

# SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Agenda Number:**  
**Prepared on:** 5/12/2002  
**Department Name:** General Services  
**Department No.:** 063  
**Agenda Date:** 5/28/02  
**Placement:** Administrative  
**Estimate Time:**  
**Continued Item:** NO  
**If Yes, date from:**

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**TO:** Board of Supervisors

**FROM:** Ron Cortez, Director  
General Services Department

**STAFF CONTACT:** Robert Ooley, AIA, **County Architect**  
568.3085

**SUBJECT:** **Lompoc Wellness Clinic**  
**301 North R Street, Lompoc**  
**Supervisorial District No. 4**

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## Recommendation(s):

That the Board of Supervisors:

- A. Adopt the Final Mitigated Negative Declaration 02-ND-07, including the Mitigation Monitoring program, specified in Exhibit A.
- B. Approve Plans and Specifications for the Lompoc Wellness Center, project number E00303/8636
- C. Authorize the General Services Department to advertise the project for public bidding.

## Alignment with Board Strategic Plan:

*The recommendations are primarily aligned with Goal No. 2 Ensure the Public Health and Safety and Provide Essential Infrastructure.*

## Executive Summary and Discussion:

The County Health Clinic will experience a dramatic increase in Medi-Cal patients when a Lompoc pediatrician retires in early 2003. As a result of that retirement, the Public Health Department will be assigned as the primary care provider for approximately 1,200 children and is the "provider of last resort" (Welfare and Institutions code 17000) for uninsured children.

This project is included in the Five Year Capital Improvement Plan dated July 1, 2001 – June 30, 2006, under the category "Public Health." The building will be constructed at the site designated ten years ago as

part of the master plan for the Laurel and R Street property in Lompoc and is consistent with the adopted Facilities Policy Framework per Santa Barbara County Ordinance 4452. The new building will provide 5,760 square feet of clinic and office space and will be constructed of sustainable materials. The heating and cooling system will be geothermal earth-coupled. In addition, the domestic hot water will be provided from excess heat from the geothermal loop and mechanical equipment.

**CEQA Evaluation.** County Planning and Development Department held a public hearing on March 26, 2002 at the Lompoc City Council Chambers to receive public comment on a Draft Mitigated Negative Declaration (MND) with respect to the environmental impacts of the project. Two public comments were received by the close of the public comment period: 1) from Wilco Distributor's, a neighbor and 1) from the City of Lompoc. After reviewing additional information in light of the public comments, we revised the Draft Mitigated Negative Declaration. The revisions were not significant so no recirculation of the MND was required. Mr. Larry Apple in the Santa Maria Office of the Planning and Development Department certified the Final Mitigated Negative Declaration on April 18, 2002. A copy of the Final MND is attached as Exhibit A.

**Government Code Section 65402 General Plan Consistency Evaluation.** The City of Lompoc Planning Commission conducted a public hearing on April 8, 2002 for land use consistency with the Lompoc General Plan, per Government Code Section 65402. The Planning Commission determined that the project was inconsistent with the adopted City of Lompoc General Plan and passed by unanimous vote Resolution 219-02, attached as Exhibit B. The County of Santa Barbara is exempt from land use and zoning requirements within the City of Lompoc. We are scheduled for a "courtesy" design review meeting with the City of Lompoc on May 13, 2002. The original development in 1996 was heard by the City of Lompoc Planning Commission, was also found not in conformance with the City's General Plan.

**Mandates and Service Levels:**

No change in program or service levels.

**Fiscal and Facilities Impacts:**

This project is funded with retroactive Federally Qualified Health Center (Medi-Cal) funds. Funds for this project have been appropriated and are available in Fund 0030, Dept. 063, Account 8200, Program 1930, Project 8636.

**Special Instructions:**

Please send a certified copy of the "minute order" to **Robert Ooley, AIA, County Architect**, Facilities Services Division, General Services Department.

**Concurrence:** Public Health