

**CITY OF LOMPOC
ENVIRONMENTAL CHECKLIST FORM**

A. PROJECT INFORMATION:

Project Title: The Olson Company 14-Unit Residential Project	Project No: DR 05-29, ZC 05-03, LOM 554
Lead Agency Name and Address: City of Lompoc 100 Civic Center Plaza, Lompoc, CA 93436 P.O. Box 8001, Lompoc, CA 93438-8001	Contact Person and Phone Number: Keith C. Neubert Associate Planner (805) 875-8277
PROJECT DESCRIPTION / LOCATION: The project consists of 14 detached single family residential units located at the southeast corner of Ocean Avenue and R Street (Assessor Parcel Number: 91-110-47). The site is 1.36 acres in size and is currently vacant. The lots range in size from 1,860 to 2,160 square feet. The site plan shows seven units fronting onto R Street and the remaining seven units fronting onto a greenbelt on the east side of the site. Access to the development is from R Street (see Figure 3). The project includes the following components: <ol style="list-style-type: none"> 1) ZC 05-03 – a Zone Change proposal to amend the City's Zoning Map designation for the site. The current Zoning Map designation for the site is <i>Planned Commercial Development (PCD)</i>; the applicant is requesting a change to <i>Medium Density Residential, Planned Development (R-2, PD)</i> which would conform to the City's General Plan Designation for the site of <i>Medium Density Residential</i>. The Planned Development designation would allow consideration of a certain amount of flexibility from the strict adherence of the Zoning Ordinance in order to develop a quality project for the benefit of the community; 2) DR 05-29 – a Preliminary/Precise Development Plan for the construction of a 14-unit residential project including on-site parking and landscaping. The units are two stories high and contain three bedrooms with two and one half bathrooms. Two floor plans are provided; one with 1,309 square feet and the other with 1,690 square feet. Each unit has a two-car garage and an additional three on-site parking spaces are provided for visitors. Four architectural styles are provided; Spanish, Craftsman, Eclectic Spanish, and Italian; 3) LOM 554– a Tentative Subdivision Map requesting subdivision of an approximately 1.36 acre site to create fourteen (14) residential parcels and common area. The common area, including the internal drive aisle and open space, would be owned and maintained by a Homeowner's Association (HOA). 	
Public Agencies with Approval Authority (Including permits, funding, or participation agreements): City of Lompoc	
Project Applicant, Name and Address: Chandra Pesheck The Olson Company 1701 North Lombard, Suite 100 Oxnard, CA 93030 (805) 981-6853	Project Consultant: same
General Plan Designation: Medium Density Residential	City Zoning Designation: Planned Commercial Development (PCD)

Surrounding Land Use Designation:		Surrounding Land Uses:	
North – Community Facility		North – SB County Housing Authority	
South – Low Density Residential		South – Residential	
East – Medium Density Residential		East – Church	
West – General Commercial		West – Shopping Center	
Environmental Setting: Existing urbanized area.			
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:			
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact”, as indicated by the checklist on the following pages.			
<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality	
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology / Soils	
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning	
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing	
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation / Traffic	
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance West - Residential		

B. TECHNICAL STUDIES

The following Technical Studies were prepared for this document:

Title	Prepared by/Date	Attached to EIS	Available for Review
URBEMIS, 2002	City of Lompoc Planning Division staff – April 5, 2006		X
Traffic Study	Associated Transportation Engineers (ATE) – April 19, 2006		X

