

**CITY OF LOMPOC  
PLANNING COMMISSION STAFF REPORT**



**MEETING DATE:** JANUARY 8, 2007

**TO:** MEMBERS OF THE PLANNING COMMISSION

**FROM:** KEITH C. NEUBERT, ASSOCIATE PLANNER

**RE:** ZONE CHANGE – ZC 06-06 / TENTATIVE  
SUBDIVISION MAP – LOM 558 /  
PRELIMINARY/ PRECISE DEVELOPMENT  
PLAN – DR 05-43

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**AGENDA ITEM NO. 1**

**Continued from November 13, 2006 Planning Commission Meeting**

A request by S. Michael Kim, representing the property owner, for Planning Commission review of the following:

- 1) **ZC 06-06** – A Zone Change to amend the City's Zoning Map designation from *High Density Residential (R-3)*, to *High Density Residential, Planned Development (R-3, PD)* which would conform to the City's General Plan Designation for the site of *High Density Residential*;
- 2) **LOM 558** - A Tentative Subdivision Map requesting subdivision of an approximately 1.9 acre site to create forty (40) residential condominiums; and
- 3) **DR 05-43** - A Preliminary/Precise Development Plan for the construction of a 40-unit residential condominium project including on-site parking and landscaping.

The property is approximately 1.9 acres in size and located at the southwest corner of Walnut Avenue and Seventh Street (Assessor Parcel Number: 85-150-09). A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

**BACKGROUND:**

November 13, 2006	The Planning Commission determined that the proposed architecture of the project did not meet the City Architectural Review Guidelines. The applicant was directed to revise the elevations and return to the Planning Commission for review.
November 17, 2006	Draft revised elevations were submitted for staff review.

Revised elevations are shown below and provided as Attachment 6.



Photos of the site and color elevations will be available at the meeting for review.

**ANALYSIS:**

Conformance with Zoning Development Standards is delineated in the November 13, 2006 Planning Commission staff report provided as Attachment 5. The site layout and proposed amenities remain as originally proposed.

**NOTICING:**

On December 29, 2006:

- 1) Notice of the Public Hearing was published in the Lompoc Record;
- 2) The project site was posted by City staff; and
- 3) Notices were mailed to property owners within 300 feet by US mail.

**APPEAL RIGHTS:**

Any person has the right to appeal the Planning Commission action to the City Council within ten days of the action. Contact a Planning Division staff member for the required appeal form, the fee is \$36.70.

**PLANNING COMMISSION ACTION:**

Staff has provided the following resolutions if the Planning Commission determines that the revised architecture meets the City Architectural Review Guidelines and decides to recommend approval of the project to the City Council:

1. **Certify the Negative Declaration and adopt Resolution No. 523 (07) approving LOM 558, the proposed Tentative Subdivision Map, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.**
2. **Recommend that the City Council:**
  - a) **Certify the Negative Declaration;**
  - b) **Adopt Resolution No. 524 (07) recommending that the City Council approve the proposed Zone Change to *High Density Residential, Planned Development (R-3, PD)*; and**
  - c) **Adopt Resolution No. 525 (07) recommending that the City Council approve DR 05-43 as the Preliminary/Precise Development Plan for the project.**

**ATTACHMENTS:**

1. [Draft Resolution No. 523 \(07\) and Conditions of Approval](#)
2. [Draft Resolution No. 524 \(07\)](#)
3. [Draft Resolution No. 525 \(07\) and Conditions of Approval](#)
4. [Initial Study and Mitigated Negative Declaration](#)
5. [November 13, 2006 Planning Commission Staff Report \(without attachments\)](#)
6. [Revised Elevations](#)  
(Planning Commission only – available in Planning Division for review)

<b>Staff Report has been reviewed and approved for submission to the Planning Commission</b>			
<b>Arleen T. Pelster, AICP Community Development Director</b>	<b>Date</b>	<b>Lucille T. Breese, AICP City Planner</b>	<b>Date</b>

RESOLUTION NO. 523 (07)

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING TENTATIVE SUBDIVISION MAP LOM 558**

**WHEREAS**, a request was received from S. Michael Kim of KS Tech Group Inc., the project representative, for Planning Commission review and consideration of a Tentative Subdivision Map to subdivide an approximately 1.9 acre site to create forty (40) residential condominiums. The project is located at the southwest corner of Walnut Avenue and Seventh Street (Assessor Parcel Number: 85-150-09); and,

**WHEREAS**, the request was considered by the Planning Commission at a duly-noticed public meeting on November 13, 2006 and the Planning Commission continued consideration of the matter; and

**WHEREAS**, the request was considered by the Planning Commission at a duly-noticed public meeting on January 8, 2007; and

**WHEREAS**, at the meeting of January 8, 2007, \_\_\_\_\_, was present and answered Planning Commissioners' questions and addressed their concerns; and

**WHEREAS**, at the meeting of January 8, 2007, \_\_\_\_\_ spoke in favor of, and \_\_\_\_\_ spoke in opposition to, the project.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOMPOC RESOLVES AS FOLLOWS:**

**SECTION 1:** After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that:

- A. Inasmuch as the proposed zoning for the project is *High Density Residential, Planned Development (R-3, PD)* with a General Plan Land Use designation of *High Density Residential*; and the data and analysis in the staff report addresses the project's consistency with General Plan policies, it can be found that:
  - 1. The proposed subdivision is consistent with the applicable General Plan designation and policies, and with the Zoning Ordinance.
  - 2. The design and improvements of the proposed subdivision, as conditioned, are consistent with the General Plan designation and policies, the Zoning Ordinance design criteria, and the Subdivision Review Ordinance.

- B. Inasmuch as the proposed lot is of a reasonable size, it can be found that:
  - 3. The site is physically suitable for the type of residential development proposed.
  - 4. The site is physically suitable for the proposed density of the development.
  
- C. Pursuant to Public Resources Code Section 21089 and Section 15074 of the California Environmental Quality Act Guidelines, the Initial Environmental Study and Mitigated Negative Declaration which have been prepared for the proposal show no substantial evidence that the project may have a significant effect on the environment, and therefore it can be found that:
  - 5. The proposed subdivision, as conditioned, does not have a significant effect on the environment; and
  - 6. Any effect of the proposed use upon fish and wildlife is de minimis and therefore no filing fee is required pursuant to the Fish and Game Code Section 711.4.

**SECTION 2:** Based upon the foregoing, the Planning Commission approves LOM 558 as proposed on January 8, 2007, subject to the conditions attached as Exhibit A which are incorporated by reference as if fully set forth herein.

The foregoing resolution, on motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, was adopted at the regular Planning Commission meeting of January 8, 2007 by the following vote:

**AYES:**

**NOES:**

\_\_\_\_\_  
Arleen T. Pelster, AICP, Secretary

\_\_\_\_\_  
Jack Rodenhi, Chair

[Attachment: Exhibit A - Conditions of Approval](#)



Owner further agrees to and shall indemnify, defend, protect, and hold harmless the City, its officers, employees, agents and representatives, from and against any and all actions brought by any third party to challenge the Project or its approval by the City, including environmental determinations. Such indemnification shall include any costs and expenses incurred by Agency and City in such action(s), including reasonable attorney's fees.

- P4. Planning Commission approval of LOM 558 is valid for twenty-four (24) months, prior to the expiration of the Map the applicant may request a twelve (12) month extension. LOM 558 shall expire on January 8, 2009, unless the applicant requests a time extension as outlined by City standards.
- P5. Approval of Tentative Subdivision Map LOM 558 is contingent upon City Council approval of Preliminary/Precise Development Plan (DR 05-43) and Zone Change (ZC 06-06).

## **II. BUILDING AND FIRE SAFETY**

No General or Project Specific Conditions

## **III. POLICE DEPARTMENT**

No General or Project Specific Conditions

## **IV. ENGINEERING**

### **Engineering – General Conditions**

- EN1. A Final Map shall be prepared in accordance with the Subdivision Map Act, Section 66426. Upon approval or conditional approval of the Tentative Map by the Planning Commission, a complete review by the Engineering Division of all plans and documentation required by the Subdivision Ordinance of the City of Lompoc shall be required before the acceptance of the Final Map by the City Engineer.
- EN2. The Final Map shall be prepared by or under the direction of a registered civil engineer or licensed land surveyor.
- EN3. In conformance with Chapter 27, Section 2824 of the Lompoc City Code, the Final Map shall be prepared based upon the control monuments as established by the City of Lompoc Coordinate Control System by Record Of Survey filed August 22, 2003, in Book 172, Pages 4 through 7, Santa Barbara County Records. The Final Map shall indicate and identify the control monuments utilized in the preparation thereof. The Final Map shall be delivered in a computer format readily compatible for transfer to the City Geographic Information System at the time of map approval. The following computer formats are acceptable for delivery: DGN (native Microstation); DWX (same as or less than Version 14); DXF.

