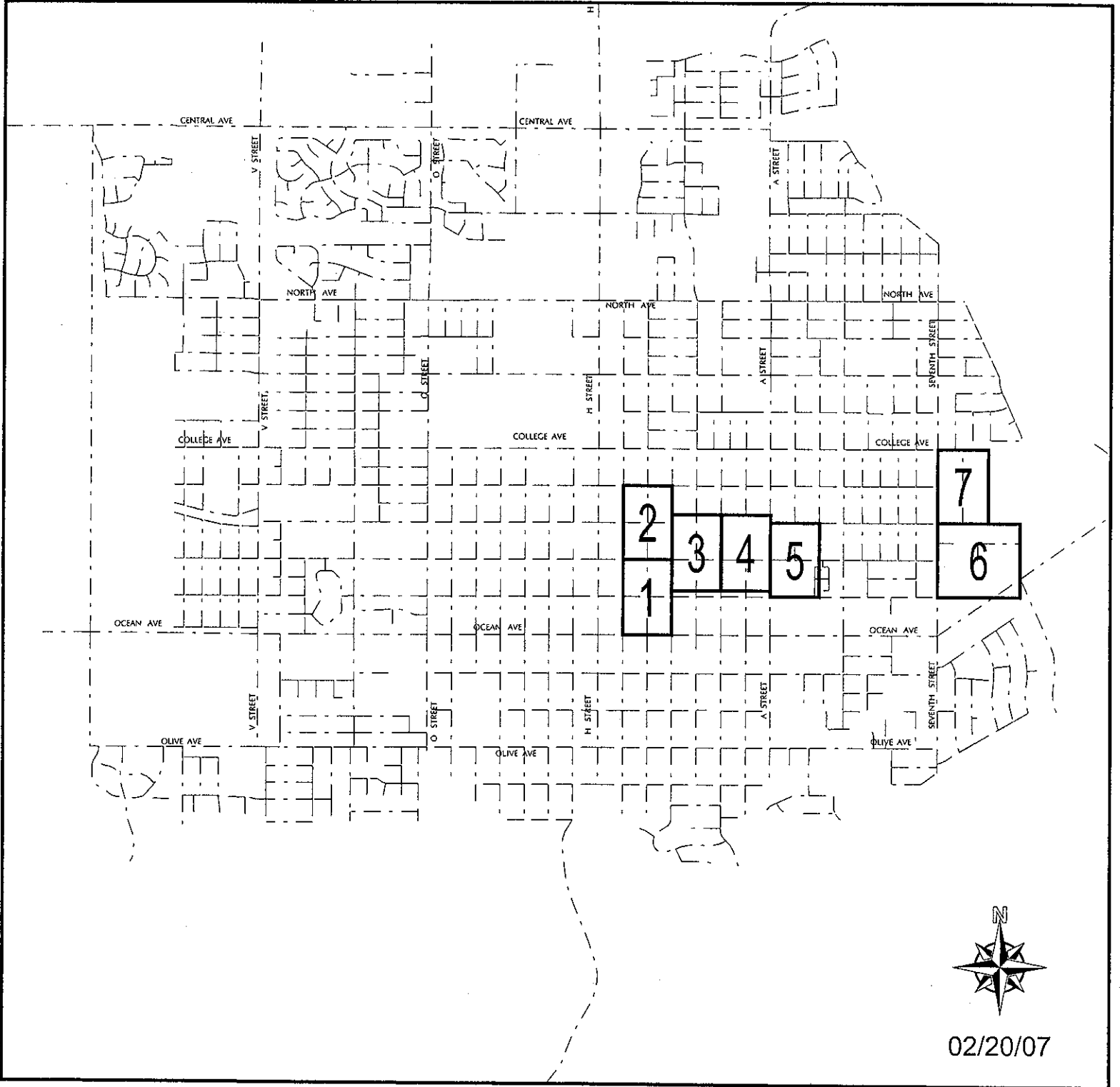


MAP LOCATIONS



CHESTNUT AVENUE

G STREET

C-2

R-2

F STREET

85-091-18
CM
R-2

R-2

E STREET

WALNUT AVENUE

C-2

C-2

C-2

C-2

OTC

C-2

OCEAN AVENUE

CHESTNUT AVENUE

G STREET

C-2

R-2

F STREET

85-091-18
PM
R-2

R-2

E STREET

WALNUT AVENUE

C-2

C-2

C-2

C-2

OTC

C-2

OCEAN AVENUE

MAPLE AVENUE

G STREET

R-3

R-3

F STREET

R-3, PD
R-3
87-251-11
CM

R-3
R-3
87-251-10
CM

E STREET

LAUREL AVENUE

PM

85-022-04 CM	85-022-01 CM
85-022-03 CM	
85-022-02 CM	

85-031-12 CM	
85-031-08 CM	85-031-07 CM
85-031-09 CM	85-031-06 CM
85-031-10 CM	85-031-05 CM
85-031-11 CM	85-031-04 CM
85-031-02 CM	
85-031-03 CM	

