5, 1.11, 1.12 and 1.15]	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Housing - 20	The City and Lompoc Redevelopment Agency shall encourage and support LHCDC and/or other non-profit corporation's utilization of state and federal tax credit programs for affordable housing projects within the City. [Policies 1.1, 1.2, 1.3, 1.5, and 1.24]	The Lompoc Redevelopment Agency has been dissolved, however, the City will continue housing work as the Housing Successor Agency.
	a. Utilizing the Lompoc Redevelopment Agency as the local reviewing agency (as opposed to an outside agency) for tax credit applications as required by the California Tax Credit Allocation Committee (TCAC).	The Housing Successor Agency staff will continue to be the local reviewing agency.
	b. Working with tax credit applicants to identify matching funds and additional funding sources.	Ongoing – The City worked with developers of two (2) tax credit projects, which were both awarded LIHTC in 2011.
	c. Providing gap financing through City/Redevelopment Agency funding and programs.	Ongoing – The City and RDA provided over $4.6 million in Housing Set-aside, CalHFA Housing Trust Fund and Federal HOME to Santa Rita Apartments and Cypress Court projects with received LIHTC allocation in 2011. The Lompoc Redevelopment Agency has been dissolved.
	d. Providing letters of support and technical assistance.	The City will continue housing work as the Housing Successor Agency.
Housing - 21	The City shall continue to promote energy efficiency and water conservation. As a complementary measure, the City shall review its obligations under Government Code Section 65589.7 and establish specific procedures and grant priority water and sewer service to developments with units affordable to target income groups (if such procedures are not presently in place). [Policy 4.1]	
Housing - 22	The City shall amend the Zoning Ordinance to require a finding for any zone changes within or adjacent to residential areas that the zone change is compatible with the character of the affected residential neighborhood. [Policies 2.3 and 2.4]	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.

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

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PARKS AND RECREATION ELEMENT

Implementation No.	Implementation Measure	Status
Parks & Recreation - 1	The City will pursue acquisition and/or development of additional park and recreation sites as described in the attached Proposed Park and Recreation Sites list. The list shall be comprised of sites which help meet the current and projected deficiencies of various types of park and recreation facilities. Acquisition and/or development possibilities shall be periodically reviewed in order to direct staff to respond to new opportunities and changing community concerns.	Sites 5, 9, 12, 15, 16 identified in the Parks and Recreation Map have been developed. A portion of sites 6, 8, 9, and 12 have been acquired for park purposes.
Parks & Recreation - 2	The Parks and Recreation Department shall prepare and maintain site plans and maintenance schedules for all park sites. Site plans shall include the identification of necessary capital improvements, landscaping, use areas, and facilities. The site plans for the park system should also address the following: group camping, creekside systems, trails for pedestrians/joggers/bicyclists/disabled persons, floral display gardens, habitat restoration projects, community gardens, skateboarding, etc.	The City approved the Riverbend Park Master Plan in 2005. The City Council has provided direction on the Ken Adam Park Master Plan.
Parks & Recreation - 3	The City shall prepare and implement a trails master plan for the City using flood control channels, easements, dedications, right-of-ways, open space, etc., in conjunction with other government and nonprofit agencies.	The City approved the Riverbend Park Master Plan in 2005. The City Council has provided direction on the Ken Adam Park Master Plan.
Parks & Recreation - 4	The Lompoc Redevelopment Agency may acquire and develop park and recreation facilities inside Redevelopment Agency Project Areas.	The Lompoc Redevelopment Agency has been dissolved.
Parks & Recreation - 5	The City shall amend the Subdivision Ordinance to require the Parks and Recreation Department to review all subdivision maps through the Development Review Board process.	Although amendment of the Zoning Ordinance has been tabled until completion of the General Plan Update; the requirement is imposed on new development through the development review process.
Parks & Recreation - 6	The City shall amend the Subdivision Ordinance to assure that open space areas credited in the amenity formula for "Planned Developments" are usable for organized recreational purposes or meet minimum usable dimensions (i.e. 30 feet).	Although amendment of the Zoning Ordinance has been tabled until completion of the General Plan Update; the requirement is imposed on new development through the development review process.
Parks & Recreation - 7	The City should negotiate comprehensive joint use agreements with the Lompoc Unified School District and the Allan Hancock Joint Community College District.	Ongoing with school district - to be scheduled with Allan Hancock.
Parks & Recreation - 8	The City should investigate negotiating limited joint use agreements with the US Air Force, United States Penitentiary, and Federal Correctional Institution to allow increased use of their respective recreation facilities by organized sports leagues.	To be scheduled.

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Parks & Recreation - 9	The City should investigate negotiating a limited joint-use agreement with the State Parks and Recreation Department for greater use of the La Purisima State Historical Park in conjunction with City recreation programs (e.g. summer or weekend day camps, arts and crafts classes, and special outings).	Ongoing.
Parks & Recreation - 10	The City should investigate negotiating joint use agreements with private organizations to establish limited public access to their respective facilities in order to expand public recreation opportunities.	Ongoing with the YMCA, Boys & Girl's Club, City of Lompoc's Police Activities League (PAL), Special Olympics, Chamber of Commerce & Walnut Pier.
Parks & Recreation - 11	The City shall encourage the County to define a responsible financial role in meeting the recreational program needs of all unincorporated area residents in the Lompoc Valley.	The City has requested that the County update park fees and update the General Plan for the Lompoc Valley.
Parks & Recreation - 12	The Parks and Recreation Department should provide recreation and social activities for all age groups including teens and seniors through establishment of a multi-use community recreation complex.	The Dick DeWees Senior Community Center opened April 2012.
Parks & Recreation - 13	City facilities and land may be rented or leased for recreational purposes, so long as such facilities will be available for public use when not being actively used for their rented or leased activity.	Ongoing.
Parks & Recreation - 14	The Parks and Recreation Department shall integrate park and recreation facility planning with programs to enhance neighborhoods.	Ongoing - implemented during permit processing.
Parks & Recreation - 15	The City Parks and Recreation Department shall make improvements and additions to the existing park and recreation facilities as listed and prioritized in the Capital Improvement Plan (CIP).	Ongoing - the CIP is updated on an annual basis by the Parks and Recreation Commission - Improvements have been made to playgrounds, the recreation center and civic auditorium.
Parks & Recreation - 16	The City shall explore the development of private commercial recreation facilities including an athletic field(s), golf course, and festival grounds.	Ongoing.
Parks & Recreation - 17	City shall amend the Development Impact Fee ordinance (AB 1600) to include provisions for funding regional parks and special recreation facilities (e.g. municipal pool, civic auditorium); and for contribution of funds by developers as allowed by law.	Ongoing - modified annually. Last comprehensive evaluation of existing development impact fees and preparation of an Impact Fee Study Report completed in 2003 - development impact fees updated December 2003; effective February 2004.
Parks & Recreation - 18	The Parks and Recreation Commission shall establish and maintain a self-supporting user-fee schedule for recreation programs.	Adopted - Revised on an annual basis.
Parks & Recreation - 19	The City shall pursue funding sources to maintain a Recreation Scholarship Fund to receive and distribute funds from public and private sources to enable low-income children to participate in recreation programs.	The Parks and Recreation Department has established a scholarship program.
Parks & Recreation - 20	The Parks and Recreation Department shall establish a program to enable low-income persons to exchange community service credits for participation in recreation programs.	Ongoing on a limited basis.