- EN4. After the Final Map has been prepared and is ready for review, the Applicant's Engineer shall submit three (3) sets of prints to the Engineering Division for first plan check.
- EN5. Final Map shall comply with Engineering Division's "Development Assistance Brochure" entitled "Checklist For Completeness of Subdivision Maps," available at the Engineering Division.
- EN6. Final Map shall show street centerline monuments set in standard street monument wells per City Standards.
- EN7. At the completion of plan review for the Final Map, and before the City Counsel will consider acceptance of the Final Map, the required plans, fees and documentation shall be submitted to the Engineering Division. The fees and documentation typically include, but are not be limited to, the following:
- A Title Report current within the last ninety days
  - Final Map original mylars signed and notarized by the owner, and signed and stamped by the engineer
  - Improvement Plan original mylars signed and stamped by the engineer
  - Three sets of signed Improvement Agreement
  - Final Map Application and the Plan Check fee
  - Improvement Security:
    - Faithful Performance Security
    - Labor and Materials Security
    - Monuments Security
  - Final Map and Improvement Plans delivered in a computer format readily compatible for transfer to the City Geographic Information System
  - Certificate of Insurance
  - Encroachment Permit and Fee
  - Proof "Tax bond" has been recorded with the County of Santa Barbara
  - Recording Fee
  - Map Duplicating Fee

### **Engineering – Project Specific Conditions**

- EN8. Dedicate on the Final Map an additional 10-feet of Seventh Street right-of-way. Therefore, with the additional right-of-way dedication the west half of Seventh Street will be a total of 36-foot in width.



EN9. Recorded documents show the existing Walnut Avenue public street right-of-way to be 80-feet in width. The existing north half of Walnut Avenue is built out to its full 25-foot half street width (from street centerline to north curb face). The existing south half of Walnut Avenue fronting the development is not completely built out to its full width. The Applicant shall widen the south half of Walnut Avenue to a full 25-foot street width (street centerline to curb face) along the entire frontage of the development. Street improvements provided by the Applicant shall include curb sidewalk, curb, and gutter. The distance from the new south gutter lip and existing south street right-of-way/property line will be 15-feet.

The Tentative Map does not show the correct Walnut Avenue right-of-way width. Instead of the dimension being 30-feet from street centerline to right-of-way as shown the dimension is 40-feet.

**V. AVIATION/TRANSPORTATION**

No General or Project Specific Conditions

**VI. ELECTRIC**

**Electric – Project Specific Conditions**

EL1. Public Utility Easements shall dedicate on the Final Map for public electric facilities installed within the development.

**VII. SOLID WASTE**

No General or Project Specific Conditions

**VIII. WATER**

**Water – Project Specific Conditions**

W1. Public Utility Easements shall dedicate on the Final Map for public water facilities installed within the development.

**IX. WASTEWATER**

**Wastewater – Project Specific Conditions**

WW1. Public Utility Easements shall dedicate on the Parcel Map for public wastewater facilities installed within the development.

I, S. Michael Kim of KS Tech Group Inc., representing the property owner, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in its approval of the proposed Tentative Subdivision Map. As project representative, I agree to comply with these conditions and all other applicable laws and regulations at all times.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

RESOLUTION NO. 524 (07)

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE ZC 06-06.**

**WHEREAS**, a request was submitted by S. Michael Kim of KS Tech Group Inc., representing the property owner, for Planning Commission review and consideration of a proposal to amend the City's Zoning Map designation for the property located at the southwest corner of Walnut Avenue and Seventh Street from *High Density Residential (R-3)* to *High Density Residential, Planned Development (R-3, PD)*. The request includes a 40-unit residential condominium project to be constructed with parking and landscaping (Assessor Parcel Number: 85-150-09); and,

**WHEREAS**, the request was considered by the Planning Commission at a duly-noticed public meeting on November 13, 2006 and the Planning Commission continued consideration of the matter; and

**WHEREAS**, the request was considered by the Planning Commission at a duly-noticed public meeting on January 8, 2007; and

**WHEREAS**, at the meeting of January 8, 2007, \_\_\_\_\_, was present and answered Planning Commissioners' questions and addressed their concerns; and

**WHEREAS**, at the meeting of January 8, 2007, \_\_\_\_\_ spoke in favor of, and \_\_\_\_\_ spoke in opposition to, the project.

**NOW, THEREFORE, THE LOMPOC PLANNING COMMISSION RESOLVES AS FOLLOWS:**

**SECTION 1:** The existing General Plan Land Use designation for the subject site is *High Density Residential* which is consistent with the proposed zoning of *High Density Residential, Planned Development District (R-3, PD)*; therefore, it can be found that:

- A. The proposed zoning is consistent with the General Plan Land Use Designation.

The site is adjacent to streets which contain necessary infrastructure to support the proposed use of the property; therefore, it can be found that:

- B. The area is afforded the services and facilities appropriate for the proposed zoning.

The proposed Zone Change will provide a designation compatible with the existing adjacent land uses; therefore, it can be found that:

- C. The proposed modification is required for the public necessity, convenience, and general welfare.

**SECTION 3:** The Initial Environmental Study and Mitigated Negative Declaration prepared for the Zoning Map amendment show that there is no substantial evidence that the proposed amendment may have a significant effect on the environment, therefore, it can be found that:

- D. The proposed zoning change does not have a significant effect on the environment; and
- E. Any effect of the proposed amendment upon fish and wildlife are de minimis and therefore no filing fee is required pursuant to Fish and Game Code Section 711.4 and Public Resources Code Section 21089.

**SECTION 3:** The Planning Commission resolves that this resolution shall be forwarded to the City Council, pursuant to Section 8887.3c of the Lompoc City Code, with the Commission recommendation that the Council approve ZC 06-06.

The foregoing resolution, on motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, was adopted at the regular Planning Commission meeting of January 8, 2007 by the following vote:

**AYES:**

**NOES:**

\_\_\_\_\_  
Arleen T. Pelster, AICP, Secretary

\_\_\_\_\_  
Jack Rodenhi, Chair

Attachment: [Exhibit A – Map](#)

**RESOLUTION NO. 525 (07)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING APPROVAL OF A PRELIMINARY/PRECISE DEVELOPMENT PLAN FOR A 40-UNIT CONDOMINIUM COMPLEX TO BE CONSTRUCTED AT THE SOUTHWEST CORNER OF WALNUT AVENUE AND SEVENTH STREET (DR 05-43)**

**WHEREAS**, a request was submitted by S. Michael Kim of KS Tech Group Inc., representing the property owner, for Planning Commission review and consideration of a Preliminary/Precise Development Plan for the construction of a 40-unit residential condominium project including on-site parking and landscaping. The project is located at the southwest corner of Walnut Avenue and Seventh Street (Assessor Parcel Number: 85-150-09); and,

**WHEREAS**, the request was considered by the Planning Commission at a duly-noticed public meeting on November 13, 2006 and the Planning Commission continued consideration of the matter; and

**WHEREAS**, the request was considered by the Planning Commission at a duly-noticed public meeting on January 8, 2007; and

**WHEREAS**, at the meeting of January 8, 2007, \_\_\_\_\_, was present and answered Planning Commissioners' questions and addressed their concerns; and

**WHEREAS**, at the meeting of January 8, 2007, \_\_\_\_\_ spoke in favor of, and \_\_\_\_\_ spoke in opposition to, the project.

**NOW, THEREFORE, THE LOMPOC PLANNING COMMISSION RESOLVES AS FOLLOWS:**

**SECTION 1:** After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that:

Inasmuch as the Planned Development (PD) Zone Designation allows either more or less restrictive requirements, regulations, limitations and restrictions including height and bulk limitations, arrangements and spacing of buildings and other improvements, and has been designed to accommodate the proposed use, yards, spaces, walls and fences, parking and landscaping in such a manner so as to properly adjust with the existing residential uses in the vicinity, it can be found:

- A. That all requirements, regulations, limitations, and restrictions for the project have been designed to protect property values in the vicinity of the subject property, and enhance the public peace, health, safety and general welfare of persons residing, working in, and passing through the neighborhood.

Inasmuch as on-site circulation, design, and dimensions of the drive aisle, pedestrian ways, and parking areas can adequately provide for residents of the proposed project, it can be found:

- B. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and type of traffic generated by the proposed use.

Inasmuch as the proposed use has established common open space and individual open space for residents it can be found:

- C. That the site for the proposed use is adequate to provide for the recreational needs of future residents.

