




air pollution control district
SANTA BARBARA COUNTY

Agenda Item: G-2
Agenda Date: June 26, 2025
Agenda Placement: Discussion
Estimated Time: 20 minutes
Continued Item: No

Board Agenda Item

TO: Air Pollution Control District Board

FROM: Aeron Arlin Genet, Air Pollution Control Officer 

CONTACT: Jim Fredrickson, Planning Division Supervisor, (805) 979-8328

SUBJECT: Clean Air Fund Program for Lompoc

RECOMMENDATION:

Consider recommendations as follows:

1. Receive and file a presentation on the Clean Air Fund Program for Lompoc; and
2. Approve and authorize the District's Air Pollution Control Officer to implement projects utilizing the Clean Air Fund in the Lompoc community, not to exceed \$325,000 within five years, by entering into agreements with the City of Lompoc, the United Boys & Girls Club Santa Barbara County – Lompoc Unit, the Lompoc Family YMCA, the Lompoc Unified School District, subject to review and approval by District Counsel, Risk Management, and Auditor-Controller and to provide community engagement and outreach.

BACKGROUND:

On March 21, 2019, your Board approved Resolution 19-03 that established the Clean Air Fund Program. Funded by excess revenues from Notices of Violation (NOVs), the Clean Air Fund was established to fund projects undertaken by the District and/or third parties that provide air quality and human health benefits for communities throughout Santa Barbara County, consistent with the District's mission. Clean Air Fund projects are subject to approval by your Board.

Your Board has approved the following projects using the Clean Air Fund:

- October 15, 2020: Your Board approved and authorized the Air Pollution Control Officer (APCO) to use up to \$100,000 of the Clean Air Fund for the Landscape Equipment Electrification Fund (LEEF Year 2).
- May 20, 2021: Your Board approved and executed an Incentive Program Implementation Services Agreement with the Center for Sustainable Energy, as part of the California Electric Vehicle Infrastructure Project (CALeVIP) South Central Coast Incentive Project. Over the course of three fiscal years, your Board approved a total of \$300,000 in District matching funds (\$100,000 of which was allocated from the Clean Air Fund) for electric vehicle charging infrastructure purchase and installation.
- June 17, 2021: The Board authorized the District to establish and implement the Clean Air Rooms Pilot Program, using \$25,000 of Clean Air Funds, and additional funds set aside within the approved budget, for air purifier distribution to the disadvantaged communities of Guadalupe and Casmalia.

In June 2024, Central Coast Agriculture (CCA) paid the District \$1.3 million to settle penalties associated with air quality Notices of Violations (NOVs) that were issued to CCA's cannabis manufacturing facility in Lompoc. Between 2020 and 2023, District staff documented multiple air quality violations. Based on records and documents provided by CCA, operation of the facility during this period resulted in significant ozone precursor emissions. In carrying out the District's mission, Compliance Division staff diligently documented these violations, explored multiple options to provide a path to compliance, and negotiated the settlement through the District's Mutual Settlement Program, all resulting in CCA taking action to bring their operations into compliance. As part of the final permit issued by the Engineering Division to CCA to resolve this matter, the facility's potential to emit has been reduced by 90% compared to peak operations. This settlement negotiation avoided litigation and ensured that a significant portion of the \$1.3 million settlement (\$325,000) would be dedicated to the District's Clean Air Fund. The District proposes the funds be used on projects in Lompoc, prioritizing the area where the emissions occurred and where sensitive groups, such as children and seniors, spend time.

In December 2024, the City of Lompoc adopted its first Environmental Justice Element¹ and included a 'Community of Focus,' referring to an area encompassing four census tracts within the central part of Lompoc. According to the California Communities Environmental Health Screening Tool² (CalEnviroScreen 4.0 model), the four census tracts share high levels of exposure to pesticides and lead (children's lead risk from house paint). This area also experiences socioeconomic factors and sensitive population characteristics that include cardiovascular disease, low birth weight, housing burden, linguistic isolation, educational attainment, unemployment, and poverty.