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Parks & Recreation - 21	The City shall seek and/or provide funding for the construction of recreational trails as identified in the Bikeway Routes map of the *Circulation Element*.	The City approved the Riverbend Park Master Plan in 2005. The City Council has provided direction on the Ken Adam Park Master Plan.
Parks & Recreation - 22	The City shall continuously explore the need for accessibility improvements at existing recreation facilities and within recreation programs in order to allocate funds as they become available to ensure compliance with ADA requirements.	Ongoing on an annual basis - improvements are made in accordance with the Parks and Recreation's prioritized ADA plan as funding permits.

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PUBLIC SERVICES ELEMENT

Implementation No.	Implementation Measure	Status
Public Services - 1	The City shall periodically review the long-range needs of the electrical system including the following issues:	
	Desired level of reliability for the electrical system.	City prepared a Reliable Public Power Provider application and submitted it to the American Public Power Association in September 2010. The City included benchmarking data using industry reliable indices for the study.
	Maintenance of power lines and related equipment.	Maintenance/upgrade is done on a consistent basis.
	Elimination of inaccessible power lines.	Completed. All City of Lompoc power lines are accessible.
	Procurement of adequate sources of electrical power.	Reviewed annually - the City has an adequate power supply at this time.
	Preparation of an engineering model of the electrical system to identify needed improvements.	Completed and updated as needed. The last study was completed in October 2010.
	Maintenance of an accurate electrical system map.	City Primary Electric Distribution Map is maintained on a monthly basis.
	Provision for the logical and economic extension of the electrical system to new developments.	Reviewed on a case-by-case basis.
Public Services - 2	The City shall prepare a schedule and financial plan to underground all existing utility distribution lines.	To be scheduled when funds are available. Currently is not economically feasible.
Public Services - 3	The City shall amend the City Code to require installation of automatic fire protection systems in all new buildings that exceed fire protection and on scene response capabilities of the Fire Department.	The City adopted the State Fire and Building Codes January 2011 which allow for the Chief to require automatic fire sprinklers any time the building exceeds fire protection and response capabilities.
Public Services - 4	The City shall review the City Code regulations for fire sprinklers for additional requirements.	The State Fire and Building Codes compel the installation of fire sprinklers in more new and existing buildings. The City is required to enforce the State minimum standards.

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Public Services - 5	The City shall assist the Library Board of Trustees in preparing a facility plan for the main library, which includes consideration of an additional entrance to existing parking area.	The heating retrofit project funded by CDBG in 2011 was completed 2012. City Council approved CDBG funding to recarpet the library in July 2011 funds were redirected to re-roof project. Charlotte's Web Children's Library project has been reduced in scope to a mobile bookmobile due to dissolution of RDA and loss of funding. **The Library's reroofing project was completed with CDBG funds. CDBG funds for anchorage of shelves were allocated.**
Public Services - 6	The City will strive to increase funding levels for the library to meet the average funding levels for City of Lompoc library facilities on a statewide basis.	Library operation continued with a budget reduction carried forward to 2011-13. A 15% reduction in county funding, along with complete defunding of public libraries by the State of California led to a reduction in service hours from 44 to 36 per week. **The City of Lompoc did not increase or decrease funding to the Library in 2013. An increase in funding from Santa Barbara County led to the restoration of 8 hours to the Lompoc Library. The Statewide Mean for the Library's Expenditures per Capita is $32.36; the Lompoc Library's per capita is $18.27.**
Public Services - 7	The City shall explore amendment of the Development Impact Fee ordinance to fund improvements to City of Lompoc library system which are necessitated by new development.	Use of Development Fees for construction of the Charlotte's Web Children's Library Learning Center was approved in March 2009. **Library Impact Fees in the amount of $133,000 were approved for use in implementation and installation of RFID technology in the Library. Remaining funds are currently reserved for the Charlotte's Web Mobile Children's Library project.**
Public Services - 8	The Police Department shall develop traffic safety recommendations and programs based upon State-wide Integrated Traffic Reporting System data, and citizen and school district requests.	Ongoing.
Public Services - 9	The Police Department shall utilize a Community Oriented Policing and Problem Solving (COPPS) philosophy involving citizens, community organizations, city departments, and criminal justice agencies. Issues such as crime, drug or gang-related activities, and other identified problems relating to public safety will be targeted by this philosophy.	Adopted in 1995 - the City will revise as deemed necessary. The Police Dept. continues to provide a variety of COPPS programs to improve communication with our citizens.
Public Services - 10	The City shall prepare a facility plan for a multi-use community center.	Completed.

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Public Services - 11	The City shall update the facility plan for the Civic Center.	Completed.
Public Services - 12	The City shall implement the facility plan for the Civic Auditorium.	Completed.
Public Services - 13	The City shall schedule improvements to public buildings necessary to meet the needs of physically challenged individuals, in accordance with the requirements of the Americans with Disabilities Act.	Ongoing – The North Entrance Upgrade project was completed in March 2007 – the building now provides a ramp and handicap use spaces for access to the parking lot entrance to the Library.
Public Services - 14	The City shall gather information from other cities regarding the display and financing of public art.	Ongoing – City Council conceptually approved public art program; working on funding and program policies.
Public Services - 15	The City shall prepare and implement a master plan for the Lompoc Airport.	The Lompoc Airport Master Plan was updated in April of 2011.
Public Services - 16	The City shall seek to negotiate comprehensive joint use agreements with the Lompoc Unified School District and the Allan Hancock Joint Community College District.	Ongoing – Accomplished with the Aquatic Center; other sites possible as available.
Public Services - 17	The City shall identify proposed school sites on the Land Use Element Map necessary to accommodate anticipated student enrollment generated by new City development after consultation with the Lompoc Unified School District and Santa Barbara County.	Adopted School Overlay on General Plan Land Use Map.
Public Services - 18	The City shall notify the Lompoc Unified School District when the City receives a development application for an area identified with a proposed school designation to determine whether there is property acquisition interest. If no interest is expressed, the City shall delete the proposed school site designation from the Land Use Element Map following the issuance of applicable certificates of occupancy.	Ongoing - Implemented during the development review process.
Public Services - 19	The Utility Department shall update the Wastewater Management Plan.	Completed - Lompoc Regional Wastewater Reclamation Plant Master Plan prepared by Kennedy/Jenks Consultants dated September 2002.
Public Services - 20	The City shall establish a program to promote the uses of wastewater biosolids. Potential uses include: Composting; and Application to land areas by spreading, spraying or injection.	Ongoing – Biosolids Management Plan completed in 2002. The City's biosolids are currently sent to a private contractor for composting.
Public Services - 21	The City shall establish a program to promote the use of reclaimed effluent. Potential uses include: Irrigation of landscaping and fodder, seed, and flower crops;	Completed – The City hired Lee and Ro to complete a preliminary Recycled Water Feasibility Study in the City of Lompoc. The Study was completed in November 2010. Ongoing - Wastewater treatment plant and the City's drought tolerant garden. RFP issued for Reclaimed Water Study in November 2009.