CHESTNUT AVENUE

MAPLE AVENUE

G STREET

R-3

R-3

F STREET

R-3, PD
R-3
87-251-11
PM

R-3
R-3
87-251-10
PM

E STREET

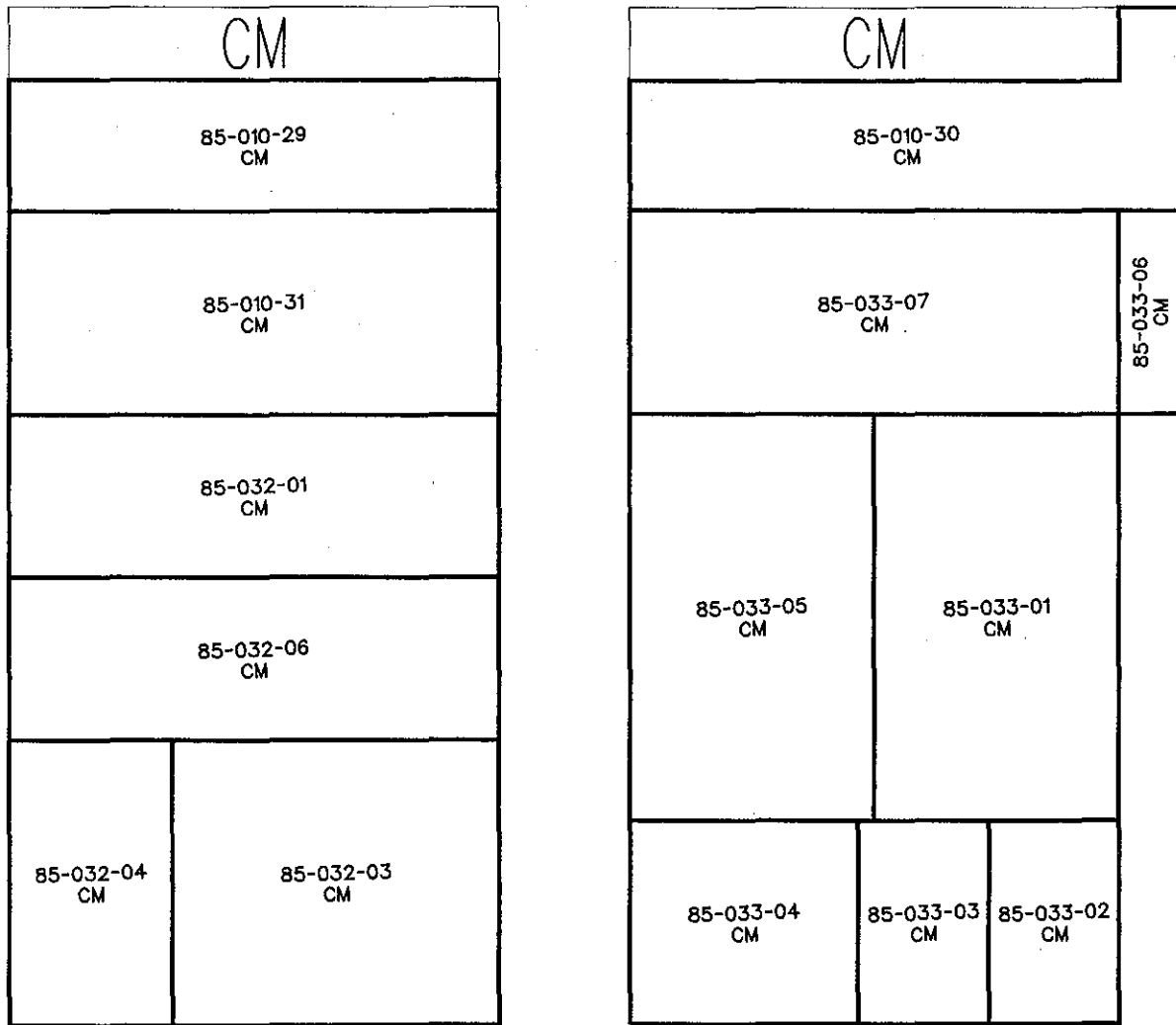
LAUREL AVENUE

PM	
85-022-04 PM	85-022-01 PM