Inasmuch as the proposed project for the site includes measures designed to minimize or eliminate noise, dust, or glare which would have an adverse effect on the proposed development and surrounding properties it can be found:

- D. That the conditions stated in the decision are deemed necessary in order to protect property values in the vicinity of the subject property, and protect and enhance the public peace, health, safety and general welfare of persons residing, working in, and passing through the neighborhood.

Inasmuch as the building materials, project architecture and landscaping, as conditioned provide an acceptable design for the residential proposal, it can be found:

- E. That the proposal complies with the requirements of the City's Architectural Review Guidelines.

Inasmuch as the Initial Environmental Study and Mitigated Negative Declaration, prepared for the proposal, show no substantial evidence that the project may have a significant effect on the environment it can be found:

- F. That the proposed site plan, as conditioned, will not have a significant effect on the environment and;
- G. That any effects of the proposed use upon fish and wildlife are de minimis and therefore no filing fee is required pursuant to Fish and Game Code Section 711.4 and Public Resources Code Section 21089.

**SECTION 2:** Based upon the foregoing, the Planning Commission recommends that the Council approve the Preliminary/Precise Development Plan (DR 05-43) allowing the construction of a 40-unit residential project at the southwest corner of Walnut Avenue and Seventh Street, subject to the conditions attached as Exhibit A which are incorporated by reference as if fully set forth herein.

The foregoing resolution, on motion by Commissioner\_\_\_\_\_, seconded by Commissioner\_\_\_\_\_, was adopted at the regular Planning Commission meeting of January 8, 2007 by the following vote:

**AYES:**

**NOES:**

\_\_\_\_\_  
Arleen T. Pelster, AICP, Secretary

\_\_\_\_\_  
Jack Rodenhi, Chair

[Attachment: Exhibit A - Conditions of Approval](#)

**CONDITIONS OF APPROVAL  
DR 05-43 – 40-UNIT CONDOMINIUM COMPLEX  
SOUTHWEST CORNER OF WALNUT AVENUE AND SEVENTH STREET – APN: 85-150-09**

The following Conditions of Approval apply to the plans for DR 05-43, received by the Planning Division and stamped on December 4, 2006, and reviewed by the Planning Commission on January 8, 2007.

**I. PLANNING**

**Planning - General Conditions**

- P1. All applicable provisions of the Lompoc City Code are made a part of these conditions of approval in their entirety, as if fully contained herein.
- P2. In conformity with Sections 8900, 8935, and 8936 of the Lompoc City Zoning Ordinance, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc City Zoning Ordinance and the Lompoc City Code. In conformity with Section 0107 and 0128 of the Lompoc City Code, a violation of the Lompoc City Code and the Lompoc City Zoning Ordinance is a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief to specifically enforce the Conditions of Approval. The applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the applicant as a result of a failure of the applicant to fully perform and adhere to all of the Conditions of Approval.
- P3. The applicant is advised that certain fees and charges will be collected by the City prior to issuance of building permits and/or prior to issuance of certificates of occupancy.
- P4. These conditions of approval shall be noted on the construction drawings filed for any building permits, including the Planning Commission resolution number and the applicant's signed affidavit agreeing to comply with the conditions.
- P5. All revisions made by the Planning Commission and/or City Council and specified in the planning conditions of approval shall be shown on a revised site plan, which shall be reviewed by the Planning Division prior to submittal of construction drawings.
- P6. Minor changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Commission and approved if acceptable. Major changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the City Council and approved if acceptable.
- P7. Prior to the installation of any signage or sign related construction the applicant



shall obtain all appropriate permits. Approval of these plans with signage indicated does not imply approval of signage.

- P8. Owner agrees to and shall indemnify, defend, protect, and hold harmless City, its officers, employees, agents and representatives, from and against any and all claims, losses, proceedings, damages, causes of action, liabilities, costs and expenses, including reasonable attorney's fees, arising from or in connection with, or caused by (i) any act, omission or negligence of Owner, or their respective contractors, licensees, invitees, agents, sublessees, servants or employees, wherever on or adjacent to the Property the same may occur; (ii) any use of the Property, or any accident, injury, death or damage to any person or property occurring in, or on or about the Property, or any part thereof, or from the conduct of Owner's business or from any activity, work or thing done, permitted or suffered by Owner or its sublessees, contractors, employees, or invitees, in or about the Property, other than to the extent arising as a result of City's sole active negligence or to the extent of any willful misconduct of the City; and (iii) any default in the performance of any obligations of Owner's part to be performed under the terms of this Agreement, or arising from any negligence of Owner, or any such claim or any action or proceeding brought thereon; and in case any action or proceedings be brought against the City, its officers, employees, agents and representatives, by reason of any such claim, Owner, upon notice from City, shall defend the same at its expense by counsel reasonably satisfactory to City.

Owner further agrees to and shall indemnify, defend, protect, and hold harmless the City, its officers, employees, agents and representatives, from and against any and all actions brought by any third party to challenge the Project or its approval by the City, including environmental determinations. Such indemnification shall include any costs and expenses incurred by Agency and City in such action(s), including reasonable attorney's fees.

- P9. A temporary use permit shall be obtained from the Planning Division prior to installation of construction and/or sales trailers on the project site.
- P10. Approval of Tentative Subdivision Map LOM 558 is contingent upon City Council approval of Preliminary/Precise Development Plan (DR 05-43) and Zone Change (ZC 06-06).

### **Planning - Architectural Conditions**

- P11. The Architectural Review approval granted by the Planning Commission is valid for one year from date of approval and will expire on January 8, 2008. A one-year extension may be granted by the Community Development Director if the applicant so requests prior to the expiration date.
- P12. All facades which extend above the roof line shall be finished on all elevations exposed to public view.
- P13. All mechanical, ventilation, and utility equipment shall be architecturally screened

to prevent visibility from public view and shall be designed and placed to harmonize with the major structures on the site and with the neighborhood.

- P14. Protective bollards shall be installed near all down spouts that are adjacent to traffic.
- P15. Foam material shall not be used for architectural features from the ground level to six (6) feet above ground level. Foam material may be used on portions of the building which are a minimum of six feet above ground level.
- P16. Perimeter walls and fencing for the project shall be architecturally treated. The placement and treatment shall be reviewed and approved by the Planning Division staff prior to issuance of grading permits.

### **Planning - Site Plan Conditions**

- P17. The applicant shall submit a lighting plan which incorporates the following:
  - a. All lighting shall be shielded to prevent glare and minimize light intrusion to adjacent properties. The adequacy and design of the on-site lighting and shielding shall be reviewed by staff at plan check. The plan shall provide specifics for external light fixtures both on and off the building, external illuminated signage, and any lighting fixtures at ground level.

### **Planning - Stormwater Conditions**

- P18. Filters that will remove trash, sediment, oil, and grease shall be provided to treat all water that will drain from on-site paved/impervious areas into City Streets, storm drains or waterways. Filter(s) location(s) and type(s) shall be shown/detailed on grading and drainage plans.
- P19. On construction sites which are over 1-acre in size, an NPDES Phase II (National Pollution Discharge Elimination System) construction permit shall be obtained through the Regional Water Quality Control Board (RWQCB). A copy of the Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the Planning Division for approval, prior to issuance of the grading permit.
- P20. Grading and drainage plans and filter(s) location and type, the storm water pollution prevention plan, and associated maps, shall be reviewed by the City Planning and Engineering Divisions, prior to issuance of grading permits.
- P21. Provisions shall be made to ensure adequate maintenance and replacement of private storm water filters. Filters installed shall be adequately maintained and replaced. Filters must be cleaned out at least twice a year, before and after the storm season. Filters must be cleaned out and replaced, if necessary, at any time they are not functioning correctly and water is ponding as a result.

### **Planning - Landscaping General Conditions**

P22. One set of the landscape and irrigation plans, shall be submitted to the Engineering Division with the grading plans. A separate submittal of two sets of the landscape and irrigation plans shall be made to the Planning Division simultaneously. The landscape and irrigation plans shall be reviewed and approved by the Planning Division and a Landscape Architect contracted by the City and paid for by the applicant, prior to issuance of grading or encroachment permits. After the final review and approval of these Plans, mylar copies shall be submitted to the Engineering Division with the grading and/or improvement plans.

These landscape and irrigation plans shall be prepared by a licensed landscape architect or other qualified professional project designer as designated by City staff; shall have overall dimensions of 24" x 36"; shall contain an approval block for the Community Development Director and contract Landscape Architect; and shall show all existing and proposed public utilities within the project limits.

P23. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.

P24. The project must conform with the Urban Forestry Administrative Guidelines.