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	Industrial cooling; Dust control and compaction at construction sites and the landfill; and Recharge of the groundwater basin.	Currently economically infeasible. Further work needs to be done to determine economic feasibility. Reclaimed water is used, on a limited basis, for dust control and compaction at construction sites. Reclaimed water is no longer used at the Landfill, because of the possible exposure of this water to the public at the Landfill Ongoing.
Public Services - 22	The Zoning Ordinance shall be amended to require that public notice be given to all property owners within 1000 feet of the landfill boundary for any development permits requested for the landfill.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Public Services - 23	The City shall amend the Subdivision Ordinance to require that land divisions approved within 2000 feet of the landfill boundary shall be conditioned to require a notification in the deed of the landfill's proximity to the property.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Public Services - 24	The City shall investigate the acquisition of properties or easements to ensure that adequate buffer zones to mitigate the environmental effects of landfill operations.	At the current time adequate buffering exists.
Public Services - 25	The City shall ensure that a 200 foot buffer is maintained between the active working areas of the landfill and all adjacent land uses.	Currently a buffer greater than 200 feet exists.
Public Services - 26	The City shall pursue establishment of a drop-off facility which is available to the public for recyclable materials.	Completed.
Public Services - 27	The City shall provide recycling service to all City residents.	Completed – Curbside pick up began August 1999.
Public Services - 28	The City shall pursue establishment of a composting facility.	The City is no longer pursuing the establishment of a composting facility due to implementation of more cost effective methods of processing wood waste.
Public Services - 29	The City shall update the Storm Drainage Master Plan.	To be scheduled.
Public Services - 30	The City shall consider amendment of the Development Impact Fee Ordinance as a funding source for storm drain infrastructure.	Ongoing - modified annually. Last comprehensive evaluation of existing development impact fees and preparation of an Impact Fee Study Report completed in 2003 - development impact fees updated December 2003; effective February 2004.
Public Services - 31	The Utility Department shall update the Water System Management Plan.	Completed.

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Public Services - 32	The Capital Improvement Plan (CIP) shall be amended to show improvements which provide adequate water pressure in University Drive between Cambridge Drive and C Street for fire protection purposes.	Completed.
Public Services - 33	The City shall seek to establish emergency inter-tie agreements with Mission Hills CSD, Vandenberg Village CSD, and Vandenberg AFB in case of emergency water shortages. Such agreements would be invoked to satisfy short-term emergency water needs of either party.	A Tri-Agency Cooperative Study; is in progress between Mission Hills CSD, Vandenberg Village CSD, City of Lompoc. Vandenberg Air Force Base has switched to State water, no talks are scheduled at this time.

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URBAN DESIGN ELEMENT

Implementation No.	Implementation Measure	Status
Urban Design - 1	The Beautification Commission shall establish policies and programs to define and enhance the entryways into the City in cooperation with Caltrans, Santa Barbara County, and the affected property owners.	Ongoing - the Home Depot project installed entry treatment at the southeast entry into the City at Ocean Ave and 12th Street in 2004-2005. The entry sign at the Northwest corner of the City was installed in 2007 with the Gardens at Briar Creek subdivision.
Urban Design - 2	The City shall amend the Zoning Ordinance to require new homeowner associations to maintain and preserve natural habitats within their respective developments.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Urban Design - 3	The City shall amend the Zoning Ordinance to require buffer areas between new developments and bordering land planned by the City for agriculture.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Urban Design - 4	The City shall amend the Zoning Ordinance to retain ridgelines identified in the Scenic Ridgelines and Roads map in the "Open Space District."	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Urban Design - 5	The City shall amend the Zoning Ordinance to establish standards for development in hillside areas. These shall address issues such as design, allowable uses, developable areas, safety concerns, parcel sizes, grading, landscaping, visual resources, open space, drainage, infrastructure requirements, and evacuation plans.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Urban Design - 6	The City shall amend the Zoning Ordinance to add an overlay zone for scenic corridors which regulates development activities within a defined buffer along designated scenic roads. The overlay zone may address issues such as removal of mature vegetation, grading activities, allowable uses (e.g. signs, walkways, roadway access).	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.

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Urban Design - 7	The City shall periodically review and update the architectural, landscape, and site plan review guidelines. Architectural review requirements shall be added for rehabilitations of, or additions to existing buildings, and for projects located along designated scenic roads.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Urban Design - 8	The City shall amend the Zoning Ordinance to: 1) add a design overlay zone in the Old Town area; and 2) establish design guidelines for the architectural appearance, site function, pedestrian enhancement, protection and development of structures within the overlay zone. All development within the overlay zone must conform with the guidelines.	Completed.
Urban Design - 9	The City shall amend the Zoning Ordinance to establish design guidelines for the Southside Old Town (generally the 200-400 blocks of South "G" and "H" Streets and 200-300 blocks of South "I" and "J" Streets) to preserve historic structures, encourage rehabilitation, and ensure that new construction and rehabilitation are compatible with the surrounding historic structures.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Urban Design - 10	The City shall explore methods for providing sufficient off-site parking in the Old Town area.	Not required by the Old Town Lompoc Specific Plan.
Urban Design - 11	The City shall amend the City Code to increase the maintenance standards for commercial and industrial facilities.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Urban Design - 12	The City shall amend the Zoning Ordinance to include minimum standards for the percentage of the required open space areas (exclusive of natural habitat) of developments which need to be landscaped in order to minimize storm runoff.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Urban Design - 13	The City shall review the street-naming and street-numbering policy for future developments.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Urban Design - 14	The City shall designate the Italian Stone Pines on South H Street as a heritage grove.	Completed – Local designation has been accomplished.
Urban Design - 15	The City shall explore the establishment of landscape maintenance districts.	Completed - the City does not wish to pursue the establishment of landscape maintenance districts.
Urban Design - 16	The City shall establish a citywide street tree median and parkstrip planting program, if funding is available. Landscaped areas shall be located and designed to maintain vehicular and pedestrian safety, to beautify the roadways, and to maintain traffic-flow efficiency.	Ongoing.

