

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: AUGUST 25, 2010

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: LUCILLE T. BREESE, AICP, PLANNING MANAGER
KEITH C. NEUBERT, PRINCIPAL PLANNER

RE: WALMART EXPANSION PROJECT–
ENVIRONMENTAL IMPACT REPORT – EIR 09-02
DEVELOPMENT PLAN – DR 08-09

AGENDA ITEM NO. 2

A request from John Rogge, representing the property owner, has been received for Planning Commission review of the following:

- 1) **EIR 09-02** – The Final Environmental Impact Report (FEIR), prepared for the project described below, prepared by Impact Sciences and circulated through the State Clearinghouse (SCH No. 2009081045) pursuant to the requirements of the California Environmental Quality Act (CEQA); and
- 2) **DR 08-09** – A Development Plan for the addition of approximately 41,433 new net square feet of retail area to an existing 104,453 square foot Walmart store. The application includes a request to amend the approved sign program for the shopping center.

The property is approximately 12.03 acres located at 701 West Central Avenue at the northeast corner of the intersection of West Central Avenue and North O Street in the City of Lompoc (Assessor Parcel Number 93-450-36).

I. PROJECT DESCRIPTION

The applicant is proposing an expansion of the existing approximately 104,453 square foot Walmart store. The project includes demolition and removal of the existing Tire & Lube Express facility and a portion of the garden center to accommodate an increase in general merchandise area. The expansion will result in the total square footage of the facility at approximately 151,271 square feet, inclusive of an approximately 5,385 square foot garden center. The front parking lot will also be re-surfaced and re-stripped. The Commission will review the proposed signage for the facility and consider an amendment to the existing sign program for the shopping center.

Surrounding uses include a wine processing facility immediately to the north with the Lompoc Airport beyond; an existing retail center to the east; Central Avenue and an existing residential neighborhood to the south; and O Street, an equipment rental facility, and vacant property to the west of the site.

II. ENVIRONMENTAL IMPACT REPORT – EIR 09-02 – SCH NO. 2009081045

A Final Environmental Impact Report (FEIR) has been prepared for the proposed Walmart Expansion Project by Impact Sciences of Camarillo, under contract with the City of Lompoc. The document was prepared pursuant to the provisions of the California Environmental Quality Act (CEQA). The purpose of the FEIR is to evaluate the project and identify potential environmental impacts on the community.

A Notice of Preparation (NOP) was prepared and circulated by the City of Lompoc on August 12, 2009 for the required 30-day review period. A Scoping Meeting was held on August 26, 2009 to solicit public input regarding environmental issues that would be addressed in the EIR.

The Draft EIR (DEIR) was circulated to the State Clearinghouse on May 3, 2010 for distribution to responsible agencies. A Notice of Availability was filed with the Santa Barbara County Clerk of the Board, posted on the project site, and mailed to interested parties advising that the DEIR was available for public review and comment. The public review period for comments began on May 3, 2010 and ended on June 17, 2010.

Thirty-seven comments on the DEIR were received from individuals, agencies, and interested parties:

- No. 1 Governor's Office of Planning and Research, dated June 17, 2010
- No. 2 California Department of Transportation, dated June 10, 2010
- No. 3 Santa Barbara County Air Pollution Control District, dated June 9, 2010
- No. 4 Richard and Carol Quesnel, dated June 18, 2010
- No. 5 Brad Damschroder, dated May 8, 2010
- No. 6 Frank Grube, dated May 8, 2010
- No. 7 Phyllis Cox, received June 3, 2010
- No. 8 John Corral, received June 3, 2010
- No. 9 Robena Stroud, received June 3, 2010
- No. 10 Jorice Garcia, received June 3, 2010