FIGURE 1 – REGIONAL LOCATION

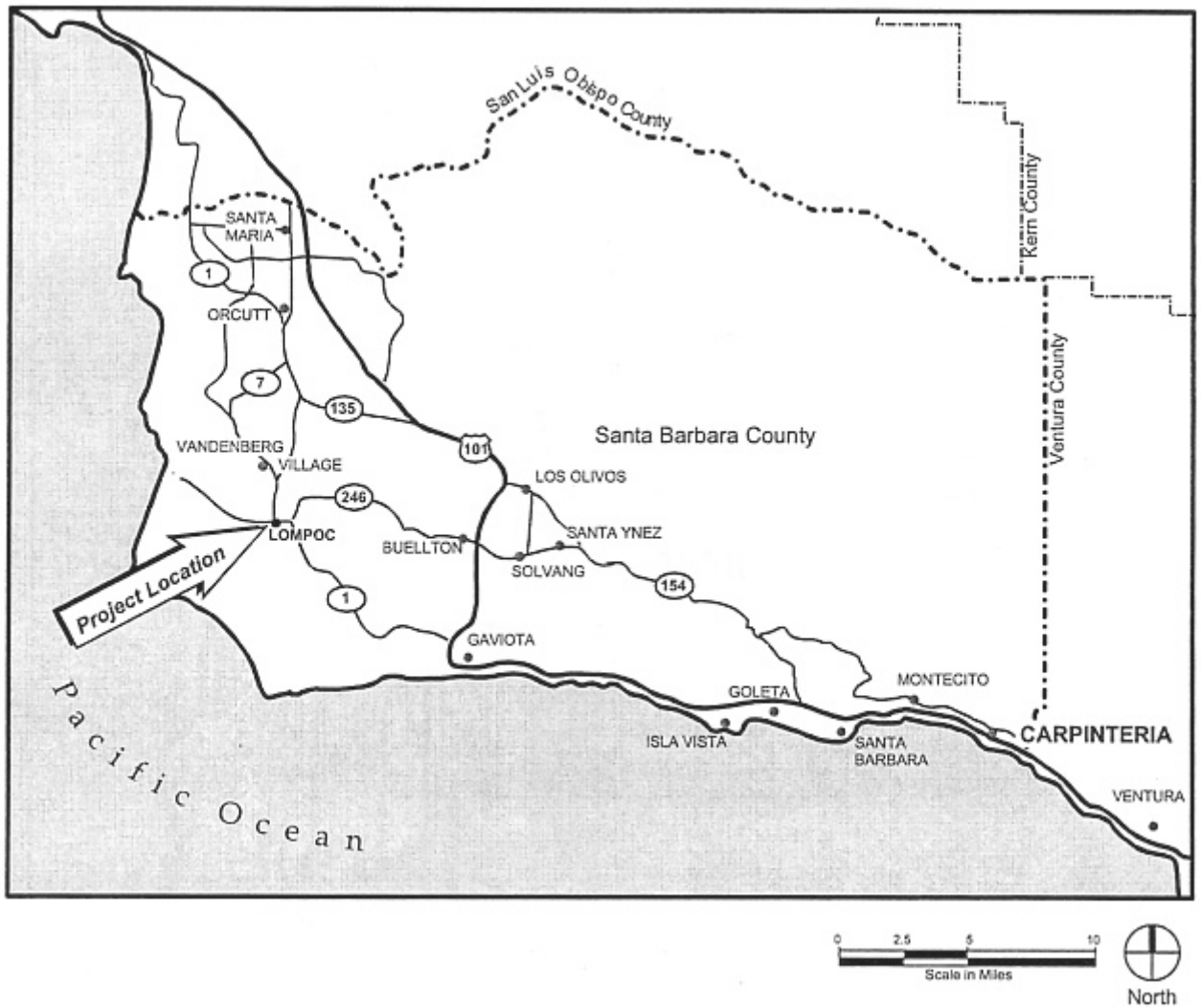


