

## CITY OF LOMPOC MITIGATED NEGATIVE DECLARATION

Pursuant to the State of California Public Resources Code and the California Environmental Quality Act, as amended to date, a Mitigated Negative Declaration is hereby made on the following project:

**Title:** The Olson Company – 14 Unit Residential Project  
ZC 05-03, DR 05-29, LOM 554

**Location:** Ocean Avenue & R Street (Assessor Parcel Number: 91-110-47)

**Description:** 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:

- 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 *Planned Commercial Development (PCD)*; the applicant is requesting a change to *Medium Density Residential, Planned Development (R-2, PD)* which would conform to the City's General Plan Designation for the site of *Medium Density Residential*. 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).

The City of Lompoc has determined that:

There are no significant adverse environmental impacts created by this project.

There will be no significant adverse environmental impacts associated with this project if the following conditions/mitigation measures are met.

**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.

April 26, 2006

Date

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Keith C. Neubert, Associate Planner