- No. 11 Marcelino Delierdo, received June 3, 2010
- No. 12 Keloina Martin, received June 3, 2010
- No. 13 Cindy Berry, received June 3, 2010
- No. 14 Phillip Ornelas, received June 3, 2010
- No. 15 Bob Willoughby, received June 3, 2010
- No. 16 William Goodlett, received June 3, 2010
- No. 17 LJ Martin, received June 7, 2010
- No. 18 Betty Hines, dated June 18, 2010
- No. 19 sallie12@verizon.net, dated June 17, 2010
- No. 20 Susan Goodman, dated June 17, 2010
- No. 21 Rosie Chandler, dated June 17, 2010
- No. 22 Bridget Horne, dated June 17, 2010
- No. 23 Marty Paulin, dated June 17, 2010
- No. 24 Wilhelmenia Fortson, received June 14, 2010
- No. 25 Rigaberto Samaniego, received June 14, 2010
- No. 26 Regina Todd, received June 14, 2010
- No. 27 Debbie Regis, received June 14, 2010
- No. 28 Sheri Hill, received June 15, 2010
- No. 29 Veronica Cavazos, received June 16, 2010
- No. 30 Daren Gee, undated
- No. 31 Ralph Harmon, dated June 14, 2010
- No. 32 Harry Keim, dated June 2010
- No. 33 Harry Keim, dated June 16, 2010
- No. 34 Harry Keim, dated June 16, 2010
- No. 35 Robert Cuthbert, dated June 17, 2010

No. 36 David Grill, dated June 17, 2010

No. 37 J. Doris Carper, received June 7, 2010

See Proposed Final EIR, Section 3.0, for comments and responses.

The EIR analyzed all direct and indirect impacts of the proposed project, as required by CEQA Guidelines sections 15126.2 and 15126.4. Potentially significant impacts were clearly identified and described, giving due consideration to both the short-term and long-term effects. The DEIR did not uncover any impacts identified as *significant and unavoidable*. All significant impacts identified by the EIR were mitigated to a “less than significant” level by implementing feasible mitigation measures, as shown in Table 2.0-1 of the Final EIR. The table provides a list of the mitigation measures identified to address the significant impacts, as well as a determination of the level of significance of the impact after implementation of the mitigation measures.

A Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the project. Mitigation Measures have been included with Planning Commission Resolution No. 683 (10) (Exhibit B).

The following specific areas were identified during the initial review process as requiring a detailed level of analysis in the Draft EIR:

Section 4.1 – Air Quality: An *Air Quality Impact Analysis* was prepared for the project by Christopher A. Joseph & Associates in March 2010 and is included in Appendix 4.1 of the Draft EIR. After identifying and evaluating potential impacts, the EIR determined that with implementation of Project Design Features (PDF) 4.1-1 through 4.1-30, all potential operational and construction air quality impacts and greenhouse gas emissions would be less than significant. No significant unavoidable impacts were identified at a project- or cumulative-level. PDF 4.1-1 through 4.1-30 involve the development of a dust abatement program and recommended measures to reduce the project’s cumulative climate change impacts.

Section 4.2 – Noise: A *Noise Study* was prepared for the project by Christopher A. Joseph & Associates in December 2009 and is included in Appendix 4.2 of the Draft EIR. After identifying and evaluating potential impacts, the EIR determined that all potential operational and construction noise impacts would be less than significant. No significant unavoidable impacts were identified at a project- or cumulative-level. The EIR’s analysis determined that no mitigation measures beyond the City’s standard Conditions of Approval would be required.

Section 4.3 – Traffic and Circulation: A *Traffic and Circulation Study* was prepared for the project by Associated Transportation Engineers (ATE) dated October 15, 2009 for the Draft EIR (refer to Appendix 4.3) and updated in June 2010 as part of the Final EIR. After identifying and evaluating potential impacts, the EIR determined that, with implementation of PDF 4.3-1 through 4.3-9 and Mitigation Measure 4.3-1, all potential traffic impacts would be less than significant. No significant unavoidable

impacts were identified at a project- or cumulative-level. PDF 4.3-1 through 4.3-9 and Mitigation Measure 4.3-1 will be required to be implemented as a condition of project approval, and will minimize potential conflicts between construction activity and through traffic. Additionally, the proposed project shall contribute its fair share to the City's improvement plan for the H Street and Central Avenue intersection.

Section 4.4 – Urban Decay: An *Urban Decay Study* was prepared by The Natelson Dale Group, Inc. (TNDG) in December 2009 and is included in Appendix 4.4 of the Draft EIR. The study identified the Lompoc Retail Trade Area and analyzed the physical urban decay impacts as defined by CEQA. After identifying and evaluating potential impacts, the EIR determined that potential urban decay impacts would be less than significant. No significant unavoidable impacts were identified at a project- or cumulative-level. Although there is the possibility of the closure of one (1) market as a result of the project, which would be an economic impact on the employees, there is no evidence that physical urban decay impacts would result. The EIR's analysis determined that no mitigation measures are required.