FIGURE 2 – PROJECT LOCATION

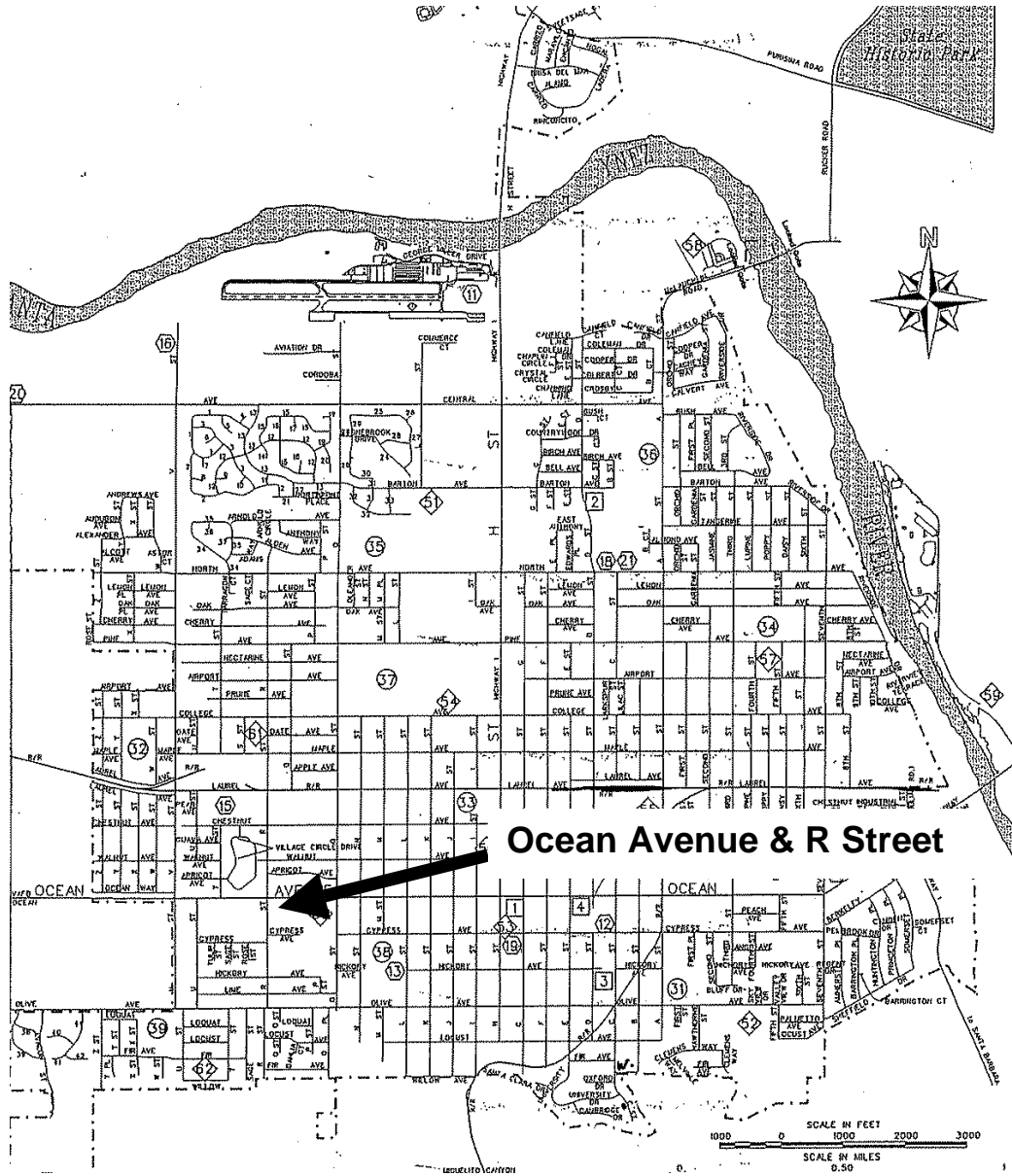