P25. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

#### **Planning - Landscaping Irrigation Conditions**

P26. The project must conform with sections 3331.1 - 3331.6 of the Lompoc City Code Water Efficient Landscape Standards.

P27. All irrigation must be low-water use, per manufacturer's specifications. A copy of the specifications must be provided to the contract Landscape Architect before installation. Installation must include check valves as needed to prevent runoff.

P28. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

#### **Planning - Landscaping Tree Conditions**

P29. The number and size of trees installed on the site shall meet the tree density requirements, as set forth in Chapter 31 of the City Code. The density will be approved or denied during Plan Check.

P30. All trees must be planted at least ten feet away from public utilities, to include but not limited to water, sewer, electric, storm drain, cable, telephone, etc.

P31. All trees must be installed with support staking. All nursery stakes must be removed from trees.

P32. All trees and plant material selection shall be made with the concurrence of the contract Landscape Architect.

## **Planning - Landscaping Installation Conditions**

- P33. Installation of all irrigation and landscaping shall be performed by a licensed landscape contractor. Open trench inspection of the irrigation installation is subject to approval of City officials. Prior to the final inspection by the contract Landscape Architect, the installation shall be approved by the project designer and a letter of substantial conformance shall be submitted to the Planning Division.
- P34. A layer of bark two to four inches deep must be applied in all landscape areas. Type of bark must be approved by City Planning Division prior to issuance of the first building permit for the project. The location and quality of the bark is subject to approval by the contract Landscape Architect, prior to installation.
- P35. All plant material is subject to inspection by the contract Landscape Architect and must be guaranteed for two years from the date of final inspection.
- P36. All common area landscaping must be installed and deemed in substantial conformance by the Landscape Architect, prior to final occupancy for the first unit.

## **Planning - Air Quality Conditions**

- P37. Dust (PM<sub>10</sub>) - a dust abatement program shall be prepared by the applicant and submitted with the grading/improvement plans. The program shall be reviewed and approved by the City Engineer, Senior Environmental Coordinator, and City Planner prior to issuance of grading permits. The dust abatement program shall include, but is not limited to, the following dust control measures:
- a. Sprinkle all construction areas with water (recycled when possible) at least twice a day, during excavation and other ground-preparing operations, to reduce fugitive dust emissions.
  - b. Construction sites shall be watered and all equipment cleaned in the morning and evening to reduce particulate and dust emissions.
  - c. Cover stockpiles of sand, soil, and similar materials, or surround them with windbreaks.
  - d. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or have adequate freeboard to prevent spillage.
  - e. Post signs that limit vehicle speeds on unpaved roads and over disturbed soils to 10 miles per hour during construction.
  - f. Soil binders shall be spread on construction sites, on unpaved roads, and on parking areas; ground cover shall be re-established through seeding and

watering.

- g. Sweep up dirt and debris spilled onto paved surfaces immediately to reduce resuspension of particulate matter through vehicle movement over those surfaces.
- h. Require the construction contractor to designate a person or persons to oversee the implementation of a comprehensive dust control program and to increase watering, as necessary.
- i. The name and 24/7 contact information for the person responsible for dust control shall be provided to the City prior to issuance of grading permits.
- j. If dust is not controlled on the site, the City shall shut down work on the project until the applicant can provide adequate dust control.
- k. Streets and alleys surrounding the project shall be kept clean and free of dirt.

P38. Ozone (O<sub>3</sub>) Precursors: (NO<sub>x</sub> and ROC)

- a. All construction equipment engines and emission systems shall be maintained in proper operating order, in accordance with manufacturers' specifications, to reduce ozone precursor emissions from stationary and mobile construction equipment.
- b. If feasible, electricity from power poles or ground lines shall be used in place of temporary diesel- or gasoline-powered generators.

P39. Conditions for Long-term and Operational Impacts:

- a. All residential construction or remodel projects of five or more residential units shall reduce long-term and operation emission of CO, NO<sub>x</sub>, and ROC from mobile sources.

**Planning – Cultural Resources Conditions**

P40. If archaeological artifacts are unearthed or exposed during construction, all ground disturbing work shall stop immediately and the artifacts and the site shall be evaluated by an experienced archaeologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Archaeologist, prior to the restarting of ground disturbing work at the project site.

P41. If paleontological artifacts are unearthed or exposed during construction, all ground disturbing work shall stop immediately and the City notified. The artifacts and site

shall be evaluated by an experienced Paleontologist/cultural resources specialist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Paleontologist.

- P42. If human remains are accidentally discovered or recognized during construction, all excavation and ground disturbing work on or adjacent to the project site (or area of discovery) shall stop immediately. The County Coroner of the County in which the remains are discovered shall be contacted and the Native American Heritage Commission shall be notified immediately and their recommendations and requirements adhered to, prior to continuation of construction activity.

### **Planning – Mitigation Monitoring Conditions**

- P43. All mitigation measures set forth in the Mitigated Negative Declaration are hereby incorporated into these Conditions of Approval, as if fully contained herein, except those found infeasible pursuant to §15091 of the State CEQA Guidelines.
- P44. The applicant shall enter into a Mitigation Monitoring Agreement with the City of Lompoc, which shall assure continuing compliance with the Mitigation Measures set forth in the Final Mitigated Negative Declaration. The Agreement shall be reviewed and approved by the City Attorney, and shall be recorded prior to the issuance of any construction permit.
- P45. The applicant shall pay the costs associated with implementation of the Mitigation Monitoring Program prior to issuance of the first Certificate of Occupancy for any building in the project. The costs associated with implementation of Mitigation Monitoring Program shall be calculated on a time and materials basis.
- P46. Minor changes to the Mitigation Monitoring Program may be made by the City Planner. Such changes shall not result in alteration of any mitigation measures, but shall be restricted to changes related to which phase of the Mitigation Monitoring Program (e.g., plan check, construction, pre-occupancy, post-occupancy) a mitigation measure is to be completed. Any such changes may be approved when it is found to be impractical to require completion of a mitigation measure during the phase specified in the Mitigation Monitoring Program.
- P47. Hours of construction shall be limited to:  
Monday through Friday - between the hours of 7:30 a.m. and 5 p.m.  
Saturday - between the hours of 8 a.m. and 5 p.m.  
Sunday - None  
Minor modifications to the hours of construction may be granted by the Community Development Director.

### **Planning –Covenants, Conditions & Restrictions (CC&R's)**

- P48. Covenants, Conditions and Restrictions (CC&Rs) shall be submitted to the City for

approval, prior to recordation.

- a. The applicant shall create a Home Owner's Association (HOA) for the maintenance of the common facilities including but not limited to: common areas, private drives, and landscaping.

P49. The Covenants, Conditions & Restrictions (CC&R's) shall be reviewed and approved as to form by the City Attorney prior to recordation of the final map. The CC&R's shall state that no provision in the document may be amended without the prior written approval of the City of Lompoc. The CC&R's shall be recorded prior to the issuance of building permits.

P50. The CC&R's shall include the following:

- a. Provisions for adequate maintenance and replacement of filters. Filters must be cleaned out at least twice a year, before and after the storm season. Filters must be cleaned out and replaced, if necessary, at any time they are not functioning correctly and water is ponding as a result.
- b. A restriction against parking or storing recreational vehicles, trailers, and other miscellaneous vehicles on streets within the project. (*Lompoc Subdivision Review Ordinance Section 2863, Planned Residential Developments*).
- c. A restriction against vehicle parking on the garage aprons.

**Planning – Affordable Housing Conditions**

P51. Applicant shall comply with affordable housing requirements as specified in General Plan Housing Element Policy 1.11. In-lieu of constructing the required units, the developer may chose to pay the Council adopted in-lieu fee.

P52. The proposed project is forty (40) units and four (4) affordable units are required to be dispersed throughout the development. The applicant must designate the affordable units on the site plan and sign a covenant which will be recorded on each of the affordable units for a period of 30 years.

P53. 10% of the dwelling units shall be at prices affordable to very low, low and moderate-income families. The distribution and affordability levels of these units, termed "controlled-sale units" shall be as follows:

<b>Income Level</b>	<b>2-bedroom</b>	<b>3-bedroom</b>
Very-Low	1	1
Low	1	0
Moderate	1	0
<b>Total</b>	4	

P54. The sales price for controlled-sale units shall be calculated when the building permits are issued for the controlled-sale units.