Section 4.5 – Energy, Electric, and Natural Gas: An *Energy, Electricity, and Natural Gas Technical Study* was prepared for the project by Christopher A. Joseph & Associates in December 2009 and is included in Appendix 4.5 of the Draft EIR. After identifying and evaluating potential impacts, the EIR determined that potential impacts to energy resources would be less than significant. No significant unavoidable impacts were identified at a project- or cumulative-level. The proposed project is an expansion of an existing building and necessary infrastructure is in place to provide the necessary energy requirements for the building. The EIR's analysis determined that no mitigation measures are required.

Section 4.6 – Hazards and Hazardous Materials: A *Phase I Environmental Assessment* was prepared by Rincon Consultants, Inc. in July 2008 and is included in Appendix 4.6 of the Draft EIR. Additionally, a Federal Aviation Administration, *Determination of No Hazard to Air Navigation*, dated August 25, 2009 evaluated potential impacts resulting from the proximity of the proposed project to regional airports. After identifying and evaluating potential impacts, the EIR determined that, with implementation of Mitigation Measures 4.6-1 and 4.6-2, potential impacts resulting from hazards and/or hazardous materials related to the project or project site would be less than significant. No significant unavoidable impacts were identified at a project- or cumulative-level. Mitigation Measures are included to ensure proper removal if contaminated soil and/or groundwater is encountered during demolition/construction, and that residual hazardous materials and contaminated construction material from the Tire & Lube Express are disposed of properly.

Effects Found Not to be Significant

Section 8.0 of the Draft EIR discusses the potential environmental effects that have been found not to be significant as a result of distribution of the Notice of Preparation/Initial Study and the responses received. The following items were analyzed following publication of the Notice of Preparation and preparation of the Initial Study. Mitigation measures and project design features have been included where applicable to ensure that any possible impact is reduced to a less than significant level and further study in the EIR was not required. They include:

- **Aesthetics** – The proposed project is located within an urbanized area containing developed buildings, paved roads and parking lots, and would not substantially increase on-site light sources. The proposed project would not: (1) have a substantial adverse impact on a scenic vista; (2) substantially damage scenic resources (including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway); (3) substantially degrade the existing visual character or quality of the site and its surroundings; or (4) create a source of substantial light or glare, which would adversely affect day or nighttime views in the area. No mitigation measures beyond the City's standard Conditions of Approval are required.
- **Agricultural Resources** – The site is currently developed with an existing Walmart facility and adjacent shopping center and is zoned Planned Commercial Development (PCD). No farmland would be converted as a result of the proposed project, and its implementation would not involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. No mitigation measures beyond the City's standard Conditions of Approval are required.
- **Biological Resources** -- The site is currently paved and is not identified as an area of biological significance. There is no riparian habitat or surface water present on or adjacent to the project site. There are no U.S. Army Corps of Engineers or CDFG jurisdictional drainages or wetlands present on the proposed site or adjacent to the site. The project is not within the purview of any habitat or natural community conservation plan. The proposed project would not: (1) conflict with any local policies or ordinance protecting biological resources; (2) have a substantial adverse effect, either directly or through habitat modifications, on any sensitive species; or (3) interfere substantially with the movement of any fish or wildlife species, or with wildlife corridors, or impede the use of native wildlife nursery sites. No mitigation measures beyond the City's standard Conditions of Approval are required.
- **Cultural Resources** -- The structures on and adjacent to the project site are not 50 years old. The project site is located in a relatively low archaeological sensitivity zone, and the potential for paleontological resources to occur on the project site is considered low. The site was previously graded and is currently developed with the existing Walmart store. However, there is always