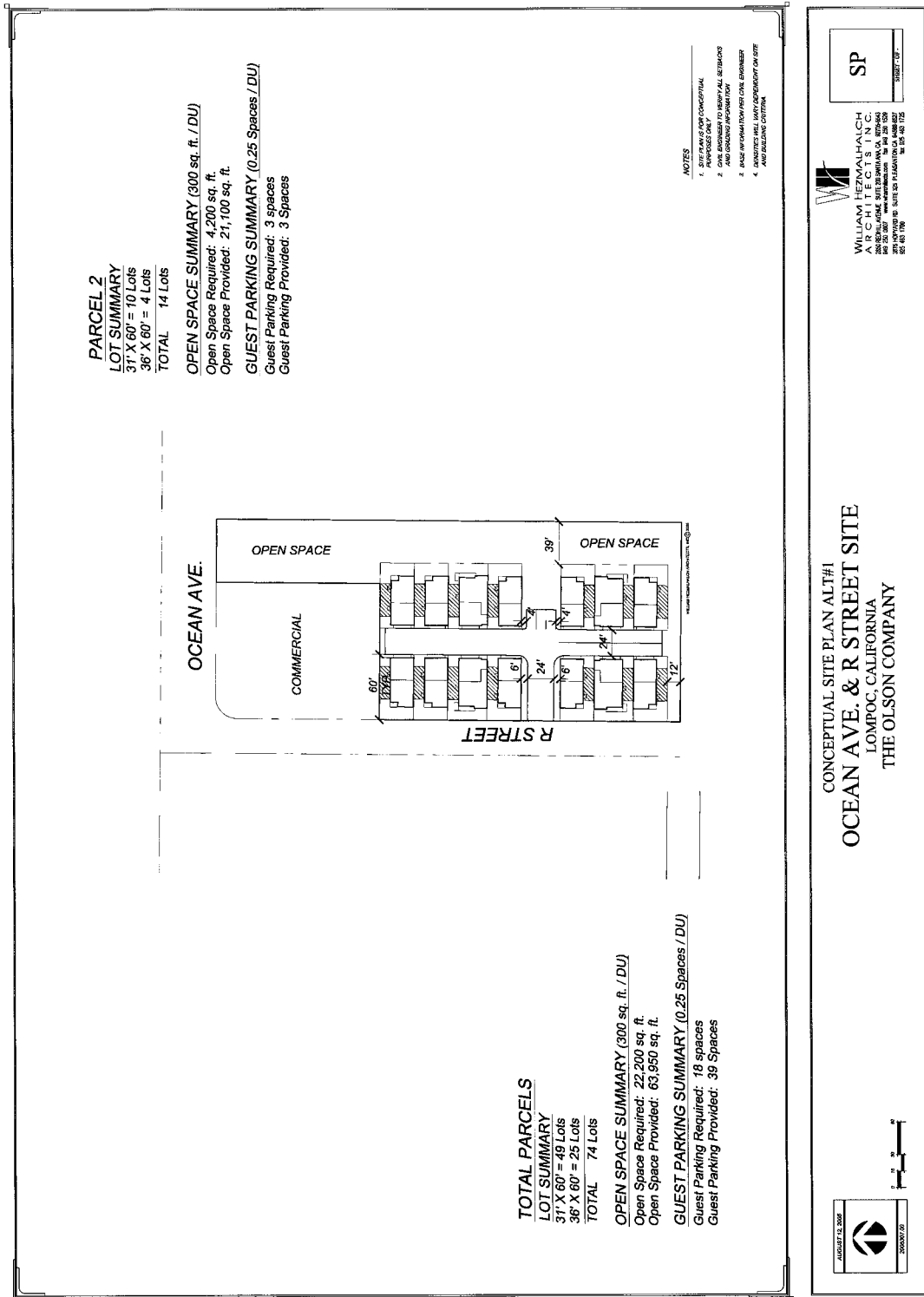