85-022-03 PM	
85-022-02 PM	

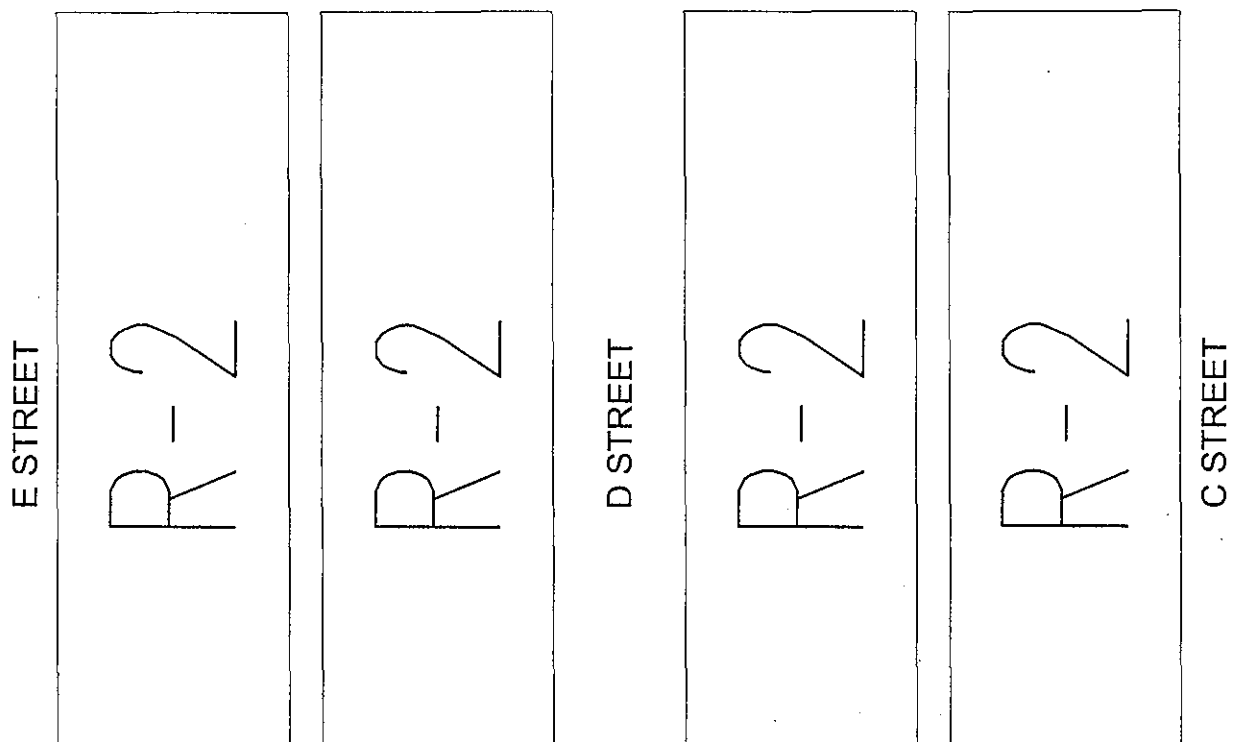
85-031-12 PM	
85-031-08 PM	85-031-07 PM
85-031-09 PM	85-031-06 PM
85-031-10 PM	85-031-05 PM
85-031-11 PM	85-031-04 PM
85-031-02 PM	
85-031-03 PM	

