

**CITY OF LOMPOC  
ENVIRONMENTAL CHECKLIST FORM**

**A. PROJECT INFORMATION:**

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| <b>Project Title:</b><br>Conditional Use Permit  | <b>Project No:</b><br>CUP 05-06  |
| <b>Lead Agency Name and Address:</b><br>City of Lompoc<br>100 Civic Center Plaza, Lompoc, CA 93436<br>P.O. Box 8001, Lompoc, CA 93438-8001   | <b>Contact Person and Phone Number:</b><br>Lucille T. Breese, AICP<br>City Planner<br>(805) 875-8273   |
| <b>PROJECT DESCRIPTION / LOCATION:</b><br>A request by Frank Thompson, representing Santa Barbara Housing Assistance Corporation, for Planning Commission consideration of a proposal for a Conditional Use Permit to allow operation of a community counseling and advocacy office including a 39 unit independent living facility for mentally disabled individuals and other low income persons. The facility is proposed at 513 North G Street (Assessor Parcel Number 87-192-19 & -20) in the Central Business (C-2) Zoning District. |  |
| <b>Public Agencies with Approval Authority (Including permits, funding, or participation agreements):</b><br>City of Lompoc  |  |
| <b>Project Applicant, Name and Address:</b><br>Santa Barbara Housing Assistance Corporation<br>1933 Cliff Drive #26<br>Santa Barbara CA 93109  | <b>Project Representative:</b><br>Frank Thompson<br>1108 De La Vina St #B<br>Santa Barbara CA 93101  |
| <b>General Plan Designation:</b><br>General Commercial   | <b>City Zoning Designation:</b><br>Central Business (C-2)  |
| <b>Surrounding Land Use Designation:</b><br>North – General Commercial<br>South – General Commercial<br>East – Medium Density Residential<br>West – General Commercial   | <b>Surrounding Land Uses:</b><br>North – Single family residential<br>South – Single family residential<br>East – Multi family residential<br>West – Commercial and office |
| <b>Environmental Setting:</b> Existing urbanized area.   |  |
| <b>ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:</b><br>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 checked="" type="checkbox"/> Aesthetics   | <input type="checkbox"/> Agriculture Resources   |
| <input type="checkbox"/> Biological Resources  | <input type="checkbox"/> Cultural Resources  |
| <input type="checkbox"/> Hazards & Hazardous Materials   | <input type="checkbox"/> Hydrology / Water Quality   |
| <input type="checkbox"/> Mineral Resources   | <input checked="" type="checkbox"/> Noise  |
| <input type="checkbox"/> Public Services   | <input type="checkbox"/> Recreation  |
| <input type="checkbox"/> Utilities / Service Systems   | <input type="checkbox"/> Mandatory Findings of Significance  |
| <input checked="" type="checkbox"/> Air Quality  | <input type="checkbox"/> Geology / Soils   |
| <input type="checkbox"/> Land Use / Planning   | <input type="checkbox"/> Population / Housing  |
| <input type="checkbox"/> Transportation / Traffic  |  |

**B. ENVIRONMENTAL IMPACTS:**

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

| I. AESTHETICS<br>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 community facility 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 community facility will not substantially damage scenic resources within a state scenic highway, as the site is not located adjacent to a state scenic highway.
- c) The proposed community facility will not degrade the existing visual character or quality of the site and its surrounding, as staff will review project architecture to assure compliance with established *City Architectural Review Guidelines*.
- d) The proposed community facility will create a potential 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 additional light and 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<br>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 community facility 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 community facility will not conflict with existing zoning for agricultural use, or a Williamson Act contract as the parcel is not currently under the Williamson Act contract and the size of the parcel is too small (less than 1 acre) for a Williamson Act contract to be implemented.

c) The proposed community facility will not involve changes in the existing environment, which, due to their 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<br>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) The proposed community facility will not conflict with or obstruct implementation of the applicable air quality plan, or violate any air quality standard or contribute substantially to an existing or projected air quality violation. Additionally, the proposed project will not result in a 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.

d) Construction of the proposed community facility would 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. These emissions are not anticipated to be substantial due to the relatively flat terrain of the site. The 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.

e) A community facility that incorporates housing with office useage will not generate significant amounts of objectionable odor that would affect adjacent properties.

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<br>Would the project:  | Potentially Significant Impact | Less than significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 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         |

| IV. BIOLOGICAL RESOURCES<br>Would the project:   | Potentially Significant Impact | Less than significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 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 community facility 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 community facility 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 community facility will not conflict with ordinances or policies 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 community facility 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<br>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 community facility 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 community facility 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 community facility 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.

| VI. GEOLOGY AND SOILS<br>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, Safety Element, as being located in an area subject to liquefaction, landslides, or seismic activity, therefore, the transitions facility 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<br>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 community facility 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 community facility 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 community facility, 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 community facility 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 community facility 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 community facility is located in the urbanized area of the City of Lompoc.

| VIII. HYDROLOGY AND WATER QUALITY<br>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 proposed community facility will not violate any water quality standards or waste discharge requirements; the community facility will not substantially deplete groundwater supplies or interfere with groundwater recharge; the community facility will not substantially alter the existing drainage pattern of the site or area; the community facility 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 proposed community facility 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 community facility will not otherwise substantially degrade water quality. There are no rivers or creeks within the project area.

g) The proposed community facility 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 community facility 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 community facility 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.