FIGURE 3 – SITE PLAN



C. ENVIRONMENTAL IMPACTS:

Identify the potential for significant adverse impacts below. Note mitigation measures, if available, for significant adverse impacts.

I. AESTHETICS Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X		

Comments:

- a) The proposed 14-unit residential project will not have a substantial adverse impact on a scenic vista as there is no scenic vista in the immediate area identified on the City of Lompoc Urban Design Features Map in the Urban Design Element of the City's General Plan, adopted in October of 1997.
- b) The proposed 14-unit residential project will not substantially damage scenic resources within a state scenic highway, as it is not located adjacent to a state scenic highway.
- c) The proposed 14-unit residential project will not substantially degrade the existing visual character or quality of the site and its surroundings, as staff will review project architecture to assure compliance with established *City Architectural Review Guidelines*.
- d) The proposed 14-unit residential project will create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, however, a lighting plan will be required as a condition of approval to assure that no substantial light and/or glare will adversely affect day or nighttime views in the area.

Mitigation:

In order to assure that no light and/or glare spills off of the project site into the existing neighborhood, the applicant will submit a lighting plan showing: lumens, fixture type, placement, and height of any lighting proposed for the development.

Monitoring:

The applicant will submit a lighting plan showing any proposed lighting for the development. City staff will review the adequacy of the plan during plan check.

II. AGRICULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?				X

Comments:

- a) The proposed 14-unit residential project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use as the site is within the existing City limits, the site has not recently been utilized for farming, and the site is surrounded by existing development.
- b) The proposed 14-unit residential project will not conflict with existing zoning for agricultural use, or a Williamson Act contract as the size of the parcel is too small (less than 20 acres) for a Williamson Act contract to be implemented.
- c) The proposed 14-unit residential project will not involve changes in the existing environment, which, due to its location or nature, could result in conversion of Farmland to non-agricultural use. The site has not been recently utilized for agricultural use.

III AIR QUALITY Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?		X		
e) Create objectionable odors affecting a substantial number of people?				X

Comments:

a-c) Long term emissions associated with the development of 14 small lot detached homes with open space areas are primarily the result of the use of motor vehicles. Based on the URBEMIS 2002 air quality model and the traffic trips estimated for the project, the unmitigated reactive organic (ROG) emissions for the project are 1.45 pounds per day and the nitrogen oxide (NO_x) emissions are 2.11 pounds per day. The ROG and NO_x emissions do not exceed the County of Santa Barbara Air Pollution Control District (APCD) threshold standard of 25 pounds per day. Therefore, impacts to air quality are less than significant.

d) Construction of the proposed project may result in temporary air quality impacts. These impacts are associated with dust generated by onsite grading and as a result of emissions from heavy construction vehicles. The grade is relatively flat and it is expected that minimal grading or fill material will be needed for development of this project. Fugitive dust emissions in the form of PM10 would occur at a rate of about 55 pounds per acre per day of disturbed land (U.S. Environmental Protection Agency 1996). Impacts from fugitive dust emissions would be potentially significant, since they may cause a public nuisance to existing and proposed residences in the area. Compliance with standard dust control measures will ensure that these emissions remain below a level of significance.

(e) The proposed development is not expected to create significant amounts of objectionable odors.

Mitigation:

Dust reduction measures are required for all discretionary construction activities. Short-term impacts due to construction activities will be addressed by standard dust control measures that will ensure that these emissions remain below a level of significance.

Monitoring:

The Planning Commission will impose standard Conditions of Approval (COA) and staff will monitor during the construction phase.

IV. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X

IV. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Comments:

a-d) The proposed 14-unit residential project will not have a substantial adverse effect on any species identified as a sensitive species in local or regional plans or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, nor will the project affect federally protected wetlands, nor will the project affect migratory wildlife corridors, nor will the project affect biological resources. Although the 14-unit residential project is proposed on a previously undeveloped site, the project is an infill lot within an urbanized area, and is not identified in the Lompoc General Plan as being in an area of biological significance.

e) The proposed 14-unit residential project will not conflict with ordinances or polices protecting biological resources as the site is not identified on the "Biologically Significant Areas" Map located in the City of Lompoc General Plan, Resource Management Element, adopted October 1997.

f) The proposed 14-unit residential project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other state habitat conservation plan(s), as none have been adopted for this site.

V. CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

Comments:

a-b) The proposed 14-unit residential project will not cause a substantial adverse change in the significance of a historical or archaeological resource, as identified in Section 15064.5, because the subject site is not identified in the City of Lompoc Cultural Resource Study, prepared by Laurence W. Spanne, M.A. and adopted October 1988, as having a historical or archaeological resource on the site.

c) The proposed 14-unit residential project will not directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature. The site is not identified on the "Archeological Sensitivity Zones" Map located in the City of Lompoc General Plan, Resource Management Element, adopted October 1997.

d) The proposed 14-unit residential project will not disturb any human remains, including those interred outside of formal cemeteries. The site is not identified on the "Archeological Sensitivity Zones" Map located in the City of Lompoc General Plan, Resource Management Element, adopted October 1997.