- a possibility that undetected artifacts or features could be present within the project's boundaries, for which implementation of the proposed Walmart Expansion may: (1) cause a substantial adverse change in the significance of an historical, archeological, or paleontological resource, as defined in Section 15064.5 of the State CEQA Guidelines; or (2) disturb any human remains, including those interred outside of formal cemeteries. Standard mitigation measures (MM CR-1, CR-2, and CR-3) will be included to ensure that any potential impact would be reduced to less than significant.
- Geology and Soils – Earth Systems Pacific prepared a *Soils Engineering Report* in 2007 for the proposed expansion. The analysis determined that the proposed project would not: (1) expose people or structures to substantial adverse effects including fault rupture, seismic-related shaking, ground failure, liquefaction, or landslides; (2) result in substantial soil erosion or loss of top soil; (3) be located on unstable soil that would potentially result in on- or off-site landslide, lateral reading, subsidence, liquefaction or collapse; or (4) have soils incapable of adequately supporting the project, septic tanks, or alternative wastewater disposal systems. The use of seismic design parameters contained in the California Building Code and adherence to the most current government standards for earthquake-resistant construction are identified and will be included as Mitigation Measures (MM GEO-1 and GEO-2) to ensure that any potential impact would be reduced to less than significant.
 - Hydrology and Water Quality – The proposed Walmart Expansion project would be under the jurisdiction of the Central Coast RWQCB for its NPDES Construction Permit, and the City of Lompoc's NPDES Phase II municipal permit, as described in the City's Storm Water Management Program and associated requirements for ongoing operations. The project requires implementation of a Storm Water Pollution Prevention Plan (SWPPP), in conjunction with Mitigation Measures MM HYD-1 through HYD-2; these measures would ensure that no water quality standards or waste discharge requirements would be violated. The project would not: (1) impact the local groundwater basin; (2) substantially alter the existing drainage pattern of the site or area, (3) alter the course of any nearby waterways; (4) create or contribute runoff water, which would exceed the capacity of existing drainage systems or provide substantial additional sources of polluted runoff (with application of HYD-1 and HYD-2); or (5) substantially degrade water quality. The project site is not located within the 100-year flood plain, and it does not unreasonably expose residents to dam failures or natural inundation hazards. Standard mitigation measures will be included to ensure that any potential impact would be reduced to less than significant.

- Land Use and Planning -- The project is located in the Planned Commercial Development (PCD) Zoning District and is consistent with the General Plan Land Use designation of General Commercial. The project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project, or any applicable habitat conservation plan or natural community conservation plan. The project would not physically divide an established community. No mitigation measures beyond the City's standard Conditions of Approval are required.
- Mineral Resources – The project area is not identified as a site containing mineral resources in the General Plan, and the project's implementation would not result in the loss of availability of a known mineral resource or recovery site that is of value to the region. No additional mitigation measures beyond the City's standard Conditions of Approval are required.
- Population and Housing – The project would not result in the removal of existing housing and would not indirectly induce population growth and need for additional or replacement housing. No mitigation measures are required.
- Public Services – The proposed project is an expansion of an existing building, and plans have been reviewed by the City of Lompoc Fire and Police Departments. It has been determined that there are sufficient resources to serve the proposed expansion with no adverse impact on existing services. No impacts to schools, parks, or other facilities would occur with the implementation of this project. No mitigation measures are required.
- Recreation – The proposed project is an expansion of an existing building with no recreational facilities on site, and would not increase the use of existing neighborhood or regional parks or other recreational facilities. No mitigation measures are required.
- Utilities and Service Systems – The proposed project would not generate a significant impact on the City's wastewater treatment system, stormwater drainage facilities, water supply, or existing landfill. No mitigation measures are required.

Certification of the Proposed FEIR acknowledges that the document has:

- 1) been completed in compliance with CEQA,
- 2) was reviewed by the decision-making body, and
- 3) represents the City's independent judgment.

Draft CEQA Findings are attached to PC Resolution No. 682 (10) for Commission review. Adoption of CEQA Findings determines that, for each significant impact, adoption of recommended Mitigation Measures will mitigate impacts to a less than significant level. If any or all applications associated with the project are to be approved, the CEQA Findings must be approved. Should the CEQA Findings not be adopted, the project (any or all applications) cannot be approved.

Recommended Planning Commission Action:

- Adopt Resolution No. 682 (10) adopting the CEQA Findings and certifying the Final Environmental Impact Report (FEIR 09-02).

III. DEVELOPMENT PLAN – CONFORMANCE WITH EXISTING CITY STANDARDS

Consistency with City of Lompoc General Plan

The Walmart facility is located on a 12.03-acre site with an existing General Plan Land Use designation of *General Commercial*. The stated purpose of the *General Commercial* designation is:

To provide commercial areas for a wide variety of retail, office, and service-oriented enterprises which meet the needs of residents and visitors. To accommodate commercial uses which operate more effectively outside the other commercial areas of the community.