CHESTNUT AVENUE

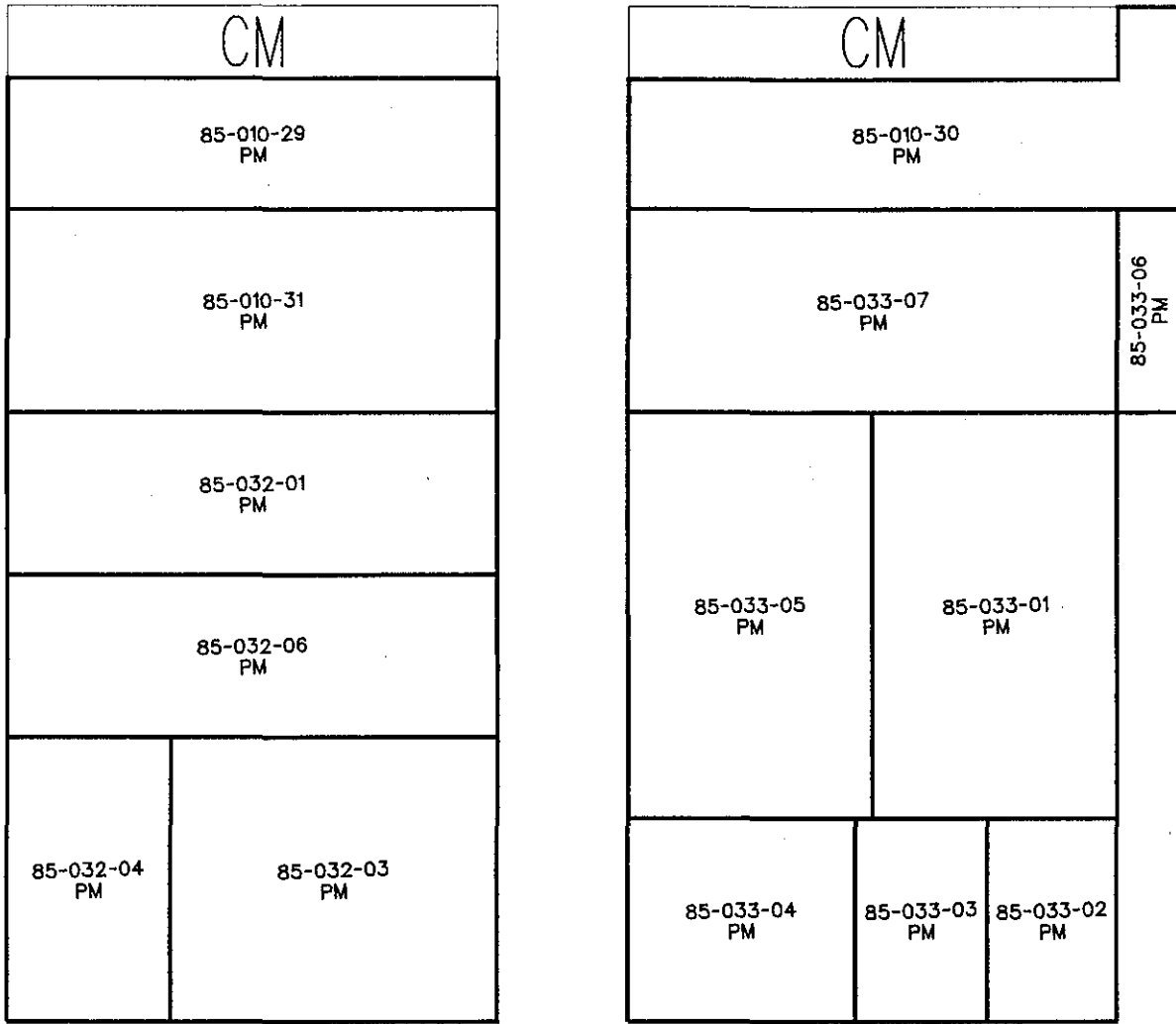
LAUREL AVENUE



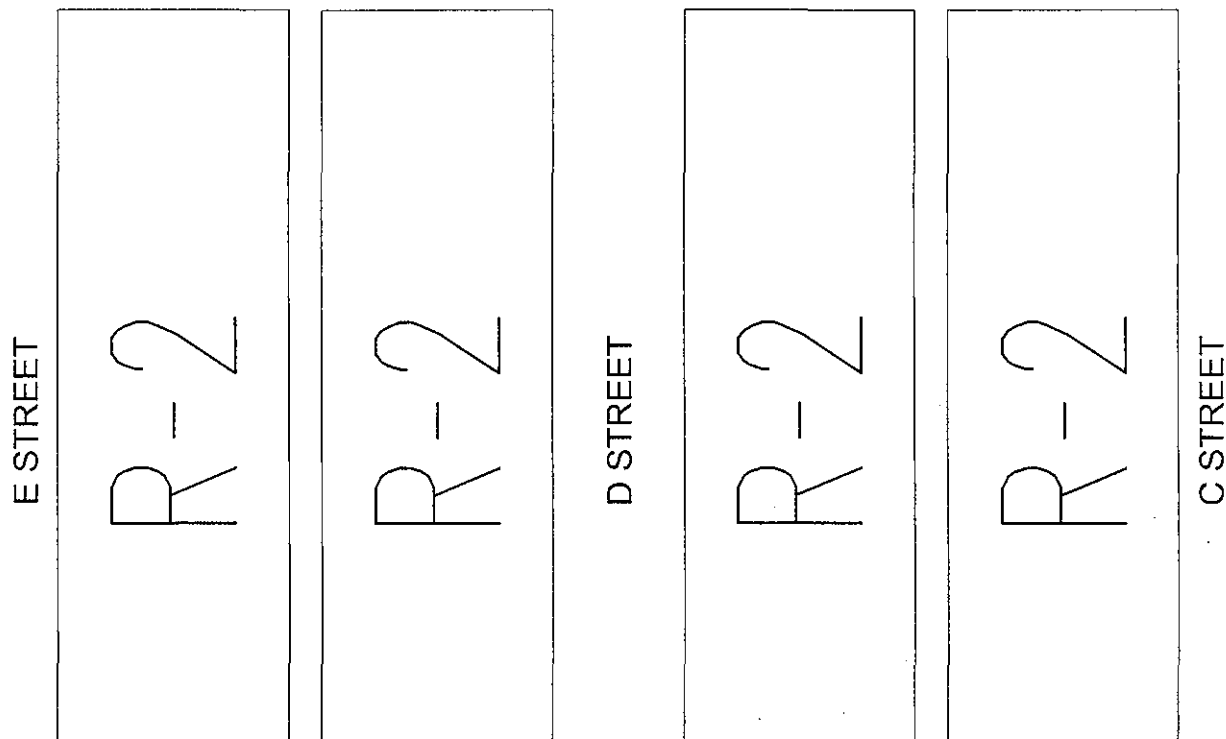
CHESTNUT AVENUE



LAUREL AVENUE



CHESTNUT AVENUE



LAUREL AVENUE

CM

CM

85-010-30
CM

85-040-01
CM

85-040-02
CM

85-040-03
CM

85-040-04
CM

OS

CHESTNUT AVENUE

C STREET

R-2

R-2

B STREET

R-2

R-2

A STREET

LAUREL AVENUE

CM

CM

85-010-30
PM

85-040-01
PM

85-040-02
PM

85-040-03
PM

85-040-04
PM

OS

CHESTNUT AVENUE

C STREET

R-2

R-2

B STREET

R-2

R-2

A STREET

LAUREL AVENUE

A STREET

CM

FIRST STREET

85-052-20
CM

85-052-27
CM

85-052-23
CM

85-052-14
CM

85-052-13
CM

85-052-12
CM

SECOND STREET

CHESTNUT AVENUE

CM

BP

R-2, PD

QUAIL CIRCLE

WALNUT AVENUE

LAUREL AVENUE

A STREET

CM

FIRST STREET

SECOND STREET

85-052-20
PM

85-052-27
PM

85-052-23
PM

85-052-14
PM

85-052-13
PM

85-052-12
PM

CHESTNUT AVENUE

CM

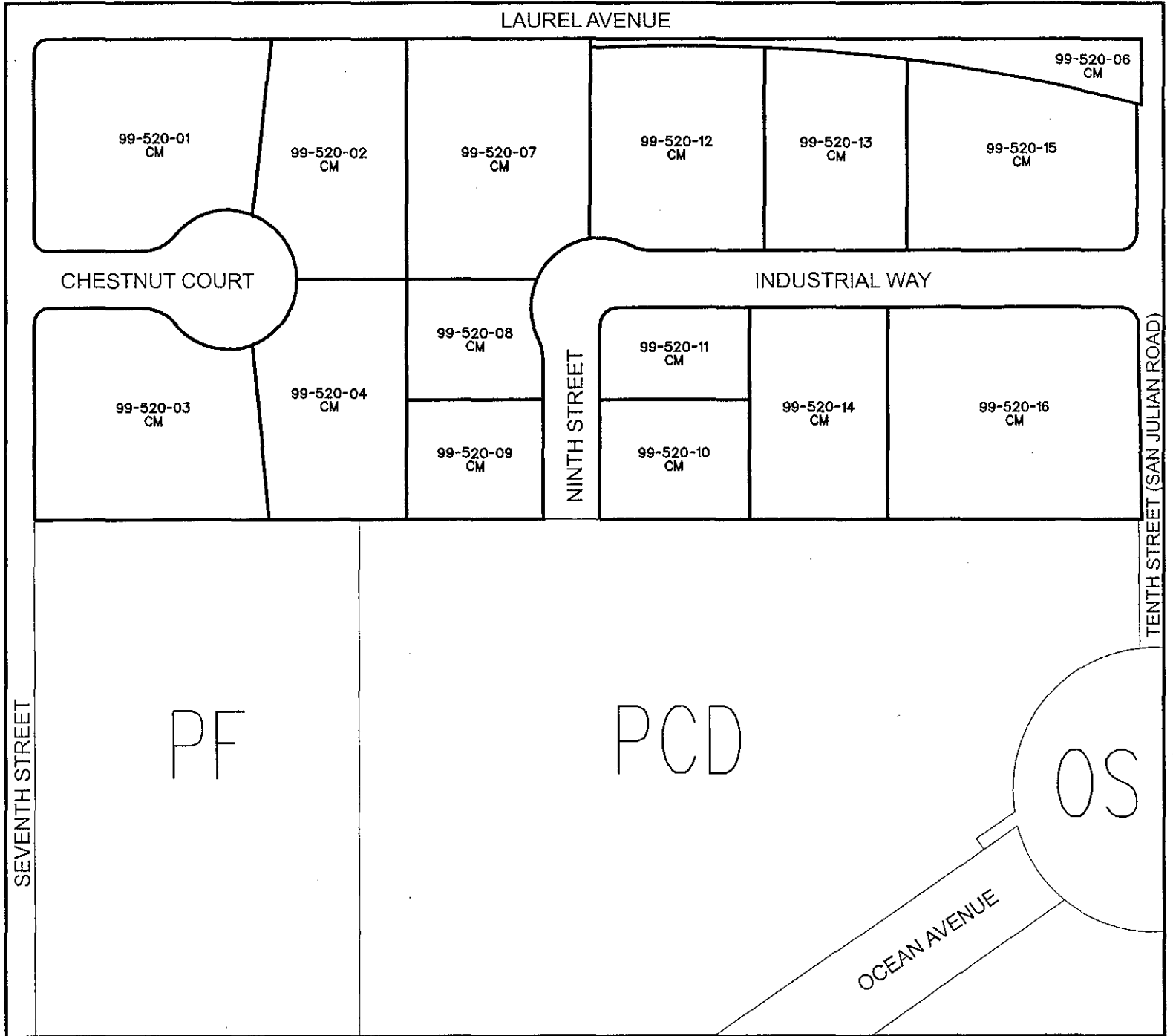
BP

R-2, PD

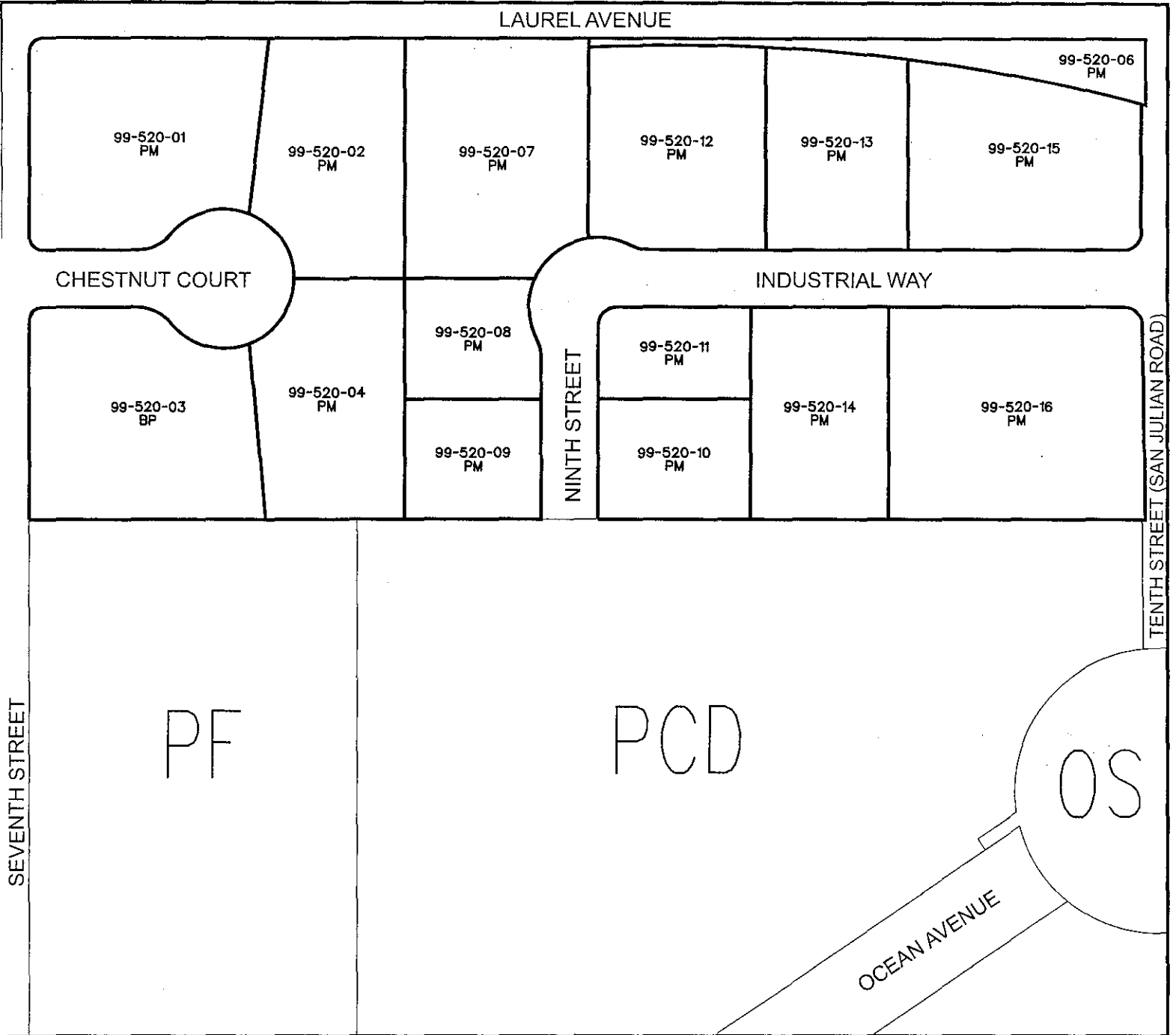
QUAIL CIRCLE

WALNUT AVENUE

MAP 6 EXISTING



MAP 6 PROPOSED



LAUREL AVENUE

99-520-06
PM

99-520-01
PM

99-520-02
PM

99-520-07
PM

99-520-12
PM

99-520-13
PM

99-520-15
PM

CHESTNUT COURT

INDUSTRIAL WAY

99-520-03
BP

99-520-04
PM

99-520-08
PM

NINTH STREET

99-520-11
PM

99-520-14