Though it is not expected that the project will unearth significant resources, Conditions of Approval will ensure consistency with relevant General Plan policies; that is, if development uncovers cultural resources, the procedures set forth in the Guidelines for Implementation of California Environmental Quality Act (Title 14, Sections 15000 et. seq. of the California Code of Regulations) shall be followed for identification, documentation and preservation of the resource. The applicant shall comply with the following Conditions of Approval:

- If archaeological artifacts are unearthed or exposed during construction, all ground disturbing work shall stop immediately and the artifacts and the site shall be evaluated by an experienced archaeologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Archaeologist, prior to the restarting of ground disturbing work at the project site.
- If paleontological artifacts are unearthed or exposed during construction, all ground disturbing work shall stop immediately and the City notified. The artifacts and site shall be evaluated by an experienced Paleontologist/cultural resources specialist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Paleontologist.
- If human remains are accidentally discovered or recognized during construction, all excavation and ground disturbing work on or adjacent to the project site (or area of discovery) shall stop immediately. The County Coroner of the County in which the remains are discovered shall be contacted and the Native American Heritage Commission shall be notified immediately and their recommendations and requirements adhered to, prior to continuation of construction activity.

VI. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X

VI. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral reading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Comments:

a) The site is not identified on the City of Lompoc General Plan "Geologic and Soils Hazards" Map, Safety Element, as being located in an area subject to liquefaction, landslides, or seismic activity, therefore, the project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.

b-e) Based upon the 1987 study by the Morro Group, "City of Lompoc Seismic and Geologic Conditions Study", the area is not subject to unusual geologic activity nor does it have unique features.

VII. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X

VII. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Comments:

a-c) The proposed 14-unit residential project will not create a significant hazard to the public or the environment as hazardous materials will not be used, transported, or disposed of on the site.

d) The proposed 14-unit residential project will not be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment, based on a check of the lists prepared by the Certified Unified Program Agency of unauthorized releases and fuel tank locations.

e-f) The proposed 14-unit residential project, is located within two miles of the Lompoc Municipal Airport, however, the project is proposed on a parcel surrounded by development, and would not result in a safety hazard for people residing or working in the project area. The project is not located within the vicinity of a private airstrip.

g) The proposed 14-unit residential project will not impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan because the project will not involve the installation of permanent barriers to travel.

h) The proposed 14-unit residential project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, because the site of the proposed 14-unit residential project is located in the urbanized area of the City of Lompoc.

VIII. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X

VIII. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		X		
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Comments:

a-e) The proposed 14-unit residential project will not violate any water quality standards or waste discharge requirements; the 14-unit residential project will not substantially deplete groundwater supplies or interfere with groundwater recharge; the 14-unit residential project will not substantially alter the existing drainage pattern of the site or area; the 14-unit residential project will not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The proposed 14-unit residential project will pave over previously undeveloped land; therefore, a drainage plan will be required to maintain adequate drainage on the site, and filters to remove sediment, oil, and grease will be required as a condition of approval to assure that all water draining from on-site pavement will be properly filtered prior to entering the City's storm water drainage system.

f) The proposed 14-unit residential project will not otherwise substantially degrade water quality. There are no rivers or creeks within the project area.

g) The proposed 14-unit residential project is located in Zone X of Community Panel No. 060334-0003D, revised 05 June 97 outside the 500-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

h) The proposed 14-unit residential project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

i-j) The proposed 14-unit residential project will not create a threat of inundation by seiche, tsunami, or mudflow. The subject site is located approximately 8 miles from the ocean, so tsunamis are very unlikely. The site is also not located near a water body or a significant slope or volcano, so mudflows and seiches are very unlikely.

Mitigation:

The applicant shall install sedimentation and grease filters, employing Best Management Practices (BMP) to assure that all water draining from on-site pavement will be properly filtered prior to entering the City's storm drain system.

Monitoring:

Staff will review the grading plan to ensure that sedimentation and grease filters, employing Best Management Practices (BMP), are shown. Once in place, staff will inspect the filters to ensure that they were installed correctly.