- P55. Prior to the issuance of building permits, the applicant and property owner(s) shall record a covenant which runs with the land against each controlled-sale unit. The covenant shall be reviewed and approved by the City Attorney prior to the recordation in order to assure continued affordability. The covenant shall specify:
- a. the formula for determining new rental / sales price;
  - b. affordability control mechanisms upon rental / resale;
  - c. refinancing restrictions;
  - d. qualifications of eligible renters / buyers;
  - e. annual reporting requirements;
  - f. occupancy requirements;
  - g. the period during which affordability is to be maintained;
  - h. that the owner grants to the City, or other entity designated by the City, an option to purchase the property at any time the owner wishes to sell; and,
  - i. that the covenant shall be in effect for a thirty (30) year period starting from the issuance of the Certificate of Occupancy.
- P56. Prior to the issuance of building permits, the applicant and property owner(s) shall agree to cooperate in implementing the affordability controls, and obtain the lender's approval of the affordability control documents.
- P57. Prior to issuance of certificates of occupancy, the applicant and property owner(s) shall obtain the City's approval of the buyer selection process, the initial sales prices, and the eligibility of the initial buyers of controlled-sale units. In addition, as part of the escrow proceedings on the controlled-sale units, the buyers shall be required to record documents agreeing to adhere to the City's / Redevelopment Agency's affordability requirements.
- P58. Prior to the issuance of certificates of occupancy, the buyers of the controlled-sale units shall agree to occupy the units as their principal place of residence.
- P59. Prior to any sale or other transfer of any interest in the controlled-sale units, it must be approved by the City as being in compliance with the requirements set forth in the covenant, including the maximum sale price. Full disclosures must be made in writing to the City regarding the terms of the sale, including copies of all documents.

### **Planning – Project Specific Conditions**



- P60. The single-family dwelling on the site shall be demolished prior to issuance of any permits for the project. The Santa Barbara County Air Pollution Control District shall be contacted for additional requirements. A demolition permit from the City of Lompoc is required.
- P61. In order to conform to the Architectural Review Guidelines, the elevations shall be revised to show additional architectural detail added to the side elevations. The changes shall be reviewed by staff at plan check and approved, if appropriate.
- P62. Bicycle racks to accommodate five (5) bicycles shall be provided on site near the pool. The location and type of the bicycle racks shall be approved by the Planning Division at plan check.

## **II. BUILDING AND FIRE SAFETY**

### **Building - General Conditions**

- B1. Project shall comply with the most recent adopted City and State building codes.
- B2. Plans shall be submitted by a California licensed architect and/or engineer.
- B3. Approved fire-resistive assemblies shall be provided for occupancy and/or exterior wall protection. Parapets may be required in accordance with the UBC and UFC.
- B4. Dimensioned building setbacks and property lines, street centerlines, and between buildings or other structures shall be designated on plot plans.
- B5. All property lines and easements must be shown on the plot plan. A statement that such lines and easements are shown is required.
- B6. The Title Sheet of the plans shall include:
  - a. Occupancy group
  - b. Description of use
  - c. Type of construction
  - d. Height of the building
  - e. Floor area of building(s)
- B7. California disabled access regulations shall be incorporated within the plans. Architect will be required to detail compliance with the most recent State adopted Disabled Access Standards.
- B8. Project shall comply with current City and State water conservation regulations.
- B9. Dust and erosion control shall be in conformance with standards and regulations of the City of Lompoc.
- B10. A licensed surveyor/engineer shall verify pad elevations, setbacks, and roof elevations.

- B11. Stairs, decks, platforms shall meet the strict guidelines in the most recent adopted Building Code.
- B12. Buildings shall comply with the State's Energy Regulations.
- B13. The architect shall be required to detail compliance with the most recent State adopted "Sound Transmission Control" requirements. A Sound Transmission Control Study may be required.
- B14. County Health Department approvals are required for all public pools prior to building permit issuance.

### **III. FIRE**

#### **Fire - Access Conditions**

- F1. All required access roads on the site shall be in service prior to the start of framing construction. The roads shall have: 1) an all-weather surface; 2) a minimum vertical clearance of 14 feet; and 3) a minimum width of 20 feet. All dead-end access roads in excess of 150 feet in length shall have a minimum outside turn around radius of forty (40) feet and/or a minimum inside turn around radius of thirty (30) feet.
- F2. All permanent gates on required access roads shall have a means for Fire Department access either: 1) an approved key box containing appropriate keys or gate combination, or 2) if electrically operated, an approved key operated switch. Provisions must be made to open electrically operated gates in the event of a power failure.
- F3. Fire Department access shall comply with UFC Appendix 3-D and UFC Chapter 9. Required Fire Lanes shall be marked with signage prohibiting parking according to the California Vehicle Code. All curbs shall also be painted red and marked "Fire Lane-No Parking".
- F4. An approved key box containing appropriate keys to buildings shall be made accessible and installed according to City Standards. (For all public facilities/buildings)

#### **Fire - Water Supply Conditions**

- F5. Fire Hydrants shall be provided in accordance with UFC Chapter 9 and UFC Appendix 3-B.
- a. The number and spacing of fire hydrants shall be in accordance to UFC Table A-3-B-1.
  - b. Fire Department access and water supply shall be in accordance with UFC Article 9 and UFC Appendix 3-A.
- F6. All fire hydrants shall be in service prior to the start of framing construction.
- F7. Fire sprinkler connections shall have unobstructed access to a fire hydrant within 150 feet.

**Fire - Equipment and Protection System Conditions**

- F8. Fire alarm systems are required in accordance with the most restrictive of the following: the Uniform Fire Code, the Uniform Building Code, or the Lompoc City Code.
- F9. Automatic sprinkler systems are required in accordance with the most restrictive of the following: the Uniform Fire Code, the Uniform Building Code, and the Lompoc City Code. Separate plans and permits are required for fire suppression systems. Due to the high density of this project all structures will be required to be equipped with fire sprinklers.
- F10. Fire alarm systems and automatic sprinkler systems shall be supervised on a 24-hour basis at a location approved by the Fire Department.
- F11. Four sets of plans for fire alarm systems and sprinklers shall be submitted to the Building and Fire Safety Division for review and approval, prior to the start of framing construction. When approved, two sets of the plans will be returned to the applicant, two sets will be retained by the Building and Fire Safety Division. Plan submittal and installation shall be in accordance with National Fire Protection Association and UFC standards.
- F12. All fire extinguishers required to have an 'A' rating shall have a minimum rating of 2A10BC. Location, number and types shall be in accordance to UFC Standard 10-1. Each Building shall be equipped with at least one accessible fire extinguisher. Placement of fire extinguishers shall be in accordance with the Fire Marshal's Office.

**IV. POLICE DEPARTMENT**

No General or Project Specific Conditions

**V. ENGINEERING**

**Engineering – General Conditions**

- EN1. Improvement Plans are required with this development. Improvement Plans include:
- Earthwork
  - Site drainage, parking lot paving, planters & trash enclosures
  - Public improvements – Public electric, water, sewer, storm drain and surface improvements
  - Signing and striping within public and private street right-of-way
  - Connection points to utility mains for sewer laterals and water services
  - Electrical services up to and including transformer
- EN2. Improvement Plans shall be prepared by or under the supervision of a registered civil engineer.
- EN3. All improvements shall be provided at the Applicant's expense and in accordance with City of Lompoc "Standard Requirements for The Design and Construction for Subdivisions and Special Developments." These Standard Requirements are available at the Engineering Division.
- EN4. "Development Assistance Brochures" are available at the Engineering Division to facilitate the preparation of plans and reports by the Applicant's engineer and include "Checklists for Completeness of Engineering Plans and Report Submittals." The "Development Assistance Brochures" are an essential reference for the preparation of Grading and Public Improvement Plan submittals.
- EN5. A Soils Investigation/Geology Report shall be submitted to the Engineering Division with first plan check submittal of the Improvement Plans. A soils engineer shall be retained to observe, test, and certify during construction all recommendations as outlined in the Soils Investigation Report. "R" Values shall be taken to determine the street structural sections.

All slopes shall be reviewed by a Soils Engineer for stability and shall be included in the Soils/Geotechnical Investigation Report. A Soils Engineer shall sign the final Grading Plan approving all slope grading.

- EN6. In conformance with Chapter 27, Section 2774.E of the Lompoc City Code, the Improvement Plans, including but not limited to, grading, water, sewer, streets, storm drain, electrical system, and other surface and subsurface improvements,

shall be prepared based upon the *vertical* and *horizontal* control monuments as established by the City of Lompoc Coordinate Control System, Record of Survey Book 142, Pages 82 and 83. All drawings, improvement plans, and survey maps shall be prepared in accordance with the requirements currently in effect, with the additional requirement that all said drawings and improvement plans shall be delivered in a computer format readily compatible for transfer to the City Geographic Information System. The following computer formats are acceptable for delivery: DGN (native Microstation); DWG (same as or less than Version 14); DXF.