PM

99-520-16
PM

99-520-09
PM

99-520-10
PM

TENTH STREET (SAN JULIAN ROAD)

SEVENTH STREET

PF

PCD

OS

OCEAN AVENUE

COLLEGE AVENUE

99-620-04
CM
99-620-03
CM

99-620-02
CM
99-620-01
CM

99-500-17
CM

99-500-07
CM

99-500-06
CM

99-500-05
CM

99-500-04
CM

99-500-03
CM

EIGHTH STREET

99-500-18
CM

99-500-13
CM

99-500-14
CM

99-500-15
CM

99-500-24
CM

99-500-22
CM

99-500-26
CM

99-500-27
CM

R-2, PD

LAUREL AVENUE

COLLEGE AVENUE

99-620-04
PM
99-620-03
PM

99-620-02
PM
99-620-01
PM

99-500-17
PM

99-500-07
PM

99-500-06
PM

99-500-05
PM

99-500-04
PM

99-500-03
PM

EIGHTH STREET

99-500-18
PM

99-500-13
PM

99-500-14
PM

99-500-15
PM

99-500-24
PM

99-500-22
PM

99-500-26
PM

99-500-27
PM

R-2, PD

LAUREL AVENUE

**CITY OF LOMPOC
NEGATIVE DECLARATION**

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

Title: Zone Change - ZC 06-05

Location: Various parcels throughout the City of Lompoc

Description: Planning commission consideration of a comprehensive revision to the City's Zoning Map affecting various parcels throughout the City of Lompoc. The City proposes consistency between the General Plan Land Use Element Map and Zoning Map.

