

**SANTA BARBARA COUNTY
COMPREHENSIVE PLAN
LOMPOC AREA**



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**Adopted by the Board of Supervisors
November 9, 1999**

A.

Santa Barbara County Comprehensive Plan Land Use Element LOMPOC AREA GOALS INTERPRETIVE GUIDELINES

The purpose of these guidelines is to further implementation of the Santa Barbara County Comprehensive Plan's Lompoc Area Goals of the Land Use Element (pp. 119-123), by providing clear and consistent interpretation of the Comprehensive Plan. These Guidelines pertain to proposals for development in the Urban Area of the Vandenberg Village-Mesa Oaks-Lompoc Wye area as shown as the Northern Lompoc Unincorporated Urban Area in Figure 1. There are other Comprehensive Plan policies and guidelines and Lompoc Area Goals that apply to development in this area. Additional measures may be required to achieve consistency with the Comprehensive Plan.

Fire Protection

Goal: Growth and employment must be consistent with the preservation and enhancement of resources and environmental quality.

Goal: Unique ecological areas should be identified and preserved.

- A-1. Development adjacent to the Burton Mesa Preserve and other chaparral areas adjacent to the Preserve should include prevention measures such as Class A roofs, interior sprinklers, adequate access to the urban/rural interface, and structural setbacks (minimum 100 feet) from these high fire hazard areas. Setbacks for fire protection shall occur on private property. It is preferred to locate the setback on a common open space lot in order to avoid conflicts with owners of future individual lots. Access for Fire Department equipment may be provided within this setback and landscaping within this area should not impede the use of such equipment. Paved roads and trails may be allowed within the setback. Fencing within the structural setback should be comprised of fire resistant material to minimize fire hazards.
- A-2. Fuel Modification Zones that call for selective thinning and removal of down and dead materials should not be located through riparian or wetland areas or result in the removal of healthy specimen oaks. Within the Fuel Modification Zones, treatment of oak trees should be limited to limbing the branches up to a height of 6 feet, removing deadwood, and mowing the understory. Where specimen oaks have multiple trunks, all trunks should remain.

Specimen trees are defined in the Board of Supervisors adopted Environmental Threshold and Guidelines Manual (January 1995) as: "mature trees that are healthy and structurally sound and have grown into the natural stature particular to that species". For oaks on the Burton Mesa this should be considered as trees having one or more 4-inch diameter trunk(s) at a height four feet above the ground.

- A-3. Development adjacent to the Burton Mesa Ecological Preserve and other undeveloped natural open space within high fire hazard areas should be sited and designed to minimize habitat alteration on the Preserve. Toward that end, Fuel Modification Zones should be designed to occur on private land rather than on the Preserve itself.

Biology

Goal: Growth and employment must be consistent with the preservation and enhancement of resources and environmental quality.

Goal: Unique ecological areas should be identified and preserved.

Goal: The unique character of the area should be protected and enhanced with particular emphasis on protection of agricultural lands, grazing lands, and natural amenities.

Goal: Changes in natural or re-established topography, vegetation, biological communities should be minimized in an attempt to avoid the destruction of natural habitats.

Goal: Scenic areas, such as ocean frontage, mountainous areas, streams, and lands immediately adjacent to these areas should be preserved by their being included in the County's public and private open space land programs.

Goal: Encourage wildlife sanctuaries.

- A-4. To the maximum extent feasible, development on the edge of the Burton Mesa Ecological Preserve should be designed to avoid damage to Burton Mesa Chaparral, riparian areas, and established oak trees by incorporating setbacks, clustering or other appropriate methods. Rare, threatened, and endangered species, and species of local concern that inhabit these natural communities should be protected. Areas protected from grading, paving, and other disturbances should include the area 6 feet outside established native tree driplines, unless this distance would interfere with reasonable development of a property. Where native trees are removed, they should be replaced with natives of the Burton Mesa in a manner consistent with County standards.

- A-5. Landscaping for development on the edge of the Preserve and other designated natural undeveloped open space areas should include trees and shrubs native to the Burton Mesa, with habitat restoration efforts focused on buffers. Landscaping with highly invasive weedy plants (e.g., iceplant, pampas grass, veldt grass, Monterey pine, eucalyptus, spiny clobur, and Australian fireweed) should be avoided.

- A-6. Development should be sited and designed to avoid disruption and fragmentation of significant natural resources, minimize removal of oaks and Bishop Pines and other significant native vegetation, preserve wildlife corridors, and provide reasonable levels of habitat restoration.

- A-7. Recognizing that many animals that depend on the riparian system of streams also depend upon the adjacent upland habitat often exceeding 100 feet from streams,

development should be sited and buffered to the greatest extent feasible from riparian areas known to support such species, while preserving reasonable use of the property.

- A-8 Where avoidance has been achieved to the maximum extent feasible, impacts to Burton Mesa Chaparral may be mitigated at ratios of 3:1 for high quality chaparral, 2:1 for moderate quality, and 1.5:1 for degraded chaparral.¹ Mitigation may take the form of 1) habitat restoration either inside the State's Ecological Preserve or in a permanently protected area outside the Preserve, or 2) in-lieu fees that would fund habitat restoration and/or management in the Preserve. However, state and federal laws requiring protection of Threatened and Endangered Species may preclude such mitigation strategies in some cases.

The three classes of Burton Mesa Chaparral are defined as follows:

High Quality Chaparral includes areas that have very little evidence of disturbance (excluding fire), and are contiguous with larger habitat areas.

