

**CITY OF LOMPOC  
ENVIRONMENTAL CHECKLIST FORM**

**A. PROJECT INFORMATION:**

<p><b>Project Title:</b> Vesting Tentative Subdivision Map – Condominium Conversion</p>	<p><b>Project No:</b> LOM 585</p>		
<p><b>Lead Agency Name and Address:</b> City of Lompoc 100 Civic Center Plaza, Lompoc, CA 93436 P.O. Box 8001, Lompoc, CA 93438-8001</p>	<p><b>Contact Person and Phone Number:</b> Gina Lopez Assistant Planner (805) 875-8197</p>		
<p><b>PROJECT DESCRIPTION / LOCATION:</b></p> <p>A request by Craig Lieberman, representing the property owner, for Planning Commission review and consideration of a one (1) lot Vesting Tentative Subdivision Map for condominium purposes, converting nine (9) existing rental apartments into nine (9) for-sale condominiums. The property is located at 213 East College Avenue in the <i>High Density Residential (HDR)</i> Zoning District (Assessor Parcel Number: 87-132-05).</p> <p>The proposal is to subdivide the existing parcel into one lot for residential condominium purposes. The original construction occurred in 2003 in accordance with existing building code standards. No construction or development is currently proposed. There are a total of two (2) existing buildings, each two-stories in height. The building along the westerly property boundary consists of eight (8) separate in-line apartment units, each with a two-car garage. The building along the easterly property boundary consists of one (1) large unit with a four-car garage All garages are accessed from College Avenue through a common driveway running north to south and terminates on-site.</p>			
<p><b>Public Agencies with Approval Authority</b> (Including permits, funding, or participation agreements): City of Lompoc</p>			
<p><b>Project Applicant, Name and Address:</b> Craig Lieberman TAS Commercial 3892 State Street Santa Barbara, CA 93105 (805) 320-6646</p>	<p><b>Project Consultant:</b> Angela Carroll Complete Property Group 2435 East Ventura Blvd. #E Camarillo, CA 93010 (805) 856-3440</p>		
<p><b>General Plan Designation:</b> High Density Residential</p>	<p><b>City Zoning Designation:</b> High Density Residential (R-3)</p>		
<table border="0"> <tr> <td data-bbox="235 1520 893 1736"> <p><b>Surrounding Land Use Designation:</b></p> <p>North – High Density Residential East – Medium Density Residential South – Medium Density Residential West – High Density Residential</p> </td> <td data-bbox="893 1520 1479 1736"> <p><b>Surrounding Land Uses:</b></p> <p>North – Residential East – Residential South – Residential West – Residential</p> </td> </tr> </table>		<p><b>Surrounding Land Use Designation:</b></p> <p>North – High Density Residential East – Medium Density Residential South – Medium Density Residential West – High Density Residential</p>	<p><b>Surrounding Land Uses:</b></p> <p>North – Residential East – Residential South – Residential West – Residential</p>
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<p><b>Environmental Setting:</b> Existing urbanized area.</p>			