There will be no change to the existing use of the designated properties. The use that is in place will be allowed to remain. Future development will be required to be consistent with the development standards of the revised Zoning District.

The Planning Division of the City of Lompoc has determined that:

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

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

August 18, 2006

Date

Gina Lopez, Planning Technician
for Planning Division

**CITY OF LOMPOC
ENVIRONMENTAL CHECKLIST FORM**

A. PROJECT INFORMATION:

Project Title: Zone Change	Project No: ZC 06-05
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: Gina Lopez Planning Technician (805) 875-8227
PROJECT DESCRIPTION / LOCATION: <p>Planning Commission consideration of a comprehensive revision to the City's Zoning Map affecting various parcels throughout the City of Lompoc. The City proposes consistency between the General Plan Land Use Element Map and City Zoning Map. (See Attached Map)</p> <p>There will be no change to the existing use of the designated properties. The use that is in place will be allowed to remain. Future development will be required to be consistent with the development standards of the revised Zoning District.</p>	
Public Agencies with Approval Authority (Including permits, funding, or participation agreements): None	
Project Applicant, Name and Address: City of Lompoc	Project Consultant: N/A
General Plan Designation: Various locations Citywide. (See attached Map)	City Zoning Designation:
Surrounding Land Use Designation: Various locations Citywide.	
Surrounding Land Uses/Zoning: Various locations Citywide.	
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	

B. ENVIRONMENTAL IMPACTS:

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

I. AESTHETICS	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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) There is no development proposed and therefore, no substantial adverse impact on a scenic vista. All future development consistent with the proposed Zone Change will be subject to the City's Architectural Review Guidelines.
- b) The properties will not substantially damage scenic resources as no development is proposed.
- c) Planning Commission review of future projects will assure compliance with established City Architectural Review Guidelines.
- d) The City will review development proposals on a project specific basis and condition all projects to assure that no substantial light and/or glare will adversely affect day or nighttime views in the area.