IX. LAND USE AND PLANNING	Potentially Significant Impact	Less than significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Comments:

- a) The proposed 14-unit residential project will not physically divide an established community, as it is located within the existing City limits in an established area.
- b) The proposed 14-unit residential project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, as the proposed use is consistent with the City General Plan designation of *Medium Density Residential (MDR)* and the proposal includes a Zone Change to *Medium Density Residential (R-2)*. The City Planning Commission will review the plans to assure conformance with the City's General Plan and Zoning Ordinance.
- c) There is not a habitat conservation plan or natural community conservation plan, which applies to the site, therefore, there will be no conflict with such a plan.

X MINERAL RESOURCES	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Comments:

a-b) The proposed 14-unit residential project will not result in a loss of availability of a known mineral resource that would be of value to the region and the residents of the state as the "Mineral Resources" Map in the Lompoc General Plan, Resource Management Element, adopted October 1997, does not identify the project area as being a locally important mineral resource recovery site.

XI. NOISE Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Comments:

a-b) The proposed 14-unit residential project will not expose persons to, or generate, noise levels in excess of standards established in the local general plan or noise ordinance, nor will it expose persons to excessive groundborne noise levels.

c) The proposed 14-unit residential project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

d) Short-term construction impacts create a temporary impact on adjacent residential uses. The impact will be addressed by standard conditions of approval including limited hours of construction.

e-f) The proposed 14-unit residential project is located within two miles of the Lompoc Municipal Airport, however, the project is proposed on a parcel surrounded by development, and would not result in a safety hazard for people residing or working in the project area. The project is not located within the vicinity of a private airstrip.

Mitigation:

In order to limit short-term noise impacts, which will result during the construction phase, limits will be placed on the allowed hours of construction.

Monitoring:

Hours of construction shall be limited to:

Monday through Friday - between the hours of 7:30 am and 5 pm

Saturday - between the hours of 8 am and 5 pm

Sunday - None

Minor modifications to the hours of construction may be granted by the Community Development Director.

XII. POPULATION AND HOUSING	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads and other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Comments:

a-c) The proposed 14-unit residential project will add residential units to the area; however, this is an infill project and the area is already developed and has been intended for development in the City General Plan. The proposed project will not expand the availability of electrical, water, or wastewater service beyond the existing service area and therefore, will not induce growth.

XIII. PUBLIC SERVICES	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				X
b) Fire Protection?				X
c) Police protection?				X
d) Schools?				X
e) Parks?				X
f) Other public facilities?				X

Comments:

a-f) The proposed 14-unit residential project will not result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Fire, Police, Schools, Parks, or other public services, because the site is currently within an urbanized area which is already adequately served by City services. The City has sufficient resources to provide required services.

XIV. RECREATION Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Comments:

a) The proposed 14-unit residential project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the project would occur or be accelerated.
b) The proposed project does not include the construction or expansion of recreational facilities.

XV. TRANSPORTATION/CIRCULATION Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		X		
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
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Comments:

a-b) A Traffic and Circulation Study was prepared for the proposed project by Associated Transportation Engineers of Santa Barbara (ATE). Based upon the Final Traffic and Circulation Study dated April 19, 2006, the 14-unit residential project is estimated to generate 134 average daily trips, 11 A.M. peak hour trips and 14 P.M. peak hour trips. The existing + project analysis found that the study-area intersections would continue to operate at LOS C or better with project-added traffic. The traffic study recommends that the project construct frontage improvements along Ocean Avenue and R Street (curb, gutter, sidewalk, driveways, etc.) according to City requirements.

c) The proposed 14-unit residential project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks because the proposed project is located on a parcel surrounded by existing development.

d) The proposed 14-unit residential project will not substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) as it is located on an infill parcel which is adequately served by existing roadways.

e-f) The proposed 14-unit residential project will not result in inadequate emergency access or parking capacity, as the project will not result in blocked roadways and on site parking will be provided.

g) The proposed 14-unit residential project will not conflict with policies, plans or programs which support alternative transportation, including buses and bicycles, as the project will not result in blocked roadways, bikeways or reduced parking.

Mitigation:

The applicant shall fully implement the required improvements recommended by ATE, stated in the Final Traffic and Circulation Study dated April 19, 2006. The traffic study recommends that the project construct frontage improvements along Ocean Avenue and R Street (curb, gutter, sidewalk, driveways, etc.) according to City requirements.