#### Plan Review

- EN7. After the Improvement Plans have been prepared and are ready for review, the Applicant's Engineer shall submit four (4) sets of prints to the Engineering Division for first plan check. The Public Works Department, Utility Services Department, Fire Department, and Building Division will review the check prints for conformance with project conditions and City Standards.
- EN8. First plan check shall include hydraulic calculations (sewer & storm drain), soils report, and all other calculations and data necessary for review of the project plans.

#### Permits & Fees

- EN9. An Encroachment Permit issued by the Engineering Division is required for any work within a street right-of-way or easement. Permit application will include an itemized Engineer's cost estimate for the public improvements to be constructed.
- EN10. A Grading Permit is required by the Engineering Division upon approval of the Improvement Plans and prior to clearing, grubbing, excavation, or dirt filling within the development.
- EN11. Prior to the issuance of an Encroachment Permit or Grading Permit, the Applicant shall provide a letter to the Engineering Division, addressed to the City Engineer, stating that the engineer who prepared the Improvement Plans, or his/her designated representative, will perform periodic site observations of the grading and offsite construction. (Refer to EN26)
- EN12. A Grading Plan Review Fee shall be paid after first plan review and before any additional plan check submittals. Plan Check Fee is based on estimated grading quantities identified on the Improvement Plans.
- EN13. STREET IMPROVEMENT and TRAFFIC SIGNAL IMPACT FEES will be imposed upon the issuance of a building permit and are based on the City of Lompoc Development Impact Fee Schedule in effect at the time of permit issuance.

#### Drainage

- EN14. A Drainage/Hydrology Report shall be submitted to the Engineering Division with

first plan check submittal of the Grading and Improvement Plans.

- EN15. Cross-gutters shall be constructed at intersections where there is surface drainage.
- EN16. The Improvement Plans shall be designed to provide a minimum cross slope of 2% on public and private streets.
- EN17. Storm drains and drainage inlets shall be sized for a peak 25-year runoff event with a positive overland escape design for a 100-year storm. Minimum size for Storm Drains shall be 18 inches unless otherwise approved by the City Engineer.
- EN18. Storm drain minimum velocities should not be less than 2 feet per second with the pipe flowing full, under the design conditions.
- EN19. Storm drains and drainage inlets in sump conditions shall be sized for a 100-year storm and shall provide positive overland escape.
- EN20. Drainage inlets shall be designed and located in a manner that will assure "adequate travel lanes." Up to 25-year storm flows should be contained within the curbs; 100-year storm flows should be contained within the right-of-way or private street easement.
- "Adequate Travel Lanes" defined - Use a 10-year storm for spread. Design private streets with a 10-foot clear lane and public streets with a 20-foot clear lane.*
- EN21. Catch basin capacity for Standard Curb Inlet Catch Basins in a sump, constructed per City Standard Drawings 506 through 508, shall not exceed 2.00 cfs./ft. Use a 30% clogging factor for all inlets in a sump.
- EN22. The lowest surface in all streets and parking lots will be constructed a minimum of one-half foot above the 100-year water surface elevation per current FEMA Flood Insurance Rate Map.
- EN23. The lowest finish floor elevation of all new structures shall be at least 2-1/2 feet above the 100-year water surface elevation per current FEMA Flood Insurance Rate Map. Finish floor elevations shall be higher than overland escape of adjacent streets, bridges and other obstructions.
- EN24. The on-site drainage system must be properly designed to maximize infiltration of roof and/or surface runoff into the underlying soil before discharging into storm drain, street or alley.
- EN25. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.
- Final Approval
- EN26. Record Drawings are required for this project. Development Assistance Brochure, entitled "Record Drawings," is available from the Engineering Division to facilitate

the preparation of the Record Drawings.

The civil engineer who prepared the Improvement Plans shall prepare and submit Record Drawings to the Engineering Division prior to Engineering's final approval of the project. A professional land surveyor licensed in the State of California may prepare the Record Drawings providing the civil engineer also signs the Record Drawing Certification on the plans. The Record Drawings shall show all changes that occurred during construction, including changes in materials, distances, lengths, locations, elevations, slopes, volumes, etc.

EN27. After construction is complete and the City has approved the Record Drawings, the Applicant will:

- A. Provide the City Management Services Department, Information Systems Division, with a copy of the Record Drawings, in a computer format readily compatible for transfer to the City Geographic Information System. The following computer formats are acceptable for delivery: DGN (native Microstation); DWG (same as or less than Version 14); DXF.
- B. Provide the Engineering Division with record Drawings copied in PDF format (one file) on CD.

### **Engineering – Project Specific Conditions**

EN28. Widen the south half of Walnut Avenue to its full 25-foot street width along the remaining portion of unimproved northerly project frontage. Street improvements provided by the Applicant will include asphalt concrete paving, and PCC curb, gutter and sidewalk.

EN29. Construct 5.5-foot wide curb sidewalk along the total length of the Walnut Avenue frontage per City Standard Drawing No. 615.

EN30. Replace the existing sidewalk along the Seventh Street frontage with 5-foot wide property line sidewalk in conformance with City Standard Drawing No. 614.

EN31. Construct a residential driveway approach at the Walnut Avenue project entry per City Standard Drawing No. 613.

EN32. Construct a residential driveway approach at the Seventh Street project entry per City Standard Drawing No. 612.

EN33. Plans show all internal streets within the development to be less than 30-feet in width. No parking will be allowed on either side of the roadway and signage will need to be installed per Building and Fire Safety Division requirements.

EN34. Structural section of all private streets shall meet City Standards.

EN35. Lighting shall be provided on street network and at the entrance and exit of the development.

EN36. The rolling gates at the Walnut Avenue and Seventh Street project entrances shall be set back at least 20-feet from the Walnut Avenue and Seventh Street curb face to provide room for one vehicle to pull out of the public street travel way before entering through the private gate.

## **VI. AVIATION/TRANSPORTATION**

### **Aviation/Transportation – General Conditions**

- AT1. Bus Turnouts shall be constructed in conformance with details provided by the Engineering Division.
- AT2. Signage and curb markings for bus turnouts shall be in conformance with details provided by the Engineering Division.
- AT3. A Bus Shelter shall be constructed at each bus turnout. Bus Shelter drawings and specifications are available from the Engineering Division.

### **Aviation/Transportation – Project Specific Conditions**

- AT4. Provide a 170-foot bus turnout with bus shelter long the Seventh Street project frontage. The Aviation/Transportation Administrator in consultation with the Engineering Division will approve the exact location.

## **VII. SOLID WASTE**

### **Solid Waste – General Conditions**

- SW1. Trash enclosures shall be designed, in accordance with City standards, for up to 440-gallon automated containers accessible to automated trash collection trucks and in locations as approved by the City Solid Waste Superintendent. The trash collection trucks are side loading and have a 40-foot turning radius. On-site circulation for the trucks shall be designed so trash collection trucks will not need to back up in order to turn around and exit.
- SW2. Trash enclosures shall not have any doors and shall be enclosed on three sides with a six-foot wall, which is architecturally compatible with the on-site buildings. The City Planner shall approve the design of the six-foot wall.
- SW3. Trash enclosure access openings must be placed no more than one-foot from drive aisle.
- SW4. Trash containers must be kept side-by-side and parallel with alley or drive aisles. Enclosures with more depth than the minimum required seven-foot depth of one container must be constructed with a wheel-stop sufficient to keep the containers at the front edge of the enclosure so that the operator of the trash collection truck



does not have to move containers out for collection.

- SW5. The project must provide adequate areas for collecting and loading recyclable materials. The recycling area(s) shall be located so they are convenient for those persons who deposit, collect, and load the recyclable materials. Whenever feasible, areas for collecting and loading recyclable materials shall be adjacent to the solid waste collection areas. A sign clearly identifying all recycling and solid waste collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to the recycling area(s).

### **Solid Waste – Project Specific Conditions**

- SW6. The trash enclosure shown on the Site Plan at Walnut Avenue is not accessible to trash collection trucks. The “Alternate” trash enclosure shown is accessible, but probably not adequate for this size of development. The Solid Waste superintendent shall approve final location of the trash enclosure(s) prior to issuance of building permits.