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 properties do not contain 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. The properties are within the existing City limits surrounded by existing development.
- b) The proposed Zone Change will not conflict with existing zoning for agricultural use, or a Williamson Act contract as no development is proposed.
- c) The proposed project will not involve changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use. The properties are within the existing City limits and are not currently being used for agricultural purposes.

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-e) The proposed Zone Change will not obstruct the implementation of any applicable air quality plan; violate any air quality standard; result in a cumulatively net increase in any criteria pollutant for which the City is in non-attainment; expose sensitive receptors to substantial pollutant concentrations or create objectionable odors affecting a substantial number of people. The existing buildings will remain on the properties. There is no new development proposed at this time and any future development plan will be reviewed to assure conformance with Air Quality standards.

IV. BIOLOGICAL RESOURCES 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 Zone Change 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 it affect federally protected wetlands, nor will it affect migratory wildlife corridors, nor will it affect biological resources, because the site is in an urbanized area and no development is proposed.

e) There will be no change to the existing use of the designated properties and no conflict with any local policies or ordinances protecting biological resources.

f) The parcels are within an urbanized area with existing development on site. Future development will be evaluated on a case-by-case basis for potential impact.

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-d) There will be no change to the existing use of the designated properties and therefore cause no substantial adverse change in the significance of a historical resource or archaeological resource as identified in the City of Lompoc Cultural Resource Study and "Archeological Sensitivity Zones" Map located in the City of Lompoc General Plan adopted October 1997. Future development will be evaluated on a case-by-case basis for potential impact.

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
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 properties are 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, and will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.
- b-e) Future development will be evaluated on a case-by-case basis for potential impact.

VII. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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) There is no development proposed to the Zone Change and therefore, no creation of significant hazard to the public or the environment.

d) No development is proposed. Future development will be evaluated on a case-by-case basis for potential impact.

e-f) The properties are located within the Lompoc Municipal Airport land use plan and within the vicinity of a private airstrip, based on a review of the Lompoc Airport Master Plan and the Lompoc General Plan. The Lompoc Municipal Airport is the closest airfield to the project site. However, no development is proposed. Future development will be evaluated on a case-by-case basis for potential impact.

g) The proposed Zone Change will not impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan.

h) The proposed Zone Change 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 properties are 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
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 Zone Change 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.

f) The Zone Change will not violate any water quality standards or waste discharge requirements, nor place a greater demand on water supply or quality than the existing land use designation.

g) No development is proposed. Future development will be evaluated on a case-by-case basis for potential impact.

h) The Zone Change 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 Zone Change will not create a threat of inundation by seiche, tsunami, or mudflow. The properties are not located near a water body or a significant slope or volcano, so mudflows, tsunamis, and seiches are very unlikely.

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 properties are in an urbanized area and have no development proposed in the Zone Change.

b) The purpose of the Zone Change is to 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. Further, the Zone Change will create consistency with the existing General Plan Land Use Element Map. More in depth environmental evaluation will occur during specific project review for any future development.

c) There is not a habitat conservation plan or natural community conservation plan, which applies to the properties, therefore, there will be no conflict with such a plan.

X MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Zone Change 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. No development is proposed. Future development will be evaluated on a case-by-case basis for potential impact.

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-d) There is no development in the proposed Zone Change and will not expose persons to, or generate, noise levels in excess of standards established in the local general plan or noise ordinance, and it will not expose persons to excessive groundborne noise levels or result in a substantial permanent increase in ambient noise levels.

e-f) The proposed Zone Change is located within an airport land use plan and within the vicinity of a private air strip. No development is proposed. Future development will be evaluated on a case-by-case basis for potential impact.

XII. POPULATION AND HOUSING 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-c) The proposed Zone Change will not induce population growth as there is no development proposed. The Zone Change will not displace any housing or people, or require any replacement housing. Future development will be evaluated on a case-by-case basis for potential impact.

XIII. PUBLIC SERVICES 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 Zone Change 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 properties are currently within an urbanized area that is already adequately served by City services. The City has sufficient resources to provide required services.

XIV. RECREATION	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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-b) The Zone Change does not include any development and would not accelerate substantial physical deterioration to existing neighborhood and regional parks and other recreational facilities.

XV. TRANSPORTATION/CIRCULATION	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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

Comments

a-b) The properties would not generate more traffic than the existing zoning designation. Future development of the site may require traffic analysis to assure conformance with existing City standards for Level of Service.

c) The proposed project will not result in a change in air traffic patterns.

d-g) Future development will be reviewed by the Planning Commission to assure safe design of specific projects; adequate emergency access; on-site parking capacity; and support of alternative transportation.

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-c) The proposed Zone Change will not exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board and not require the construction of new water or wastewater treatment facilities, or expansion of existing facilities.

d-e) The project 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 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.

Gina Lopez, Planning Technician

Date