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Urban Design - 17	The City shall use landscaping to screen unsightly land uses or activities on City-owned land.	Ongoing - Implemented during the development review process.
Urban Design - 18	The City shall review the Sign Ordinance, and update as necessary.	Update shall be included in comprehensive Zoning Ordinance update following adoption of General Plan update – Phase 2.
Urban Design - 19	The Planning Commission and Beautification Commission shall review existing Engineering Division standards for consistency with the policies of the *Urban Design Element*.	Ongoing - Implemented during the development review process.
Urban Design - 20	The City shall identify boundaries of the Old Town area and include those boundaries on the Zoning Map.	Completed.
Urban Design - 21	The City shall condition approval of individual development proposals to be consistent with Land Use Element Policies 5.11 and 5.12. [Final EIR Urban Design Mitigation Measures 1a and 1b]	Ongoing - Implemented during the development review process.
Urban Design - 22	The City shall condition approval of individual development proposals to assure that development shall preserve important view corridors, where feasible, by identifying and preserving the attributes of the view corridor that characterize its significance (e.g. framing elements and presence or absence of impinging details) as seen from roadways, pedestrian paths or other public vantage points to avoid view obstruction. Buildings shall be sited so as to minimize view obstruction from sensitive vantage points. This measure shall be accomplished through amendment of the Zoning Ordinance to include standards for view protection as indicated in this measure. [Final EIR Urban Design Mitigation Measure 2a]	Ongoing - Implemented during the development review process.
Urban Design - 23	The City shall amend the Zoning Ordinance so that the following glare reduction measures are applied when reviewing new development on a parcel specific basis: Utilize trees or other forms of vegetation to screen and visually soften parking areas. This measure would reduce the amount of glare generated from painted and chrome automobile surfaces and prevent expanses of stationary and moving automobiles. Require use of hooded lights on focused-beam lamps for nighttime illumination in parking areas, shipping and receiving docks and within industrial developments. These lights direct the light beam towards the ground, which if a dark pavement, will not reflect light and cause spillage into neighboring areas. Require use of materials which reduce or diminish glare for windows in new developments. [Final EIR Urban Design Mitigation Measure 3a]	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Urban Design - 24	The City shall continue to review development proposals on a project-specific basis with added attention to avoidance to degradation of objects or aesthetic and/or historical significance. New development shall be subject to design review as part of the City's project approval process. [Final EIR Urban Design Mitigation Measure 4a]	Ongoing - Implemented during the development review process.
Urban Design - 25	The City staff shall coordinate planning, design, and maintenance of roadway medians, parkstrips, and open space areas with the Parks and Recreation Department through the Development Review Board process.	Ongoing - Implemented during the development review process.

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RESOURCE MANAGEMENT ELEMENT

Implementation No.	Implementation Measure	Status
Resource Management - 1	The City shall amend the Zoning Ordinance to protect mineral deposits and restrict the encroachment of incompatible land uses. Mineral resource extraction may be allowed within these areas contingent upon approval of a conditional use permit.	Completed with the adoption of the Surface Mining Ordinance October 1999.
Resource Management - 2	The City shall amend the Zoning Ordinance to require that any divisions of land which involves mineral resource areas shall include notices on the property titles which identify the presence of mineral resources and possibility of mineral extraction operations in the area.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Resource Management - 3	The City shall amend the Subdivision Ordinance to require that developments proposed within 1000 feet of abandoned oil and gas wells be conditioned to: identify the precise locations of the wells and ensure that the wells have been abandoned in accordance with current State Division of Oil and Gas regulations.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Resource Management - 4	The City shall amend the Zoning Ordinance to specify that the discretionary review of surface mining proposals shall be undertaken in conformance with the requirements of the Surface Mining and Reclamation Act. This review shall include plans for the mining operation and for reclamation of the site.	Completed with the adoption of the Surface Mining Ordinance October 1999.
Resource Management - 5	The City shall amend the Zoning Ordinance to provide discretionary review of oil drilling or production proposals. This review shall include plans for oil and gas drilling and production as well as abandonment of the site.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Resource Management - 6	The City shall amend the Zoning Ordinance to add an environmentally-sensitive resource overlay zone in order to protect environmentally-sensitive resources, including biologically-significant habitats.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Resource Management - 7	The City shall amend the Zoning Ordinance to ensure that permitted activities in the environmentally-sensitive resource overlay zone will not damage biologically significant habitats. Where no feasible alternative locations exist for the activity, replacement habitat shall be required at a 1:1 ratio of any biologically significant habitat located within the overlay zone which is damaged or disturbed by development.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Resource Management - 8	The City shall amend the City Environmental Guidelines to maintain consistency with the California Environmental Quality Act and Guidelines.	Completed.

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Resource Management - 9	The City shall amend the Grading Ordinance to require temporary fencing to be installed at the edge of biologically significant habitats prior to construction.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process. The Grading Ordinance was updated in September of 2013.
Resource Management - 10	The City shall amend the Grading and/or Subdivision Ordinance to: minimize soil erosion, water quality degradation, and volume of surface water runoff during and after construction; and to maximize on-site percolation of stormwaters.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process. The Grading Ordinance was updated in September of 2013.
Resource Management - 11	The City shall amend the Zoning Ordinance to require a conditional use permit for livestock grazing in the environmentally-sensitive resource overlay zone to reduce damage to biologically-significant habitats resulting from grazing activities.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Resource Management - 12	The City shall amend the Zoning Ordinance to require native plant buffers along stream and riparian habitat to protect riparian vegetation, provide continuous wildlife habitat, retain bank stability, and reduce erosion and sedimentation.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Resource Management - 13	The City shall amend the City Code to restrict off-road motorized vehicle use in biologically-significant habitats to avoid fire hazards, topsoil erosion, noise, and habitat damage.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Resource Management - 14	The City shall amend the Zoning Ordinance to require the preparation of maintenance and management plans for natural habitats affected by development.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Resource Management - 15	The City shall amend the Zoning Ordinance to require landscape plans for projects adjacent to natural habitats to use local native vegetation which is compatible with the natural habitat.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.