**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.

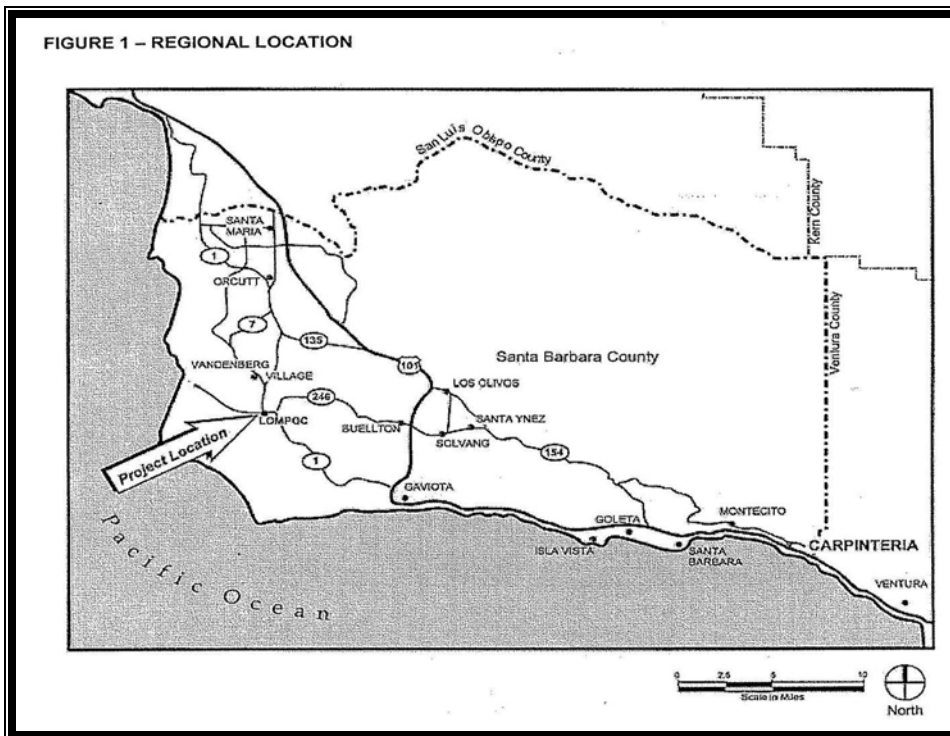
- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Air Quality              |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <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 |   |

**References:**

The Initial Study was prepared using the following information sources:

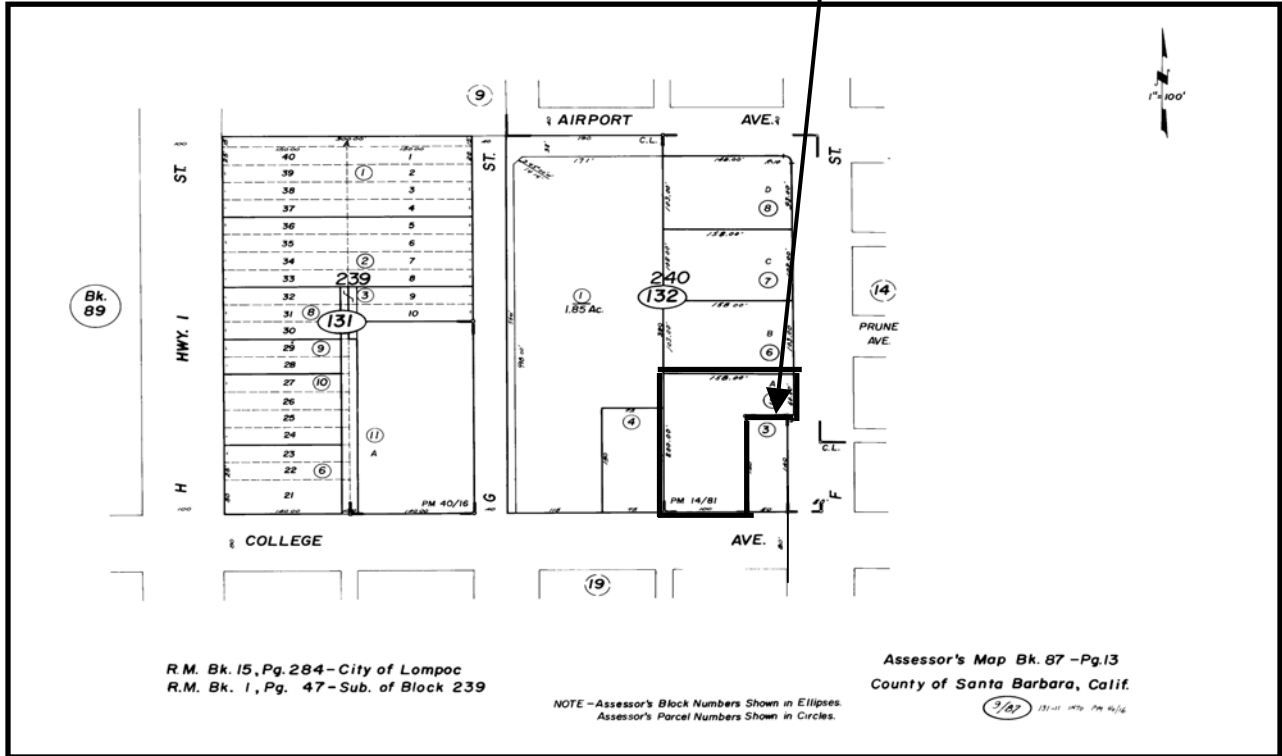
- Application materials;
- Field Reconnaissance;
- City of Lompoc Building Permit History;
- City of Lompoc General Plan; and
- City of Lompoc Zoning Ordinance.