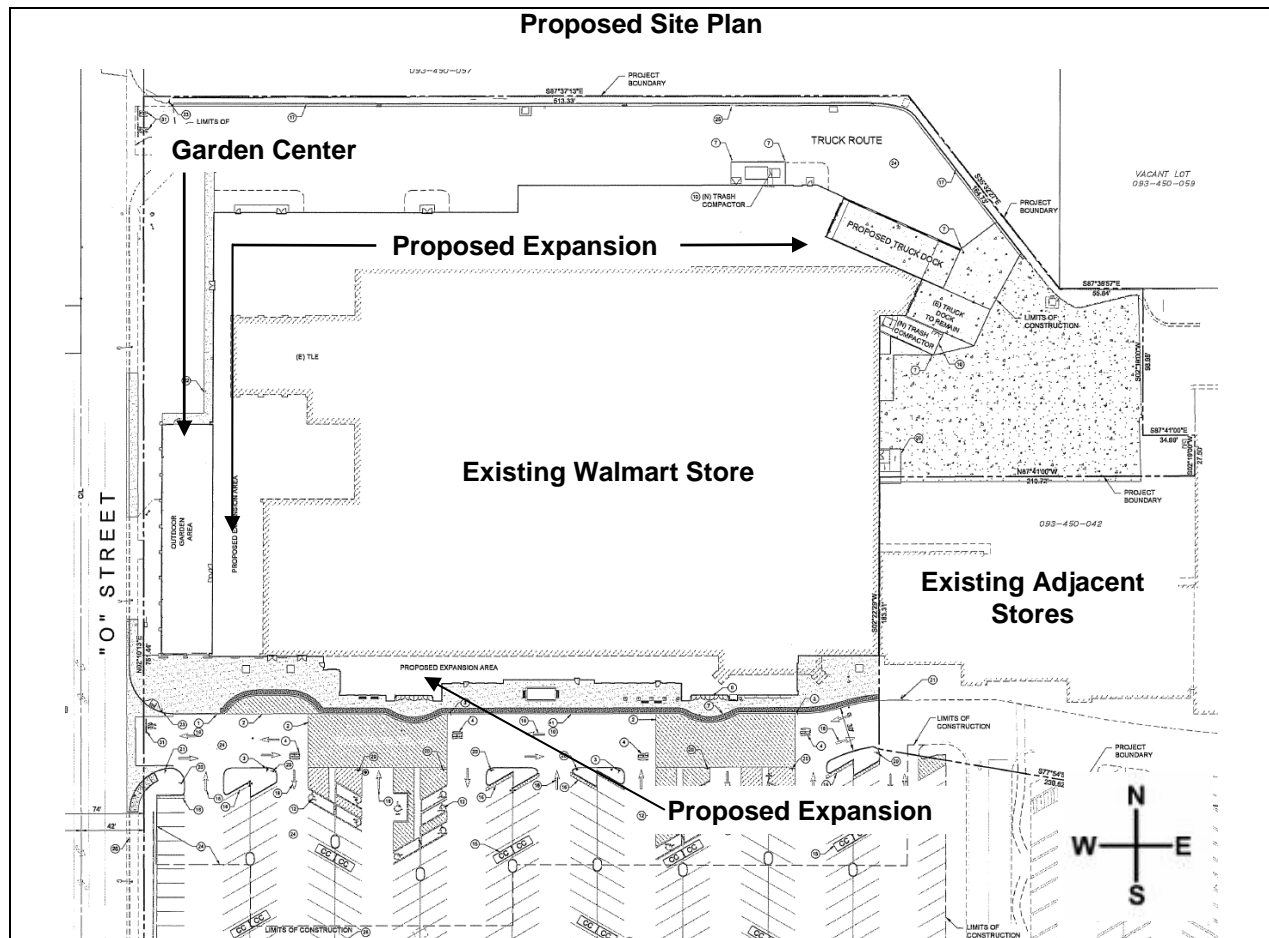
There is no General Plan change requested and the proposed expansion is consistent with the *General Commercial* designation and all applicable policies.

Compliance with City of Lompoc Zoning Ordinance

The zoning for the site is *Planned Commercial Development (PCD)*. The purpose of this zone is to “provide for the orderly development of commercial centers in conformance with the comprehensive land use element of the City. This district is intended to provide flexibility in the design arrangements of various types of commercial developments.” Planning Commission review and approval of the development plan for this project will ensure the orderly development of the site.

Site Plan:

The site plan shown below shows the proposed project expansion areas. The proposed project includes the addition of approximately 41,433 net new square feet. The majority of this additional space will be added along the northern and western portions of the existing Walmart store. One additional loading/unloading ramp is proposed to support the additional square footage. The project includes reallocation of interior space, removal of the Tire & Lube Express, and a reduction in the size of the garden center. The expanded store would offer a full-service supermarket, garden center, pharmacy/medical clinic, optical center, and 1-hour photo processing lab. The existing store operates between the hours of 8:00 AM and 10:00 PM, with the expanded store operating 24 hours per day.