## **VIII. ELECTRIC**

### **Electric – General Conditions**

- EL1. The Applicant shall sign a Line Extension Agreement and pay all costs for the City to furnish and install electric power lines/equipment to and within the proposed development. These costs will include all labor, labor overhead, material, material handling charges and equipment/vehicle rentals necessary for the City to extend the City’s electrical distribution system to serve the project. The total estimated cost, as mentioned in the Line Extension Agreement, must be paid prior to the City issuance of building permits.
- EL2. The Applicant shall provide a single line diagram showing voltage, phase, load requirements, and size of planned switchboard. Three-phase electric services up to 200 Amps shall have 7-jaw meter sockets. Three-phase electric services above 200 Amps shall have 13-jaw meter sockets and provisions for a test switch and for current transformers. The main switchboard shall conform to Electric Utility Service Equipment Requirements approved by the City of Lompoc. The Applicant shall pay the Meter Installation Fee, prior to the issuance of the building permit.
- EL3. Electric meters and main disconnect switches shall be located on the exterior of the building or in an enclosure opening only to the exterior of the building. Meter enclosures shall be accessible at all times to electric division personnel. If the enclosure is to be locked, the lock shall be keyed to Schlage Lock No. C38587.
- EL4. The Applicant shall provide all necessary trenching and backfilling to Electric specifications. This shall include trenching for primary cable, secondary cable, street light wiring and associated vaults and boxes. The Applicant shall provide transformer pads as required. The project shall be at final grade prior to trenching for installation of underground electric facilities.

- EL5. The Applicant shall furnish and install the service wire and conduit from the service panel to the transformer or secondary box. Upon approval of the building inspector, the City shall make the final connections to the transformer and energize the service.
- EL6. For three-phase electrical service over 200 Amps, the Applicant shall run a telephone service wire to the meter location for remote meter readings.
- EL7. Provide and install one 2-inch conduit, from the pull box in the street easement to the building, in same trench with the electrical service conduit.

**Electric – Project Specific Conditions**

- EL8. Applicant shall grant a public electric easement on the Final Map (Subdivision Map) if public underground electric lines and/or pad mount equipment are to be installed within private property.
- EL9. The existing utility poles located adjacent to the project shall be removed and the existing overhead lines attached to those poles are to be installed underground as needed.

**IX. WATER**

**Water – General Conditions**

- W1. This facility must comply with plumbing cross-connection control standards as required by City Ordinance and State law for the protection of water supplies. Information on acceptable back-flow assemblies is available from the City Water Division.
- W2. The size and location of all water meters shall be determined by the Engineer/Architect or authorized representative. All water meters will be furnished and installed by the Water Division at the expense of the Applicant.
- W3. All meter protection shall be by an approved Reduced Pressure Principle Backflow Prevention Assembly (RP) at the service connection. Information on acceptable assemblies is available from the City Water Division.
- W4. All public water system components must be constructed within public right-of-way or public easements.
- W5. When a fire sprinkler system is required or proposed, the utility plan shall show the location of Fire Department Connection FDC with reference dimensions to the nearest fire hydrant. Fire Department requires fire department connections to be within 150' of a fire hydrant.

- W6. When a fire sprinkler system is required or proposed the utility plan shall show the fire line connection point to water main.
- W7. All requests for information needed to design fire sprinkler systems and to determine available or needed fire hydrant flow shall be made with the City Water Division.

### **Water – Project Specific Conditions**

- W8. The Tentative Map illustrates four (4) fire hydrants. A minimum 6-inch water main shall supply three (3) of these hydrants and shall be looped from Walnut Ave to Seventh Street.
- W9. Forty (40) ¾-inch water meters are illustrated for the forty (40) dwelling units. As a highly recommended alternative, the water meters can be connected to the 6-inch water main loop to make it easier to keep water meters inside a public utility easement.
- W10. The Improvement Plans shall show locations and sizes of all water meters, including water meters for irrigation, club house and pool use.

## **X. WASTEWATER**

### **Wastewater – General Conditions**

- WW1. All new sewer main and lateral installations will be of Polyvinyl Chloride Plastic (PVC) SDR35 sewer pipe, including all pipe fittings and miscellaneous appurtenances. No glue joints are permissible.
- WW2. All PVC SDR35 sewer piping shall be furnished in the following lengths:  
Piping from 8" to 12" in diameter – 20' maximum length  
Piping from 15" to 60" in diameter – 12.5' maximum length
- WW3. For cut-in to an existing sewer, a wye tie-in shall be used. Saddles are not allowed.
- WW4. No steps shall be installed in new or replacement maintenance holes. Steps will be removed for any coatings of maintenance holes.
- WW5. Bedding will be 3/8" float rock or compacted sand.
- WW6. In existing paved streets or alleys trench backfill, from one-foot above sewer pipe to subgrade, shall be one-sack cement slurry. Slurry cement backfill shall conform to the provisions of Subsection 19-3.062, "Slurry Cement Backfill," of the Caltrans Standard Specifications.

- WW7. Maintenance hole reducer/cone will be concentric molded construction.
- WW8. Outer and inner drop maintenance hole connections are not allowed.
- WW9. No clean-out connections to City main sewer lines.
- WW10. A grease trap/interceptor is required to be installed in community buildings where commercial appliances will be used.
- WW11. All food handling establishments must demonstrate compliance with Wastewater Division Ordinance requirements, sized according to Appendix H of the Uniform Plumbing Code (UPC) and show location and type of grease interceptor/trap.
- WW12. No approval for connection to dispose of industrial waste into the public sewer shall be made until a permit for industrial wastewater discharge has been applied for and approved by the Wastewater Division and before final approval of a development plan for said connection.
- WW13. All wastewater improvements must comply with Federal, State and City laws/ordinances for the protection of the Wastewater System.

**Wastewater – Project Specific Conditions**

WW14. The old sewer connection to Ocean Ave must be abandoned. A new sewer main shall be installed from the Maintenance Hole at Fifth Street (POC) to a new Maintenance Hole at the east side of 1315 East Walnut Ave. The sewer main must keep the same street centerline alignment as the existing main in Walnut Avenue west of Fifth Street.

I, S. Michael Kim of KS Tech Group Inc., representing the property owner, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in its approval of the proposed 40-Unit Condominium Complex. As project representative, I agree to comply with these conditions and all other applicable laws and regulations at all times.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

**CITY OF LOMPOC  
ENVIRONMENTAL CHECKLIST FORM**

**A. PROJECT INFORMATION:**

<b>Project Title:</b> 40-Unit Condominium Project	<b>Project No:</b> ZC 06-06, DR 05-43, LOM 558
<b>Lead Agency Name and Address:</b> City of Lompoc 100 Civic Center Plaza, Lompoc, CA 93436 P.O. Box 8001, Lompoc, CA 93438-8001	<b>Contact Person and Phone Number:</b> Keith C. Neubert Associate Planner (805) 875-8277
<b>PROJECT DESCRIPTION / LOCATION:</b>  A request by S. Michael Kim, representing the property owner, for Planning Commission review of the following: <ol style="list-style-type: none"> <li>1) <b>ZC 06-06</b> – A Zone Change to amend the City's Zoning Map designation from <i>High Density Residential (R-3)</i>, to <i>High Density Residential, Planned Development (R-3, PD)</i> which would conform to the City's General Plan Designation for the site of <i>High Density Residential</i>;</li> <li>2) <b>DR 05-43</b> - A Preliminary/Precise Development Plan for the construction of a 40-unit residential condominium project including on-site parking and landscaping; and</li> <li>3) <b>LOM 558</b> - A Tentative Subdivision Map requesting subdivision of an approximately 1.9 acre site to create forty (40) residential condominiums.</li> </ol> <p>The property is approximately 1.9 acres in size and located at the southwest corner of Walnut Avenue and Seventh Street (Assessor Parcel Number: 85-150-09).</p>	
<b>Public Agencies with Approval Authority</b> (Including permits, funding, or participation agreements): City of Lompoc	
<b>Project Applicant, Name and Address:</b> S. Michael Kim KS Tech Group Inc. 2461 West 205th Street, Suite B205 Torrance, CA 90501	<b>Project Representative:</b> same
<b>General Plan Designation:</b> High Density Residential	<b>City Zoning Designation:</b> High Density Residential (R-3)
<b>Surrounding Land Use Designation:</b> North – Low Density Residential South – General Commercial East – Community Facility West – High Density Residential	<b>Surrounding Land Uses:</b> North – Residential South – Hotel East – Future Hospital West – Vacant Lot
<b>Environmental Setting:</b> Existing urbanized area.	

<b>ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:</b>		
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. TECHNICAL STUDIES**

The following Technical Studies were prepared for this document:

Title	Prepared by/Date	Attached to EIS	Available for Review
URBEMIS, 2002	City of Lompoc Planning Division staff – July 20, 2006		X
Traffic Study	Associated Transportation Engineers (ATE) – June 21, 2006		X

**C. ENVIRONMENTAL IMPACTS:**

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

<b>I. AESTHETICS</b>	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) The proposed 40-unit condominium project will not have a substantial adverse impact on a scenic vista as there is no scenic vista in the immediate area identified on the City of Lompoc Urban Design Features Map in the Urban Design Element of the City's General Plan, adopted in October of 1997.