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Resource Management - 16	The City shall seek funding from Federal, State, and local agencies as well as private organizations for habitat restoration projects.	Ongoing - as opportunity allows.
Resource Management - 17	The City shall conduct a comprehensive survey of all pre-World War II structures, architecturally significant buildings, and ethnic places. The identified structures and places shall be evaluated to determine historic, architectural, or ethnic significance.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Resource Management - 18	The City shall review the Landmark Ordinance and update, as necessary, to provide increased protection to landmark structures by requiring public notice prior to any demolition or major rehabilitation. This requirement shall apply to the more recent of the following lists of structures: Table 4 of the Cultural Resources Study or the results of the comprehensive survey (see Resource Management - 17).	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Resource Management - 19	The City shall review zoning designations in the Southside Old Town Neighborhood (generally the 200-400 blocks of South "G" and "H" Streets and 200-300 of South "I" and "J" Streets) for changes which would enhance protection of existing historic structures and neighborhoods.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Resource Management - 20	The City shall publicize applicability of the State Historic Building Code in repair, alteration, and additions to historic structures.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Resource Management - 21	The City shall establish a program of financial incentives to encourage the rehabilitation of buildings which are eligible to be or have been designated City landmarks. The program shall include: Allocation of Community Development Block Grant rehabilitation funds toward historic structures; Encouraging local lending institutions to establish a special loan program for historic neighborhoods and structures. Such a program will assist local lending institutions in meeting their obligations under the Community Reinvestment Act; Publicizing and pursuing financial incentives for historic structures which are available under State legislation, and Amending the City Code to waive or reduce building permit fees for historic structures which undergo rehabilitation in accordance with the design guidelines for historic structures.	To be scheduled. Ongoing - subject to available funds. Ongoing. Ongoing. Some fees are paid by the Redevelopment Agency for retrofitting unreinforced masonry buildings.
Resource Management - 22	The City shall publicize and provide information to property owners of historic structures or places regarding the benefits of Federal, State, County, or City landmark status.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.

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Resource Management - 23	The City shall prepare cultural resources guidelines to assist in the review of development proposals which affect cultural resources and to ensure protection of cultural resources in accordance with Federal and State requirements. The guidelines shall address application of the Archaeological Sensitivity Zones map to development projects.	Completed.
Resource Management - 24	The City shall maintain records of known archaeological sites and provide the Building Official with a listing of affected parcels. Prior to issuance of building or demolition permits on these parcels, a Phase 2 or Phase 3 Cultural Resources Evaluation shall be required.	Ongoing - Implemented during permit processing.
Resource Management - 25	The City shall amend the Zoning Ordinance to protect environmentally-sensitive resources, including archaeological resources.	Completed.
Resource Management - 26	The City shall inventory all trees on City property and designate as City Landmarks any trees with historic or cultural significance.	Completed.
Resource Management - 27	The archaeological sensitivity map shall be used for determining the type of archaeological resource evaluation in high and low sensitivity zones as noted below. High Sensitivity Zone: All projects (including general plan amendments, zone changes, annexations, subdivision maps, parcel maps) involving parcels 10,000 square feet or more in size, shall be required to have a Phase 1 study. The study shall examine the entire parcel. Subsequent Phase 2 and 3 studies shall be required if archaeological resources are identified in the Phase 1 study. If the project area, or a portion thereof, was previously surveyed at acceptable standards, the previous Phase 1 study can be used to satisfy this requirement for the surveyed area. Low Sensitivity Zone: All projects (including general plan amendments, zone changes, annexations, subdivision maps, parcel maps) involving parcels 20 or more acres in size shall be required to have a Phase 1 study. The coverage of the Phase 1 study, the need for subsequent studies, and use of previous studies shall be as noted above. Known Archaeological Sites: The Community Services Department maintains records of known archaeological sites. Prior to issuance of building permits for new construction or additions in areas of known archaeological sites, a Phase 2 or 3 study, as necessary, shall be required. This procedure will fulfill CEQA requirements for protection of known archaeological sites.	Ongoing - Implemented during permit processing.
Resource Management - 28	The City shall pursue administrative, governmental, and legal channels to protect the City's water rights on the Santa Ynez River. (Cross Reference: Biological Resources)	Ongoing.
Resource Management - 29	The City shall participate in the preparation of a Groundwater Resources Management Plan which addresses the use of groundwater in the Lompoc Valley by all major users.	An update of the Groundwater Management Plan of the Lompoc Plain is in progress as of 12/6/11.
Resource Management - 30	The City shall review its Urban Water Management Plan every five years and update it as necessary to ensure the ongoing effectiveness of the City's water conservation efforts and satisfaction of the City's supplemental water needs.	The City adopted the 2010 Urban Water Management Plan as required.

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Resource Management - 31	The City shall amend the Zoning Ordinance to add an environmentally-sensitive resource overlay zone in order to protect environmentally-sensitive resources, including groundwater recharge areas.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Resource Management - 32	The City shall explore development of supplemental and cost-effective water options.	Ongoing.
Resource Management - 33	The City shall amend the Grading and/or Subdivision Ordinance to: minimize soil erosion, water quality degradation, and volume of surface water runoff during and after construction; and to maximize on-site percolation of stormwaters. (Cross References: PF&S-Storm Drainage, Biological Resources, and Flooding)	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Resource Management - 34	The City shall expand its water conservation Public Information Program for commercial businesses to further reduce water demand.	Ongoing - The City continually evaluates water conservation programs for commercial businesses and all sectors of the community to determine if they are appropriate and cost-effective to implement.
Resource Management - 35	The City shall expand its Leak Detection Program to include annual system-wide leak detection surveys in order to improve water delivery efficiency and conserve existing water supplies.	A system wide leak detection survey was completed May 2012. Ongoing – Detection & repair.
Resource Management - 36	The City shall explore methods to export salt from the Lompoc groundwater basin in order to improve water quality.	Completed - A salt management study was completed and was submitted to the Regional Water Quality Control Board by January 7, 2011. It was determined that it was not cost effective to export salt from the Lompoc groundwater basin.
Resource Management - 37	The City shall provide xeriscape display gardens as part of landscaping at public facilities, and encourage their use throughout the City. (Cross References: Urban Design and PF&S-Public Buildings)	Ongoing – A display garden is located at the Lompoc Regional Wastewater Reclamation Plant.
Resource Management - 38	The City shall evaluate and monitor the effects of the development of different parks and recreation facilities on water quantity and quality as more details about the specific land uses and fertilizer management practices are developed.	Ongoing.
Resource Management - 39	The City shall periodically review and update its standardized conditions of approval to reduce the construction and operational air quality impacts resulting from discretionary and ministerial projects.	Ongoing - The City has adopted standardized conditions of approval and updates as necessary.
Resource Management - 40	The City shall institute referral procedures to ensure that applicants for new stationary sources of air pollution are notified of APCD rules and regulations early in the project review process.	Ongoing - Implemented during permit processing.
Resource Management - 41	The City shall work with APCD to develop guidelines for assessing and mitigating project-related air quality impacts pursuant to California Environmental Quality Act (CEQA).	Completed - The City has adopted APCD approved conditions for development projects.