The table below identifies the difference in the existing and proposed square footage on the project site.

Land Use Summary

	Square Footage				Total
	Existing	Demolition	Proposed Expansion	Net Increase/Decrease	
Structure					
Walmart store	104,453	-188	+41,621	+41,433	145,886
Outdoor Garden Center	8,768	-5,024	+1,641	-3,383	5,385
Subtotal	113,221	-5,212	+43,262	+38,050	151,271
Other					
Roads/Parking/Walkways	365,000		-50,000		315,000
Landscaping	5,200		+2,300		7,500
Subtotal	370,200		-47,700		322,500

Development Standards:

The site is located in the *Planned Commercial Development* Zoning District and the project must conform to the Development Standards listed in the *C-2 Central Business District*. Only the approved project may be constructed on the site; major changes would require Planning Commission review. Staff may approve minor changes to the site plan and/or architecture during plan check (PC Resolution No. 683 (10) COA P6).

As shown in the table below, the project meets Zoning Ordinance Section 17.044.040 Standards of Development for the C2/PCD zone.

CATEGORY	REQUIRED/MAXIMUM	PROPOSED
Front Yard Setback	None (10 feet when adjacent to residential)	300+ feet
Rear Yard Setback	None	56 feet
Side Yard Setback	None	12 feet (west) 0 feet (east)
Height	50 feet	35 feet maximum

Parking –

- A. Parking Spaces – commercial/retail uses are required to provide 1 space for each 250 square feet of gross floor area per Section 17.112.020(B) Schedule of Off-Street Parking Requirements of the Zoning Ordinance. The Walmart store, including the proposed expansion, would be approximately 151,271 square feet (151,271 ÷ 250 = 605 spaces).

Required:
605 parking spaces

Proposed:
655 parking spaces

- B. Bicycle/Motorcycle Spaces – In addition to the parking spaces identified above, the project would be required to provide one motorcycle space per 20 vehicle spaces and one bicycle space per 20 vehicle spaces per Section 17.112.038 Bicycle and Motorcycle Parking Requirements of the Zoning Ordinance. A Condition of Approval is included to ensure this requirement is met (PC Resolution No. 683 (10) COA P40).
- C. Loading Spaces – A non-residential structure over 50,000 square feet is required to provide one (1) off-street loading space. The Planning Commission shall also review and determine the need for an additional loading space. The minimum size of the loading space is 12 feet wide, 35 feet long per Section 17.112.030 Off Street Loading Requirements of the Zoning Ordinance. The proposed site plan shows two (2) loading spaces at the rear of the site.

Phasing –

The proposed project would consist of demolition, grading, construction, and repaving activities and would be constructed in four primary phases. Overall, the construction period is anticipated to last up to 12 months. Phase 1 would consist of construction of the truck dock, paving, and building expansion to the rear and west of the existing Walmart store. Phase 2 would consist of construction of the general merchandise entrance, parking lot, sidewalk, and relocation of curbs and any existing landscaping in front of the store. Phase 3 would consist of construction of the grocery entrance, parking lot, sidewalk, curbs, and relocating landscaping. Phase 4 would consist of slurry sealing the existing parking lot, restriping the existing parking lot, replacement of cart corrals, and painting the bases of the existing light standards.

Landscaping –

Landscaping is an integral component of any development project. Landscaping Conditions of Approval have been included (PC Resolution No. 683 (10) P19-34). A conceptual landscape plan was included in the project submittal. Preliminary review indicates that the plans are generally acceptable.

New landscaping is shown in areas adjacent to the proposed expansion. All landscaped areas not affected by the proposed expansion shall be in conformance with the approved landscape plan dated March 25, 1993, prior to occupancy of the expansion areas (PC Resolution No. 683 (10) P41). Final review and approval of the landscape plans will occur during the plan check process.

Signage –

The Walmart project includes a request for updated signage. Four (4) on-building signs are proposed, which include the main 298 square-foot internally illuminated Walmart sign and three (3) non-illuminated ancillary signs totaling 252 square feet. The ancillary signs would be located above each new entry to the building and consist of Market & Pharmacy, Home & Living, and Outdoor Living. The total on-building sign area would be approximately 550 square feet.