**B. Location Map**



C. Vicinity Map

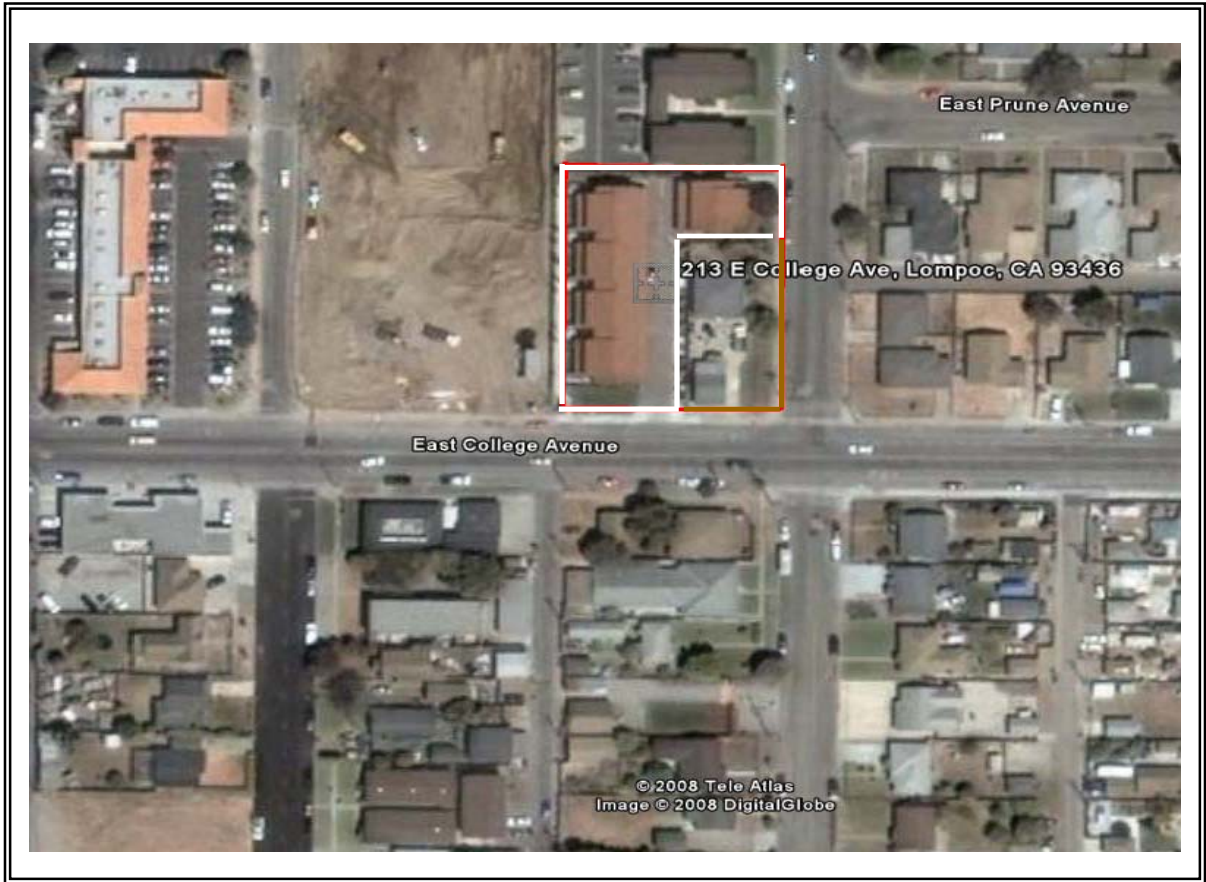
213 East College Avenue  
Lompoc, CA 93436