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Resource Management - 42	The City shall continue the conversion of city-operated fleet vehicles and equipment to low-emitting fuels.	Ongoing.
Resource Management - 43	Pursuant to Congestion Management Program goals, the City shall amend the Zoning Ordinance to require large commercial, industrial, and institutional developments to provide enhancements for: users of alternative transportation modes; and on-site services to reduce the need for offsite travel by employees.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Resource Management - 44	The City shall review and if necessary amend the Zoning Ordinance to discourage new drive-through facilities.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Resource Management - 45	The City shall condition approval of individual development proposals on implementation of the following dust abatement program. The components of a dust abatement program shall include the following dust control measures: Sprinkle all construction areas with water (recycled when possible) at least twice a day, during excavation and other ground-preparing operations, to reduce fugitive dust emissions. Wetting could reduce particulate (dust) emissions by up to 50 percent; Construction sites shall be watered and all equipment cleaned in the morning and evening to reduce particulate and dust emissions; Cover stockpiles of sand, soil, and similar materials, or surround them with windbreaks. This measure would substantially reduce wind erosion of stockpiled materials during demolition and construction, reducing the potential of the project to contribute to excessive suspended particulate (dust) concentrations when the wind exceeds 10 miles per hour; Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or have adequate freeboard to prevent spillage; Post signs that limit vehicle speeds on unpaved roads and over disturbed soils to 10 miles per hour during construction; Soil binders shall be spread on construction sites, on unpaved roads, and on parking areas; ground cover shall be reestablished through seeding and watering; Sweep up dirt and debris spilled onto paved surfaces immediately to reduce resuspension of particulate matter through vehicle movement over those surfaces; and Require the construction contractor to designate a person or persons to oversee the implementation of a comprehensive dust control program and to increase watering, as necessary.	Ongoing - Implemented during permit processing. The City has adopted Air Pollution Control District (APCD) approved standard conditions of approval for new construction.

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Resource Management - 46	The City shall condition approval of individual projects upon implementation of the following mitigation measures: Activity management techniques shall be employed by reducing the number of pieces of equipment used simultaneously; increasing the distance between the emission sources, reducing or changing the hours of construction; scheduling activity during off-peak hours (when feasible); and requiring a phased-schedule for construction activities to even out emission peaks. Emissions from construction equipment shall be reduced to the maximum extent feasible by substituting clean-burning fuels for diesel fuel used in these equipment, by ensuring proper maintenance of these equipment, or by installing an engine timing retard in these equipment; and Require that construction of large projects be timed to avoid significant periods of overlap.	Ongoing - Implemented during permit processing. The City has adopted APCD approved standard conditions of approval for new construction.
Resource Management - 47	The City shall monitor the California Environmental Protection Agency Department of Pesticide Regulation investigations and other studies and shall work with responsible agencies to take necessary steps to reduce the potential for spray drift impacts from application of chemicals in areas adjacent to residences, schools and non-target food crops.	Ongoing.

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NOISE ELEMENT

Implementation No.	Implementation Measure	Status
Noise - 1	The City shall amend the Noise Ordinance to include the following provisions: Establish noise limits which cannot be exceeded at the property line; Require an acoustical study to demonstrate compliance with Noise Standards prior to approval of: new commercial or industrial projects near existing residential areas and new residential developments within the 60 CNEL contour of existing stationary noise sources; Require development projects in areas having noise levels which exceed the Noise Standards for the proposed land use to add noise attenuation measures during the development review process to meet the Noise Standards. These attenuation measures may include: landscaped-sound buffers, berms, setbacks or open space, building design or orientation, prohibiting window openings, door openings, or bedrooms on the sides of residential units facing noise sources which exceed the Noise Standards, enhanced wall or roof insulation, placement of air conditioning units in locations which minimize noise exposure, or other measures; Require noise insulation of multi-family units constructed within the 60 dBA CNEL contour; Add provisions which restrict noise from landscape maintenance devices, auto alarms, stationary sources, and the hours of operation of noise sources. Expand provisions restricting radios in parks and other non-residential areas; and Establish guidelines for conducting acoustical studies, monitoring noise sources, and providing noise attenuation.	Ongoing; acoustical studies and noise attenuation measures are imposed through the environmental review process.
Noise - 2	The City should investigate noise impacts from stationary sources in response to noise complaints and then enforce existing noise standards if City noise standards are being exceeded.	Ongoing.
Noise - 3	The City shall amend the projected noise contours for the Lompoc Airport as more current information becomes available.	Ongoing.
Noise - 4	The City shall amend the noise ordinance to include these measures: For construction near sensitive receptors, require that noisy construction activities be scheduled for periods, such as between 8 a.m. and 6 p.m. on weekdays and 9 a.m. to 6 p.m. on Saturday, when loud noises would have the least impact on adjacent residents or other sensitive receptors; [Final EIR Noise Mitigation Measure 1a] Develop a construction schedule that minimizes potential cumulative construction noise impacts and accommodates particularly noise-sensitive periods for nearby land uses (e.g., for schools, churches, etc); [Final EIR Noise Mitigation Measure 1b] Where feasible, require use of caissons instead of driven piles to reduce the intensity level and duration of noise impacts; [Final EIR Noise Mitigation Measure 1c]	Ongoing - Implemented during development review process. The City has adopted noise standard conditions of approval for new construction.

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Noise - 4 - continued	Where feasible, construct temporary, solid noise barriers between source and sensitive receptor (s) to reduce off-site propagation of construction noise. This measure could reduce construction noise by up to five decibels; and [Final EIR Noise Mitigation Measure 1d] Require internal combustion engines used for construction purposes to be equipped with a properly operating muffler of a type recommended by the manufacturer. Also, require impact tools to be shielded per manufacturer's specifications. [Final EIR Noise Mitigation Measure 1e]	
Noise - 5	The ultimate noise contours at the design capacity of existing and proposed roadways shall be used for preliminary planning purposes and refined when detailed site-specific acoustic reports are prepared for new developments. Until that time, the following table shall serve as a general planning guide to determine the potential "worst case" future noise levels and shall be used to determine required setback distances. [Final EIR Noise Mitigation Measure 2]	Ongoing - Implemented during the development review process.
Noise – 5 - continued	D=Divided U=Undivided. The ultimate daily design capacity shown in terms of vehicles per day. CNEL values are at 100 feet from all roadway centerlines (see Appendix F for assumptions). All distances are measured from the centerline. R/W means that the CNEL contour falls within the right-of-way.	