The Walmart/Diversified Shopping Center was originally approved in 1992 and most recently amended in 2002. Signage for Walmart is briefly discussed as Type D in the sign program and more specifically shown on Exhibits E and F. The following changes proposed to the text are shown below and included in PC Resolution 683 (10) COA P45:

TYPE D - ANCHOR TENANT - WAL-MART

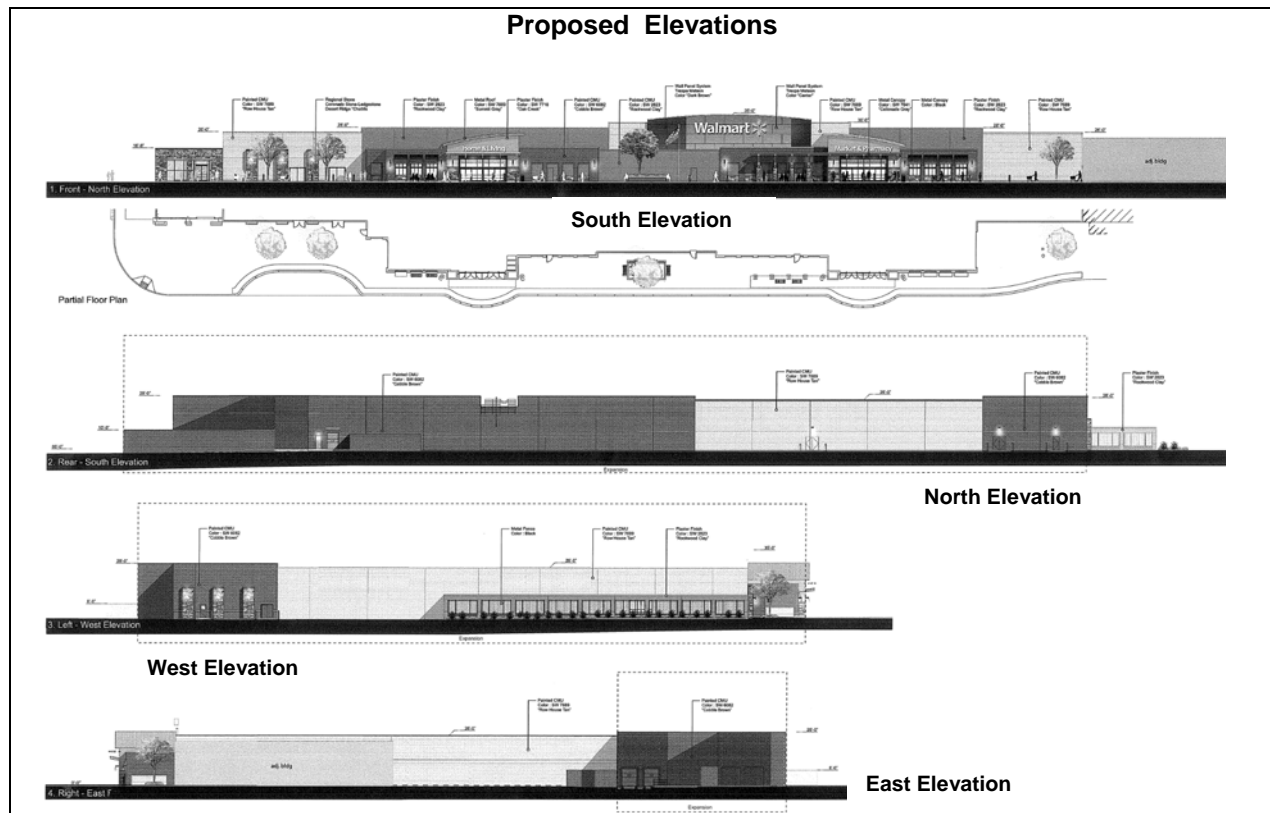
Anchor Tenant shall install ~~white plexiglas internally illuminated~~ **individual channel** letters as illustrated on Exhibit E. Exhibit F details lengths and heights of proposed sign copy.

Exhibits E and F of the sign program have been revised and are attached as Exhibit C to PC Resolution 683 (10).

Architectural Review Guidelines:

Façade improvements are proposed to enhance the aesthetic character of the Walmart store as viewed from West Central Avenue. The expanded store would be a single story structure and utilize contemporary retail architectural design.