¹ <https://www.cityoflompoc.com/government/departments/community-development/environmental-justice-element>

² <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40>

DISCUSSION:

Pending Board approval, the District's goal for the \$325,000 Clean Air Fund investment in Lompoc is to select projects that are within or near the Community of Focus and/or close to the CCA facility that benefit sensitive groups. The projects selected are at locations where seniors and/or children may congregate, such as schools, health facilities, or recreation centers. The four project entities are the City of Lompoc Dick DeWees Community and Senior Center, the United Boys & Girls Club of Santa Barbara County - Lompoc Unit, the Lompoc Family YMCA, and the Lompoc Unified School District. Several of the proposed projects incorporate the use of high-efficiency air filtration in Heating, Ventilation, and Air Conditioning (HVAC) systems; this type of filtration is measured by the Minimum Efficiency Reporting Value (MERV) rating. The higher the MERV rating, the more effective the filter is at capturing specific types of particles. For example, a MERV-8-rated filter captures approximately 70% of particles three to 10 microns in size. MERV-8 filters are a commonly used filter that capture larger particles like dust, pollen, and pet dander, but do not effectively capture smaller particles or sufficiently protect public health. A MERV-13-rated filter captures approximately 90% of particles three to 10 microns in size, and is effective at capturing dust, pollen, mold, bacteria, and viruses. For comparison, a standalone High-Efficiency Particulate Air (HEPA) purifier captures almost 100% of particles three to 10 microns in size.

Below are details of the District's four proposed projects to ensure that the \$325,000 Clean Air Fund allocation achieves improved air quality and community benefits for Lompoc. Table 1 below lists a summary of the proposed projects along with an estimate of project costs.

1. Clean Air Centers Program – Dick DeWees Community and Senior Center (1120 West Ocean Avenue, Lompoc)

The Dick DeWees Community and Senior Center (DDCSC) opened in 2012 and provides the Lompoc community with a large 15,000-square-foot place to gather for meetings and events. Approximately 500 seniors use the center per week for exercise classes, with another 500 adults using the center for dance classes, weddings, church services, and training courses. The DDCSC would make an ideal community Clean Air Center location to congregate during wildfire season when smoke impacts cause unhealthy air quality.

The DDCSC currently operates 10 natural gas-fired/electric HVAC systems. Eight of the HVAC systems are installed with MERV-8 rated filters and two of the HVAC systems are installed with MERV-11 rated filters. The District proposes entering into a five-year grant agreement with the City of Lompoc to implement a Clean Air Center project that would reimburse the City of Lompoc for the cost of MERV-13 air filter replacement and HVAC system's routine preventative maintenance, not to exceed \$40,000.

2. *Clean Air Centers Program – United Boys & Girls Club of Santa Barbara County – Lompoc Unit (1025 West Ocean Avenue, Lompoc)*

Since 1971, the Lompoc Boys & Girls Club has provided a safe and supportive place for children to participate in recreation and educational assistance and would make an ideal Clean Air Center for children. The Lompoc Boys & Girls Club has been using its current HVAC system since 1979, and it no longer works properly. On cold days, the children huddle around space heaters and are unable to fully enjoy the facility, a one-story structure with several large recreation rooms and a gymnasium. Almost 100 members attend programs per day.

The District proposes to replace two existing natural gas-fired furnaces, and existing ductwork (which contains fiberglass particles and other debris from old age) in both the east and west wings with new electric heat pump systems. The heat pumps will provide both heating and cooling year-round. Heat pumps are cleaner and more energy efficient than a standard gas furnace and electric air conditioner and will provide cost savings on utility bills. The heat pumps will include MERV-13-rated air filters, and the HVAC vendor will provide biannual maintenance on the heat pumps, including air filter replacements. The heat pumps, if properly maintained, are expected to last up to 25 years.

The District proposes to enter into a five-year grant agreement with the Lompoc Boys & Girls Club for a not-to-exceed total of \$50,000. The proposed grant agreement would cover the cost to purchase and install the new heat pumps, including indoor and outdoor electrical wiring, along with biannual MERV-13 rated air filter replacements.

3. *Clean Air Centers Program – Lompoc Family YMCA (201 West College Avenue, Lompoc)*

The Lompoc Family YMCA has been in operation since 1981 and moved to its current location in 2006. The YMCA already operates its 14,000-square-foot facility as a Clean Air Center during periods of natural disaster and provides free amenities to the public during those difficult times with items such as showers, shelter, food, and water. The YMCA is regularly frequented by children, teenagers, and seniors. The Lompoc Family YMCA has a current membership of more than 1,000 teens and 300 adults, and averages approximately 100 visits per day.