DESIGN NOISE LEVELS ADJACENT TO PLANNED ROADWAYS

Roadway Classification	Lane[a] Geometrics	Design[b] Capacity	CNEL[c] @ 100 feet	Distance to Contours (Ft.)[d]		
				70dBA	65dBA	60dBA
Expressway	4D	30,000	67.0	66	134	285
Major Arterial	4D	30,000	64.3	47	90	189
Minor Arterial	4U	20,000	62.5	R/W	69	146
Minor Arterial	2D	12,500	59.1	R/W	42	87
Minor Arterial /Collector	2U	10,000	58.1	R/W	35	75

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SAFETY ELEMENT

Implementation No.	Implementation Measure	Status
Safety - 1	The City shall establish an emergency warning system.	The City is contracted with the Santa Barbara County Sheriff Department to provide reverse 911 emergency notifications.
Safety - 2	The City shall improve its communication network with operators of hazardous facilities which have the potential for injury to local residents (e.g. PG&E, Unocal, Southern California Gas Company, Southern Pacific Railroad).	Certified Unified Program Agency, (CUPA) is the agency (Santa Barbara County Fire Department) designated to inspect and permit hazardous businesses in the city limits. Santa Barbara County Fire Department Hazardous Materials Unit conducts all inspections which fall under the CUPA requirements and enforces the hazardous materials program included in the California Health and Safety Code. Lompoc Fire maintains copies of all business plans and notification procedures on record. The program is ongoing.
Safety - 3	The City shall establish emergency response plans for protection of municipal resources (i.e. procedures for off-site storage of duplicate vital records, protection of computers and other electronic equipment from electrical surges).	As part of the City's Multi Hazardous Functional Plan we have identified this need and we are in process of developing these plans.
Safety - 4	The City shall establish a program allowing citizens with life-support equipment or other disabilities to register with the City or volunteer organizations to allow prompt attention during emergency conditions.	Ongoing.
Safety - 5	The City shall amend the Zoning Ordinance to require all publicly-owned critical facilities (Attachment A) to provide and maintain emergency electrical generating capability.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Safety - 6	The City shall amend the Zoning Ordinance to incorporate specific standards for siting, designing, and reviewing critical facilities.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Safety - 7	For event-specific risks brought to the City's attention, the City shall develop event-specific plans, procedures, or programs to manage the risk and maximize public safety.	The City has developed a Hazard Identification Risk Assessment, (HIRA) Plan that deals with incident specific issues. Document is updated every three years.

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Safety - 8	The City shall update the Multi-Hazard Functional Plan as necessary to reflect new information which affects the safety of Lompoc residents.	Multi Hazard Functional Plan was updated in 2010. NIMS was added to the plan and all personnel were trained to the field/supervisor level in 2007. Updates are ongoing.
Safety - 9	The City shall amend the Zoning Map to show all floodway areas, as identified on the Hazard Management Map, for "Open Space" or zones which are compatible with floodway hazards.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Safety - 10	The City shall amend the Flood Plain Management Ordinance in order: to maintain consistency with revisions of Federal and State requirements; to establish a regulatory floodway; to regulate grading and filling activities which diminish the carrying capacity of the floodway fringe; and to establish building setbacks from the Santa Ynez River and other watercourses.	Updated in 1996 - no further updates recommended by FEMA and therefore amendments are not contemplated at this time. Flood Plain Management Ordinance was updated in October 2012.
Safety - 11	The City shall amend the Zoning Ordinance and Resolution Numbers 2399 (74) and 2418 (74) to reflect the current roles and responsibilities of the Planning Commission and City departments in maintaining flood hazard information, reviewing development plans, and submitting periodic reports on flood plain management measures.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Safety - 12	The City shall acquire flood control and conservation easements along watercourses; either through dedication at the time of development or purchase, subject to the availability of funds.	Ongoing - Implemented during development review process.
Safety - 13	The City shall amend the Zoning Ordinance to restrict densities in wildland fire risk areas and to establish standards for development.	Wildland fire risks are addressed in the State adopted Urban-Wildland Interface Code, (UWIC) in 2010 and is enforced by local Fire Departments.
Safety - 14	The City shall amend the Zoning Ordinance to establish minimum distances between buildings in wildland fire risk areas to be not less than 60 feet, unless the following conditions are met: properly built access roads; availability of an adequate water supply; the use of materials and construction which is of greater fire resistance than standard requirements; strict adherence to clearance requirements; and construction and maintenance of fuel breaks. Such reduction in minimum spacing requirements may be cumulative but may not be less than otherwise specified in the Zoning Ordinance.	Wildland fire risks are addressed in the State adopted Urban-Wildland Interface Code, (UWIC) in 2010 and is enforced by local Fire Departments.
Safety - 15	The City shall amend the Lompoc City Code to set more restrictive construction requirements for residences and structures in wildland fire hazard areas. The amendments should be worded to exempt existing buildings or structures from the above provisions when alterations, repairs, or replacements are made which amount to less than 120 square feet.	Wildland fire risks are addressed in the State adopted Urban-Wildland Interface Code, (UWIC) in 2010 and is enforced by local Fire Departments.

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Safety - 16	The City shall amend the Fire Protection Ordinance to allow the Fire Chief to require developments located in areas beyond the five minute response time to meet more stringent construction code requirements to provide necessary fire protection.	Ongoing - Implemented during the developmental review process State law provides the Fire Chief with this ability.
Safety - 17	The City shall amend the Subdivision Ordinance to establish maximum lengths of dead-end roads. The maximum lengths shall not exceed 350 feet for parcels containing less than 0.5 acre; 800 feet for parcels containing 0.5 acre to 0.9 acre; 1,320 feet for parcels containing 1.0 acre to 4.9 acres; and 2,940 feet for parcels containing 5.0 to 19.9 acres.	Existing State law specifically addresses this issue.
Safety - 18	The City shall amend the Zoning Ordinance to require fuel breaks, maintained by the property owners, around developments in wildland fire hazard areas. Mosaic fuel breaks may be as narrow as one hundred feet if additional fire-resistive infrastructure and construction measures are provided.	State Fire Code adopted by the City in 2010 specifically addresses this issue.
Safety - 19	The City shall amend the Fire Protection Ordinance to require the following in wildland fire hazard areas: property owners shall maintain proper vegetation clearances around their structures (per Public Resources Code Section 4291), and homeowner associations shall maintain fuel breaks associated with their respective developments.	State Fire Code adopted by the City in 2010 specifically addresses this issue.
Safety - 20	The City shall require and review landscape plans for all projects in wildland fire hazard areas for consistency with fire-resistant and drought-tolerant landscaping concepts. The Fire Department and/or Urban Forester shall provide public information brochures on fire-resistant landscaping.	Ongoing.
Safety - 21	The City shall coordinate with Santa Barbara County in wildland fire protection and planning activities.	Ongoing.
Safety - 22	The City shall inventory all critical facilities and develop a schedule and procedures for strengthening any City-regulated critical facilities found to be below current seismic safety standards. The City shall notify operators of non City-regulated critical facilities to verify compliance with adequate seismic safety standards. If the City determines that City-owned facilities need seismic retrofitting, the City shall investigate applying for funding under the Earthquake Safety and Public Buildings Rehabilitation Bond Act of 1990.	Ongoing.
Safety - 23	The City shall amend the Zoning Ordinance to incorporate specific standards for sitting, designing, and reviewing critical facilities. These standards shall address issues such as: requiring detailed site studies for ground shaking characteristics and liquefaction potential prior to the development of critical facilities, restricting critical facilities from being located in the area of potential liquefaction, and ensuring access to and functioning of critical facilities following an earthquake.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Safety - 24	The City shall require the following in the slope hazard areas as delineated on the Geologic and Soils Hazards map: As a part of the environmental review process, preliminary engineering geologic report shall be prepared under City direction which includes recommendations for remedial measures to ensure the stability of natural and manufactured slopes within the area affected by the development. The report shall be prepared by a Certified Engineering Geologist, licensed in the State of California;	Ongoing - Implemented during development review process.