The two existing primary entrances would be redesigned with one primarily serving the general merchandise area and the other primarily serving the grocery sales area. The main elevation of the building along Central Avenue would feature trellis structures and a seating area. Building elevations would be reduced in scale by including the pedestrian spaces, as well as by the breaking up of the exterior wall into actual exterior and interior spaces through articulation. This would be done by including a variety of architectural elements and a varied earth tone color palette.



Color elevations and a materials board will be available for review at the meeting.

The *Architectural Review Guidelines* state:

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Multiple buildings on the same site shall be designed to create a strong visual relationship between the buildings with subtle variety in building size and mass.

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All building elevations visible to the public shall be designed and architecturally treated. The choice of materials, colors, and the level of detailing shall be thoughtfully integrated into the design. All elevations need not look alike; however, a sense of overall architectural continuity is encouraged.

Curved roofs and walls, natural materials along with contemporary materials such as translucent wall panels and an abundance of transparent storefront glazing would be used. Architectural elements, such as trellises, canopies, and articulated detailing, would be used to accentuate entrance spaces. Contrasting colors and textures would be used to break up the building mass. Rooftop equipment would be screened from off-site areas by the building of parapet walls.

As conditioned, the proposed Development Plan is consistent with the General Plan, Zoning Ordinance Development Standards, and Architectural Review Guidelines.

Development Review Board Review

The City received the Walmart Expansion project application on December 15, 2008 and the application was deemed complete on January 7, 2009. There have been minor changes to the site plan since the original submittal. The latest submittal of the Development Plan was received July 12, 2010.

A Development Review Board (DRB) meeting was held for this project on July 12, 2010. The applicant and project representatives met with staff to discuss the proposal and draft Conditions of Approval (COA) were formulated. Project specific Conditions of Approval are outlined below.

Engineering Division – continue sidewalk along the westerly side of the main north/south parking lot drive, from north of Central Avenue to the Walmart store (PC Resolution 683 (10) COA EN29); and the fair share percentage contribution for the H Street and Central Avenue intersection improvements must be provided to the Engineering Division prior to issuance of a building permit (PC Resolution 683 (10) COA EN30).

Water Division – Fire Hydrant relocation and all other public water line work will comply with City Standards (PC Resolution 683 (10) COA W12); and City approved Standard Drawings shall be used for fire Hydrant Details (PC Resolution 683 (10) COA W13).

Wastewater Division – the implementation of a City of Lompoc Wastewater Division pretreatment program is required (PC Resolution 683 (10) COA WW9).

The Development Review Board (DRB) has developed a series of standard conditions of approval (COA) to advise applicants of possible requirements during the development review process. Project specific conditions are included when staff can determine what they should be from the conceptual plans provided for Commission review. A complete plan check occurs after construction plans have been submitted to the Building Division for building permits and Improvement Plans have been submitted to the Engineering Division for grading and encroachment permits. Please note that not all COA included with the Planning Commission Resolution for the project may be applicable.

The DRB recommends approval of DR 08-09 subject to the attached Conditions of Approval.

Recommended Planning Commission Action:

- Adopt Resolution No. 683 (10) approving DR 08-09 as the Development Plan for the proposed Walmart Expansion Project and amending the Approved Sign Program, subject to the attached draft Conditions of Approval and Mitigations Measures.

IV. NOTICING:

August 13, 2010:

1. Notice of the Public Hearing was published in the Lompoc Record,
2. Notice was mailed to all the property owners of record within 300 feet of the subject property,
3. Notice was mailed to all persons who had indicated an interest in the project, and
4. Notice was posted on the subject property.

V. APPEAL RIGHTS:

Any person has the right to appeal the Planning Commission action with respect to architectural review to the City Council within ten days of the action. Any person has the right to appeal the Planning Commission action with respect to development review to the City Council within fifteen days of the action. Contact a Planning Division staff member for the required appeal form; the fee is \$257.80.

VI. ATTACHMENTS:

1. Resolution 682 (10) – adopting the CEQA findings, adopting the Mitigation Monitoring Reporting Program (MMRP), and certifying FEIR 09-02
2. Resolution 683 (10) – approving DR 08-09 and amending the approved sign program
3. Proposed Final Environmental Impact Report (FEIR)-distributed August 16, 2010
4. Site Plan and Exhibits
(Planning Commission only, available in Planning Division for review)

Staff Report has been reviewed and approved for submission to the Planning Commission			
Arleen T. Pelster, AICP Community Development Director	Date	Lucille T. Breese, AICP Planning Manager	Date