D. Site Plan



E. Aerial View



F. ENVIRONMENTAL IMPACTS:

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

<b>I. AESTHETICS</b> 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 Condominium Conversion will not have a substantial adverse impact on a scenic vista as there is no scenic vista in the immediate area as identified in the City of Lompoc Urban Design Features Map in the Urban Design Element of City’s General Plan, adopted in October of 1997.
- b) The proposed Condominium Conversion will not substantially damage scenic resources adjacent to a state scenic highway, as none exist in the area.
- c) The proposed Condominium Conversion is located within an urbanized area of Lompoc and there is no construction or development proposed. Therefore, the project will not degrade the existing visual character or quality of the site and its surroundings.
- d) The proposed Condominium Conversion is to convert nine (9) rental apartments into nine (9) for-sale condominiums. The proposed Condominium Conversion will not create substantial light or glare that would adversely affect day or nighttime views in the area, as existing light fixtures will be maintained and no exterior changes to the buildings are proposed.

<b>II. AGRICULTURAL RESOURCES</b> 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 Condominium Conversion 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, and has not recently been utilized for farming. The site is currently developed and no construction is proposed.
- b) The proposed Condominium Conversion 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 Condominium Conversion 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 and is currently developed.

<b>III. AIR QUALITY</b> 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-d) The proposed Condominium Conversion will not conflict with, or obstruct implementation of, the applicable air quality plan, or violate any air quality standards, or contribute to an existing or projected air quality violation, because the proposed Condominium Conversion will not result in a substantial increase in air emissions, as no exterior changes are proposed to the existing buildings.
- e) The proposed project is not expected to create significant amounts of objectionable odors, as the project is a Condominium Conversion and does not involve construction or exterior changes to the existing buildings.

<b>IV. BIOLOGICAL RESOURCES</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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
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 Condominium Conversion 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, because the project is in an urbanized area and is not identified in the Lompoc General Plan as being in an area of biological significance. The project is a condominium conversion and no changes are proposed to the existing buildings.
- e) The site is not identified on the “Biologically Significant Areas” Map located in the City of Lompoc General Plan adopted October 1997.
- f) The proposed Condominium Conversion is located on an existing developed site within an urbanized area. The City of Lompoc Biological Resources Study, prepared by Arthur D. Little in February 1987, identifies no biological resources that will be impacted by the proposed Condominium Conversion.

<b>V. CULTURAL RESOURCES</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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 Condominium Conversion will not cause a substantial adverse change in the significance of an archaeological resource, as identified in Section 15064.5, because the subject site is not identified in the City of Lompoc Cultural Resource Study as having an archaeological resource on the site. No changes are proposed to the existing buildings.
- c) The proposed Condominium Conversion 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 adopted October 1997. No changes are proposed to the existing buildings.

- d) The proposed Condominium Conversion would 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 adopted October 1997. No changes are proposed to the existing buildings.

<b>VI. GEOLOGY AND SOILS</b> 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
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 spreading, 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 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. No changes are proposed to the existing buildings.
- 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
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 Condominium Conversion 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 Condominium Conversion 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 Condominium Conversion is not located within the Lompoc Municipal Airport land use plan. Based on a review of the Lompoc Airport Master Plan and the Lompoc General Plan, the project will not result in a safety hazard for people working in or visiting the project area.
- g) The proposed Condominium Conversion will not impair the 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 Condominium Conversion 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 proposed site is located in the urbanized area of the City of Lompoc.

<b>VIII. HYDROLOGY AND WATER QUALITY</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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
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 Condominium Conversion will not violate any water quality standards or waste discharge requirements; the project will not substantially deplete groundwater supplies or interfere with groundwater recharge; the project will not substantially alter the existing drainage pattern of the site or area; the project will not create or contribute run-off water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off. The residential units were constructed in 2003 to meet existing building code standards and no construction or development is currently proposed.