Moderate Quality Chaparral includes areas that are somewhat disturbed (i.e., have a road, trails, or populations of non-native species) or are fragmented, but still contain a high proportion of established chaparral species.

Degraded Chaparral includes areas that show extensive evidence of disturbance, and are either very small or isolated, or that support a low cover of typical chaparral dominants, but still provide some habitat value.

Multi-Purpose Trails and Transit Linkages

Goal: Develop a comprehensive countywide transportation system which will provide alternative forms of transportation for all residents and reduce dependence on the automobile.

- A-9. In order to provide community cohesiveness, new neighborhoods should be designed to provide public multi-purpose trails and transit-linkages to existing neighborhoods, schools, parks, and commercial areas.

Open Space

Goal: Scenic areas, such as ocean frontage, mountainous areas, streams, and lands immediately adjacent to these areas should be preserved by their being included in the County's public and private open space land programs.

Goal: Design future parks to be natural areas with minimal maintenance.

- A-10. Development adjacent to open space areas should be sited and designed to protect and enhance the natural resources of these areas.

¹ This is generally based upon the California Endangered Species Act Memorandum of Understanding by and between the California Department of Fish and Game and the Central Coast Water Authority (Ref. No. 9322), dated November 16, 1994.

Visual

Goal: The natural backdrop of the area should be preserved through strict controls on hillside development. Hillside grading over 30 percent on residential and commercial land should be severely restricted.

Goal: Development, construction, and roads cut in steep areas should be limited to ensure safety and protection of the terrain, as well as environmental and scenic values.

A-11. New homes on lots on the edge of bluff tops and in other locations that are highly visible to the public should be of single story or partial second story design to minimize impacts to public view corridors. Where such sites are also constrained by unique biological resources, two-story homes may be allowed where public views are protected by extensive landscaping.

A-12. All development, including buildings, understories, fences, water tanks and retaining walls adjacent to designated natural open space areas should be sited and designed to protect the visual character of these areas and blend in with natural landforms through the use of such methods as setbacks, building orientation, materials and colors (earth tones and non-reflective paints), landscape buffers, shielded exterior lighting, screening of parking areas and inclusion of perimeter roads to allow maintenance of open space corridors.

A-13. Sound wall construction should be minimized through the alternative use of landscape berms for noise reduction.

B.

Santa Barbara County COMMUNITY BENEFITS FOR DEVELOPMENTS IN THE VANDENBERG VILLAGE-MESA OAKS-LOMPOC WYE AREA

To further implementation of the Comprehensive Plan, particularly the Lompoc Area Goals of the Land Use Element (pp 119-123), and in order to make the finding of community benefit as required under Section 35-487.5 of Santa Barbara County's Article III (inland) Zoning Ordinance, projects involving rezones shall provide the following community benefits as appropriate and feasible. Projects not involving rezones are also encouraged to include these public benefits.

Parks

Goal: Provide facilities for a maximum variety of recreational activities for all age levels within a reasonable distance of the place of residence, so separated and protected as to avoid conflicts between the different types of activities.

Goal: Develop an adequate day-use park for the Mission Hills area in the vicinity east of the present housing development

Goal: Establish trails for horses and hiking so that they are compatible with surrounding uses.

B-1. To the maximum extent feasible, development projects should dedicate land and construct, public or privately developed parks, athletic fields, and trails for public use. Examples include playing fields, basketball courts, playground equipment, etc. Developers and the County shall work together to provide regional park facilities in accordance with the findings of the Regional Needs Assessment for Parks as adopted by the Board of Supervisors.

Open Space

Goal: Scenic areas, such as ocean frontage, mountainous areas, streams, and lands immediately adjacent to these areas should be preserved by their being included in the County's public and private open space land programs.

Goal: Development, construction, and roads cut in steep areas should be limited to ensure safety and protection of the terrain, as well as environmental and scenic values.

Goal: Design future parks to be natural areas with minimal maintenance.

B-2. Development projects should include public and/or private open space dedications that preserve natural areas.

Affordable Housing








B-3. Tract maps and development plans should provide affordable units distributed throughout the sites, at a minimum, consistent with the County's adopted affordable housing goals for the Lompoc Housing Market Area. These units should be similar in appearance to the market rate units. Emphasis should be placed on meeting the unmet income levels of the Lompoc Housing Element Guidelines as they may be amended.

C.

COUNTY ACTION ITEMS IN THE VANDENBERG VILLAGE-MESA OAKS-LOMPOC WYE AREA

- C-1 The County should conduct a Regional Needs Assessment for Parks in the Lompoc Area and develop a plan for construction of public parks utilizing partnerships with private developers, the City of Lompoc, and other jurisdictions; develop a fee study and consider an update of the Lompoc Quimby Fee and the Lompoc Park Development Mitigation Fee. The plan for construction of public parks should include consideration of the two potential sites identified below in C-2 and C-3, and on land that is now privately owned and may be proposed for development in the future.
- C-2 The County should work with the community and the City of Lompoc to develop a public park, including athletic fields on a publicly owned 11-acre site on Harris Grade Road west of the Mesa Oaks Community.
- C-3. The County should work with the State Lands Commission to develop a 5-acre public park for the Mission Hills community on the Burton Mesa Preserve near Rucker Road and Burton Mesa Boulevard.

Lompoc Area Unincorporated Urban Areas

-  Northern Lompoc Unincorporated Urban Area
-  Other Unincorporated Urban Area
-  City of Lompoc
-  City of Lompoc Sphere of Influence
-  Urban and Rural Boundaries
-  Vandenberg A.F.B.
-  Existing Developed Rural Neighborhood (EDRN)