Monitoring:

The applicant and contractor shall identify the required transportation improvements on the project site and grading plans subject to review by the Engineering and Planning Divisions and shall implement the approved transportation improvements prior to issuance of a Certificate of Occupancy for the first residential unit.

XVI. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Comments:

- a) The proposed 14-unit residential project will not exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board.
- b-c) The proposed 14-unit residential project will not require the construction of new water or wastewater treatment facilities, or expansion of existing facilities. The project is located within an existing urbanized area and the water, wastewater, and storm water facilities are adequate to service the new development.
- d-e) The project site is located within the City of Lompoc City limits, and the City has sufficient resources to service the site with water and wastewater facilities.
- f-g) The City of Lompoc landfill has sufficient capacity to service the proposed use. The project will conform to regulations regarding solid waste.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Does the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				X
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

Comments:

- a) The project does not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory, because the project site is located within the urban core of the City of Lompoc and is not in an area designated by the City of Lompoc Cultural Resources Study, as having a historical or archaeological resource on the site.
- b) The proposed project will not result in impacts that are individually limited or cumulatively considerable, as most of the impacts will result from construction activities. City staff will monitor construction of the project to ensure compliance with Conditions of Approval / Mitigation Measures placed on the project.
- c) The proposed project will not have environmental effects, which will cause substantial adverse effects, either directly or indirectly, on human beings, as the project will result in temporary impacts during construction. Staff will monitor construction of the project to ensure compliance with Conditions of Approval / Mitigation Measures placed on the project.

DETERMINATION: On the basis of this initial evaluation:	
	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Keith C. Neubert

Date

Chandra Pesheck
 Project Representative – The Olson Company

Date

D. MITIGATION AND MONITORING PLAN

The following Mitigation Measures shall be Conditions of Approval for DR 05-29, ZC 05-03, LOM 554:

I. AESTHETICS

Mitigation:

In order to assure that no light and/or glare spills off of the project site into the existing neighborhood, the applicant will submit a lighting plan showing: lumens, fixture type, placement, and height of any lighting proposed for the development.

Monitoring:

The applicant will submit a lighting plan showing any proposed lighting for the development. City staff will review the adequacy of the plan during plan check.

III. AIR QUALITY

Mitigation:

Dust reduction measures are required for all discretionary construction activities. Short-term impacts due to construction activities will be addressed by standard dust control measures that will ensure that these emissions remain below a level of significance.

Monitoring:

The Planning Commission will impose standard Conditions of Approval (COA) and staff will monitor during the construction phase.

VII. HYDROLOGY AND WATER QUALITY

Mitigation:

The applicant shall install sedimentation and grease filters, employing Best Management Practices (BMP) to assure that all water draining from on-site pavement will be properly filtered prior to entering the City's storm drain system.

Monitoring:

Staff will review the grading plan to ensure that sedimentation and grease filters, employing Best Management Practices (BMP), are shown. Once in place, staff will inspect the filters to ensure that they were installed correctly.

XI. NOISE

Mitigation:

In order to limit short-term noise impacts which will result during the construction phase, limits will be placed on the allowed hours of construction.

Monitoring:

Hours of construction shall be limited to:

Monday through Friday - between the hours of 7:30 am and 5 pm

Saturday - between the hours of 8 am and 5 pm

Sunday - None

Minor modifications to the hours of construction may be granted by the Community Development Director.

XV. TRANSPORTATION/CIRCULATION

Mitigation:

The applicant shall fully implement the required improvements recommended by ATE, stated in the Final Traffic and Circulation Study dated April 19, 2006. The traffic study recommends that the project construct frontage improvements along Ocean Avenue and R Street (curb, gutter, sidewalk, driveways, etc.) according to City requirements.

Monitoring:

The applicant and contractor shall identify the required transportation improvements on the project site and grading plans subject to review by the Engineering and Planning Divisions and shall implement the approved transportation improvements prior to issuance of a Certificate of Occupancy for the first residential unit.