- f) The proposed Condominium Conversion will not otherwise substantially degrade water quality. There are no rivers or creeks within the project area.
- g) The proposed project is located in Zone X of Map No. 06083C0739F of Community Panel 739 of 1835, effective date September 30, 2005; outside the 100-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 Condominium Conversion 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 Condominium Conversion 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.

<b>IX. LAND USE AND PLANNING</b>	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 Condominium Conversion will not physically divide an established community as the project site is in an existing developed area.
- b) The proposed Condominium Conversion 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 and Zoning Ordinance. The City Planning Commission will review the plans to assure conformance with the City's 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.

<b>X. MINERAL RESOURCES</b>	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 Condominium Conversion 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, adopted October 1997, does not identify the project area as being a locally important mineral resource recovery site, as the site was previously developed.

<b>XI. NOISE</b> 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 Condominium Conversion 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 ground borne noise levels.
- c) The proposed Condominium Conversion will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- d) The proposed Condominium Conversion will not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. No construction is proposed.
- e-f) The proposed Condominium Conversion will not expose people working in or visiting the project area to excessive noise levels. No construction is proposed.

<b>XII. POPULATION AND HOUSING</b>  Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) The proposed Condominium Conversion will not induce substantial population growth, directly or indirectly, by proposing new homes or constructing new roads. The project is proposed to convert nine (9) apartment units to nine (9) for-sale condominium units.
- b-c) The site of the proposed Condominium Conversion will not displace any people or housing, necessitating the construction of replacement housing elsewhere, as no new residential units are proposed. In accordance with state law, the existing tenants were notified on May 27, 2008 via mail that the building would be converted from apartments to condominiums.

<b>XIII. PUBLIC SERVICES</b>  Would the project result in:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Condominium Conversion 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 project is already adequately served by City services. The City has sufficient resources to provide required services to the existing buildings.

<b>XIV. RECREATION</b> 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 Condominium Conversion will have no effect on the use of existing neighborhood and regional parks or other recreational facilities, as the project will not significantly increase the number of individuals frequenting existing parks or recreation facilities in the area.
- b) The proposed Condominium Conversion does not include the construction of recreational facilities and no construction is proposed. Therefore, the project will not have an adverse physical effect on the environment.

<b>XV. TRANSPORTATION/CIRCULATION</b> 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

<b>XV. TRANSPORTATION/CIRCULATION</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Comments:

- a) The proposed Condominium Conversion will not cause an increase in traffic, which is substantial, in relation to the existing traffic load and capacity of the street system; no changes to the existing development are part of this project. All surrounding roadways and intersections are operating at acceptable levels and can accommodate the trips generated by this project.
- b) The proposed Condominium Conversion will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways, because the project will not significantly increase the number of vehicle trips to and from the project site.
- c) The proposed Condominium Conversion 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 a substantial distance from the Vandenberg Air Force Base airfield.
- d) The proposed Condominium Conversion will not substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) because the project will not change traffic patterns or roadways in the area.
- e-f) The proposed Condominium Conversion will not result in inadequate emergency access or parking capacity, as it will not require roadway closures and required parking is available.
- g) The proposed Condominium Conversion 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.

<b>XVI. UTILITIES AND SERVICE SYSTEMS</b>	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

<b>XVI. UTILITIES AND SERVICE SYSTEMS</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Condominium Conversion will not exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board because it is located in an existing building. No construction or exterior changes are proposed.
- b-c) The proposed Condominium Conversion will not require the construction of new water or wastewater treatment facilities, or expansion of existing facilities.
- d-e) The project site is located within the City of Lompoc City limits. The project site is a developed site, and the City has sufficient resources to service the existing site with water and wastewater facilities.
- f-g) The City of Lompoc landfill has sufficient capacity to service the existing nine (9) residential units. The project will conform to regulations regarding solid waste and the applicant shall be responsible for placement of refuse containers so that they are accessible for service.

<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE</b> Does the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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



DETERMINATION: On the basis of this initial evaluation:	
X	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	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.

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Gina Lopez  
Assistant Planner

Date