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Safety - 24 - continued	Prior to the approval of construction permits, the applicant shall submit a final engineering geologic report of the graded site addressing the stability of natural and manufactured slopes based on conditions as actually encountered during grading. The report shall be prepared by a Certified Engineering Geologist, licensed in the State of California, and shall include an as-graded geologic map; and The City shall require the following for areas with 20% slopes or greater: Stability of slopes shall be addressed by a Registered Soils Engineer as a part of the routine soils investigations required by the City.	
Safety - 25	The City shall require the liquefaction potential to be evaluated by a Registered Soils Engineer for all developments within the liquefaction hazard areas as shown on the Geologic & Soils Hazards map.	Ongoing - Implemented during development review process.
Safety - 26	The City shall require the liquefaction potential to be evaluated by a Registered Soils Engineer for all critical facilities and major structures (reinforced concrete or steel frame, two-stories or more in height) located on the floor of the Lompoc Valley.	Ongoing - Implemented during development review process.
Safety - 27	The City shall require that all existing critical facilities, except those regulated for safety purposes by Federal or State agencies, are strengthened to assure they remain operational during and after a disaster (e.g. earthquake, flood).	Ongoing.
Safety - 28	The City shall amend the Zoning Ordinance to require developers proposing structures on or adjacent to steep slopes to: Develop and implement hillside drainage plans to reduce the risk of further movement by existing landslides; Site new structures away from steep hillsides and the toes of existing landslide surfaces, reducing the potential for damage from landslide movement or burial; and Perform site-specific slope stability investigations and analyses by a Registered Geotechnical Engineer.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Safety - 29	The City shall amend the Zoning Ordinance to regulate the use and storage of hazardous materials or wastes in association with home occupation use permits.	Completed - Home Occupation Use Permits amended in 2006.
Safety - 30	The City shall amend the Zoning and Subdivision Ordinances to be consistent with the County *Hazardous Waste Management Plan* (HWMP), as amended. This may include establishing siting criteria, a hazardous waste facility and residuals repository overlay designation, conditional use permit classifications, application requirements, project review requirements, and standards for assessing the suitability of a particular project, site, and access routes.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Safety - 31	The City shall participate with the County of Santa Barbara in the preparation of guidelines to identify and implement risk management strategies for the transportation of hazardous materials within the County.	To be scheduled.

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Safety - 32	The City shall amend the Zoning Map to designate Open Space buffer areas for safety purposes, if necessary, along routes of pipelines carrying hazardous materials.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.
Safety - 33	The City shall provide information to the public about proper disposal of household hazardous wastes and use of non-hazardous alternatives to minimize public exposure and enhance public safety.	Completed - residents receive pamphlets when requesting utility hook-ups; residents and businesses receive information in Trash Talk, a biannual publication of the City of Lompoc, Solid Waste Management Division; and information is disseminated at the City's landfill.
Safety - 34	Hazardous materials transportation routes shall be identified on the Circulation Element Truck Route Map.	To be scheduled.
Safety - 35	At every potentially contaminated location to be developed within the City, the project applicant shall have the site inspected by a Registered Environmental Assessor (i.e. a professional environmental scientist or engineer registered as an REA in California) for the presence of hazardous materials and wastes. The investigations shall take the form of environmental audits, and shall include, at minimum, site inspections for hazardous materials, examination of historic records, and reviews of public agency records. Reports detailing the results of the inspections shall be submitted to the City for review. The report preparer shall either certify that the site is free of hazards or recommend preparation of a site mitigation plan. The City shall make certain that inspection reports are on file prior to project approval and prior to any excavation or construction. Acceptance of the site inspection report shall allow the proposed development to proceed to the permitting stage. All activities under this measure shall be performed in conformance with the policies and procedures presented in the *Santa Barbara County Hazardous Waste Management Plan*.	Ongoing - Implemented during Development Review process.

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Safety - 36	In the event that the site inspections of Safety Measure 35 locate chemical contamination, underground storage tanks, abandoned drums, or other hazardous materials or wastes at a parcel, the inspection report preparer shall so notify the City and other agencies, as applicable, potentially including the State Department of Toxic Substances Control, the Regional Water Quality Control Board, and/or the County Health Services Department. The City would also notify the proper agencies, as required by law. Under the direction of the appropriate agencies, a site remediation plan shall be prepared by the project applicant, in accordance with applicable regulations. The plan would specify measures to be taken to protect workers and the public from exposure to potential site hazards and certify that the proposed remediation measures would clean up the wastes, dispose the wastes, and protect public health in accordance with Federal, State, and local requirements. Permitting or work in the areas of potential hazard shall not proceed until the site remediation plan is on file with the City. If a parcel is found to be contaminated to a level that prohibits the proposed use, the potential for reduction of the hazard shall be evaluated. Site remediation is theoretically capable of removing hazards to levels sufficiently low to allow any use at the site. In practice, both the technical feasibility of the remediation and its cost (financial feasibility) shall be evaluated in order to determine the overall feasibility of locating a specific use on a specific site. In some cases, it may be found that a site may be appropriate for any use; in other cases, as site may require restriction to industrial use or a use that involves complete paving and covering of the parcel. In accordance with OSHA requirements, any activity performed at a contaminated site shall be preceded by preparation of a separate site health and safety plan (prepared by the project applicant and filed with the City) for the protection of workers and the public. All reports, plans, and other documentation shall be added to the administrative record. All activities under this mitigation shall be done in conformance with policies and procedures presented in *Santa Barbara County Hazardous Waste Management Plan.*	Ongoing.
Safety - 37	The City shall amend the Zoning Ordinance to require buffer areas utilizing protective measures such as berms shall be provided for future development along Purisima Road. Also, for each specific project that would generate hazardous waste, the City shall require as a condition of building permit and/or business license approval that the project sponsor prepare a hazardous material transportation program. The transportation program shall identify the location of the new facility or use and designate either (1) specific routes to be used for transport of hazardous materials and wastes to and from the facility, or (2) specific routes to be avoided during transport of hazardous materials and wastes to and from the facility. Routes would be selected to minimize proximity to sensitive receptors to the greatest practical degree. Passage through residential neighborhoods shall be minimized, and parking of waste haulers on residential streets shall be prohibited. The City shall review and approve the applicant's hazardous material transportation program or, working with the applicant, modify it to the satisfaction of both parties.	Although a comprehensive update of the Zoning Ordinance has been tabled until completion of the General Plan Update, the requirement is imposed on new development thru the development review process.