**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 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<br>Would the project:  | Potentially Significant Impact | Less than significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
| 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 community facility will not physically divide an established community, as it is located within the existing City limits in an established area.

b) The proposed community facility 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 *General Commercial (GC)* and the City Zoning Ordinance designation of *Central Business District (C-2)*. The proposed project incorporates general office use with individual living units for a specialty group of people, and Planning Commission review of a Conditional Use Permit will ensure that the use is consistent with the existing uses in the vicinity. 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<br>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 community facility 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<br>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 community facility 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 community facility 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 community facility 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<br><br>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 community facility 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. The facility incorporates commercial office/meeting space with 39-individual living units for a specific needs group. Depending on the level of care needed, supported clients would be permitted to remain indefinitely at the facility while obtaining independent living skills, employment training, and counseling. To improve the integration of the clients into the community, the residential facility aims to include non-disabled, low-income residents who may also utilize the services provided on site.

| XIII. PUBLIC SERVICES<br>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 community facility 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. Concern has been identified by the Lompoc Police Department regarding the potential for additional response at this facility; however, the project applicant, will be working with the Police Department to assure there is no impact.

| XIV. RECREATION<br>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 community facility will not 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.
- b) The proposed project does not include the construction or expansion of recreational facilities.

| XV. TRANSPORTATION/CIRCULATION<br>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         |

Comments:

a) The proposed community facility will not 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) because the use will not induce a substantial increase in traffic or impact street capacity. The proposed project incorporates 3,250 square feet of office and meeting space in addition to 39 individual independent residential living units. The majority of vehicle trips will be as a result of office and meeting room usage. The operator of the facility will limit the number of residents who are allowed to own and operate a vehicle by placing restrictions in the leases.

b) The proposed community facility 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 transitions facility will not substantially increase the amount of traffic in the area. The project is an infill project located in the urban core and has been planned for development.

c) The proposed community facility 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 use will be located approximately 2 miles from the Lompoc Airport and approximately 10 miles from the Vandenberg Air Force Base Airfield.

d) The proposed community facility 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 will be located on an infill parcel which is adequately served by existing roadways.

e-f ) The proposed community facility 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. The Zoning Ordinance allows consolidated parking for projects which contain mixed occupancies. Staff will evaluate the proposed project and determine a reasonable amount of on-site parking needed for the project as a whole. The Planning Commission will review the parking and approve if acceptable.

g) The proposed community facility will not conflict with policies, plans or programs which support alternative transportation, including buses and bicycles, as the project will provide bike racks as part of the design and the nearest bus turnout within walking distance at College Avenue and H Street.

Mitigation:

The Planning Commission will review the proposed consolidated parking for the project and approve if acceptable.

Monitoring:

Staff will review the site plan to assure on-site parking for the proposed uses is shown per the Conditions of Approval (COA). Staff shall review the proposed lease to ensure that resident parking is limited through specific lease terms.

| XVI. UTILITIES AND SERVICE SYSTEMS<br>Would the project:  | Potentially Significant Impact | Less than significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 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 community facility will not exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board.

b-c) The proposed community facility 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.

| <b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE</b><br><br>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  |                              |           |

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 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 placed on the project.

| DETERMINATION:<br>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.                                  |

Lucille T. Breese, AICP  
City Planner

Date



## C. MITIGATION AND MONITORING PLAN

The following Mitigation Measures shall be Conditions of Approval for Conditional Use Permit CUP 05-06:

### I. AESTHETICS

#### Mitigation:

In order to assure that no additional light and 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 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 Planning Commission will review the proposed consolidated parking for the project and approve if acceptable.

### Monitoring:

Staff will review the site plan to assure on-site parking for the proposed uses is shown per the Conditions of Approval (COA). Staff shall review the proposed lease to ensure that resident parking is limited through specific lease terms.

**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 Negative Declaration is hereby made on the following project:

**Title:** Transitions Extended Stay Facility – CUP 05-06

**Location:** 513 & 519 North G Street (Assessor Parcel Numbers: 87-192-19, 20)

**Description:** A proposal for a Conditional Use Permit, to allow the operation of a community counseling and advocacy office which will include a 39 unit independent living facility for mentally disabled individuals and other low-income persons.

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 CUP 05-06:

**I. AESTHETICS**

**Mitigation:**

In order to assure that no additional light and 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.

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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 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.

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

### XV. TRANSPORTATION/CIRCULATION

Mitigation:

The Planning Commission will review the proposed consolidated parking for the project and approve if acceptable.

Monitoring:

Staff will review the site plan to assure on-site parking for the proposed uses is shown per the Conditions of Approval (COA). Staff shall review the proposed lease to ensure that resident parking is limited through specific lease terms.

February 22, 2006

Date

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Lucille T. Breese, AICP, City Planner