The YMCA currently operates five HVAC systems (three heat pumps and two natural gas-fired/electric HVAC systems), most of which are 10 years old or less. The five HVAC systems currently use MERV-8-rated air filters. The YMCA's HVAC vendor has stated that the current HVAC systems can handle up to MERV-13-rated air filters.

The District proposes entering into a five-year grant agreement with the Lompoc Family YMCA to implement a Clean Air Centers project that would reimburse the YMCA for the cost of the air filters in the HVAC systems and routine preventative maintenance, not to exceed \$20,000.

4. Clean Air Classrooms Program – Lompoc Unified School District

A. Clarence Ruth Elementary School (501 North W Street, Lompoc)

B. Leonora Fillmore Elementary School (1211 East Pine Street, Lompoc)

The Lompoc Unified School District (LUSD) was formed in 1955. The proposed project with LUSD is to replace existing 60-year-old composite wood furniture, (e.g. desks, chairs, tables, countertops, and cabinets), in both the Clarence Ruth and Leonora Fillmore elementary school classrooms. The new replacement composite wood furniture is made with ultra-low-emitting formaldehyde (ULEF), which contains approximately 10 times less formaldehyde than furniture produced to meet the minimum standards set for furniture manufacturers by the federal and state governments. Formaldehyde is a common chemical used as a binding agent in composite wood furniture. Exposure to formaldehyde can cause short-term health effects such as irritation of the eyes, nose, throat and skin, respiratory issues, nausea, and headaches. Long-term exposure to formaldehyde can lead to chronic respiratory problems, allergic reactions, and increased cancer risk.

LUSD has provided the District with composite wood furniture inventories for all classrooms at both the Clarence Ruth and Leonora Fillmore elementary schools, both of which serve approximately 500 students. An initial estimate shows that it will cost \$400,000 to replace all wood furniture in all Kindergarten through 6th grade classrooms at each school, for a total cost of \$800,000.

The District proposes entering into a grant agreement with LUSD for a not-to-exceed total of \$200,000, with approximately \$100,000 being provided to each of the schools. This will allow the school district to start funding the replacement of furniture for kindergarten, first grade, and second grade classrooms. This will immediately benefit approximately 367 students at both schools combined. LUSD has also committed to purchase ULEF composite furniture for its schools in the future and has also agreed to partner with the District to promote the outcome of this Clean Air Classroom project to the public.

5. Community Outreach and Engagement

The District proposes to work with external organizations, including the partners of these proposed projects, on related community outreach and engagement. Those partnerships will focus on sharing ways for the public to check and understand air quality data and prepare for wildfire smoke, with as much outreach conducted in English and Spanish as is feasible. As outreach events occur, they will be shared with your Board through the Public Outreach Update Board letter. The District proposes a dedicated outreach budget, not to exceed \$15,000, as part of this overall effort, as the District's overall outreach funds are for the entirety of the District's jurisdiction.

A summary of all project costs is provided in Table 1 below. If any of the projects are not fully implemented or a balance of funds remains after project implementation, the District proposes to redistribute funds to other projects discussed herein, with the total expenditure for all projects not to exceed \$325,000. For each of these projects, it is anticipated that their estimated project cost will not exceed the amounts listed in Table 1. If projects included in Table 1 are not fully implemented, funds will be redistributed to other approved projects below.

Table 1. Clean Air Fund for Lompoc: Estimated Project Costs

Program: Sensitive Receptor Location	Proposed Project	Estimated Project Cost
Clean Air Centers: Dick DeWees Community and Senior Center	Replacement HVAC air filters	NTE \$40,000
Clean Air Centers: Lompoc Boys & Girls Club	(2) New Heat Pump systems and replacement air filters	NTE \$50,000
Clean Air Centers: Lompoc Family YMCA	Replacement HVAC air filters	NTE \$20,000
Clean Air Classrooms: LUSD - Clarence Ruth and Leonora Fillmore elementary schools	ULEF furniture replacement	NTE \$200,000
Community Outreach and Engagement	Community partnerships related to understanding air quality data and preparing for wildfire smoke	NTE \$15,000
	Total Cost	\$325,000

*NTE: Not to exceed.

FISCAL IMPACTS:

The \$325,000 of Clean Air Fund expenditures for all the proposed projects are included in the District's proposed Fiscal Year 2025-26 Budget. All labor for administration of the Lompoc Clean Air Fund Program is also included in the District's proposed Fiscal Year 2025-26 budget. There are no fiscal impacts to the proposed budget.