- b) The proposed 40-unit condominium project 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 40-unit condominium project 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 40-unit condominium project 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.

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

Comments:

- a) The proposed 40-unit condominium project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use as the site is within the existing City limits, the site has not recently been utilized for farming, and the site is generally surrounded by existing development.
- b) The proposed 40-unit condominium project 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 2 acres) for a Williamson Act contract to be implemented. An existing residence is located on the site and the property is zoned High Density Residential (R-3).
- c) The proposed 40-unit condominium project 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.

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

Comments:

a-c) Long term emissions associated with the development of a 40-unit condominium project are primarily the result of the use of motor vehicles. Based on the URBEMIS 2002 air quality model and the traffic trips estimated for the project, the unmitigated reactive organic (ROG) emissions for the project are 2.85 pounds per day and the nitrogen oxide (NO<sub>x</sub>) emissions are 4.14 pounds per day. The ROG and NO<sub>x</sub> emissions do not exceed the County of Santa Barbara Air Pollution Control District (APCD) threshold standard of 25 pounds per day. Therefore, impacts to air quality are less than significant.

d) Construction of the proposed project may result in temporary air quality impacts. These impacts are associated with dust generated by onsite grading and as a result of emissions from heavy construction vehicles. The grade is relatively flat and it is expected that minimal grading or fill material will be needed for development of this project. Fugitive dust emissions in the form of PM10 would occur at a rate of about 10.21 pounds per day (U.S. Environmental Protection Agency 1996). Impacts from fugitive dust emissions would be potentially significant, since they may cause a public nuisance to existing and proposed residences in the area. Compliance with standard dust control measures will ensure that these emissions remain below a level of significance.

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

Mitigation:

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

Monitoring:

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



IV. BIOLOGICAL RESOURCES  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
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 40-unit condominium project will not have a substantial adverse effect on any species identified as a sensitive species in local or regional plans or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, nor will the project affect federally protected wetlands, nor will the project affect migratory wildlife corridors, nor will the project affect biological resources. The 40-unit condominium project is proposed on a previously developed 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 40-unit condominium project will not conflict with ordinances or polices protecting biological resources as the site is not identified on the "Biologically Significant Areas" Map located in the City of Lompoc General Plan, Resource Management Element, adopted October 1997.

f) The proposed 40-unit condominium project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other state habitat conservation plan(s), as none have been adopted for this site.

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

Comments:

a-b) The proposed 40-unit condominium project will not cause a substantial adverse change in the significance of a historical or archaeological resource, as identified in Section 15064.5, because the subject site is not identified in the City of Lompoc Cultural Resource Study, prepared by Laurence W. Spanne, M.A. and adopted October 1988, as having a historical or archaeological resource on the site.

c) The proposed 40-unit condominium project will not directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature. The site is not identified on the "Archeological Sensitivity Zones" Map located in the City of Lompoc General Plan, Resource Management Element, adopted October 1997.

d) The proposed 40-unit condominium project will not disturb any human remains, including those interred outside of formal cemeteries. The site is not identified on the "Archeological Sensitivity Zones" Map located in the City of Lompoc General Plan, Resource Management Element, adopted October 1997.

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

- If archaeological artifacts are unearthed or exposed during construction, all ground disturbing work shall stop immediately and the artifacts and the site shall be evaluated by an experienced archaeologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Archaeologist, prior to the restarting of ground disturbing work at the project site.
- If paleontological artifacts are unearthed or exposed during construction, all ground disturbing work shall stop immediately and the City notified. The artifacts and site shall be evaluated by an experienced Paleontologist/cultural resources specialist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Paleontologist.

- If human remains are accidentally discovered or recognized during construction, all excavation and ground disturbing work on or adjacent to the project site (or area of discovery) shall stop immediately. The County Coroner of the County in which the remains are discovered shall be contacted and the Native American Heritage Commission shall be notified immediately and their recommendations and requirements adhered to, prior to continuation of construction activity.

VI. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:  i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
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 40-unit condominium project is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.
- b-e) Based upon the 1987 study by the Morro Group, “City of Lompoc Seismic and Geologic Conditions Study”, the area is not subject to unusual geologic activity nor does it have unique features.

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

d) The proposed 40-unit condominium project will not be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment, based on a check of the lists prepared by the Certified Unified Program Agency of unauthorized releases and fuel tank locations.

e-f) The proposed 40-unit condominium project, is located within two miles of the Lompoc Municipal Airport, however, the project is proposed on a parcel surrounded by development, and would not result in a safety hazard for people residing or working in the project area. The project is not located within the vicinity of a private airstrip.

g) The proposed 40-unit condominium project will not impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan because the project will not involve the installation of permanent barriers to travel.

h) The proposed 40-unit condominium project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, because the site of the proposed 40-unit condominium project is located in the urbanized area of the City of Lompoc.

VIII. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
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 40-unit condominium project will not violate any water quality standards or waste discharge requirements; the 40-unit condominium project will not substantially deplete groundwater supplies or substantially interfere with groundwater recharge; the 40-unit condominium project will not substantially alter the existing drainage pattern of the site or area; the 40-unit condominium project will not create or contribute run-off water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off. The proposed 40-unit condominium project will pave over previously undeveloped land; therefore, a drainage plan will be required to maintain adequate drainage on the site, and filters to remove sediment, oil, and grease will be required as a condition of approval to assure that all water draining from on-site pavement will be properly filtered prior to entering the City's storm water drainage system.

f) The proposed 40-unit condominium project will not otherwise substantially degrade water quality. There are no rivers or creeks within the project area.

g) The proposed 40-unit condominium project is located in Zone X of Community Panel No. 060334-0003D, revised 05 June 97 outside the 500-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

h) The proposed 40-unit condominium project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

i-j) The proposed 40-unit condominium project will not create a threat of inundation by seiche, tsunami, or mudflow. The subject site is located approximately 8 miles from the ocean, so tsunamis are very unlikely. The site is also not located near a water body or a significant slope or volcano, so mudflows and seiches are very unlikely.

Mitigation:

The applicant shall install sedimentation and grease filters, employing Best Management Practices (BMP) to assure that all water draining from on-site pavement will be properly filtered 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.

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

Comments:

a) The proposed 40-unit condominium project will not physically divide an established community, as it is located within the existing City limits in an established area.

- b) The proposed 40-unit condominium project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, as the proposed use is consistent with the City General Plan designation of *High Density Residential* and the City Zoning Ordinance designation of *High Density Residential (R-3)*. 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.

<b>X MINERAL RESOURCES</b> 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 40-unit condominium project will not result in a loss of availability of a known mineral resource that would be of value to the region and the residents of the state as the "Mineral Resources" Map in the Lompoc General Plan, Resource Management Element, adopted October 1997, does not identify the project area as being a locally important mineral resource recovery site.

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

Comments:

a-b) The proposed 40-unit condominium project will not expose persons to, or generate, noise levels in excess of standards established in the local general plan or noise ordinance, nor will it expose persons to excessive groundborne noise levels.

c) The 40-unit condominium project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

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

e-f) The proposed 40-unit condominium project is located within two miles of the Lompoc Municipal Airport, however, the project is proposed on a parcel surrounded by development, and would not result in a safety hazard for people residing or working in the project area. The project is not located within the vicinity of a private airstrip.

Mitigation:

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

Monitoring:

Hours of construction shall be limited to:

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

Saturday - between the hours of 8 am and 5 pm

Sunday - None

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

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

Comments:

a) The proposed 40-unit condominium project will add residential units to the area; however, this is an infill project and the area is already developed and has been intended for development in the City General Plan. The proposed project will not expand the availability of electrical, water, or wastewater service beyond the existing service area and therefore, will not induce growth.



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

Comments:

a-f) The proposed 40-unit condominium project will not result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Fire, Police, Schools, Parks, or other public services, because the site is currently within an urbanized area which is already adequately served by City services. The City has sufficient resources to provide required services. Impacts would be less than significant.

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

Comments:

a) The proposed 40-unit condominium project 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 that would cause an adverse physical effect on the environment. Impacts would be less than significant.

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

Comments:

a-b) A Traffic and Circulation Study was prepared for the project by Associated Transportation Engineers of Santa Barbara (ATE). Based upon the Final Traffic and Circulation Study dated June 21, 2006, the proposed 40-unit condominium project is estimated to generate 224 average daily trips, 17 A.M. peak hour trips and 20 P.M. peak hour trips. The existing + project analysis found that the study-area intersections would continue to operate at LOS B or better with project-added traffic. The traffic study recommends that the project construct frontage improvements along 7<sup>th</sup> Street and Walnut Avenue according to City requirements (street improvements, curb, gutter, sidewalk, driveways, etc.) and that the site plan be revised so that the Walnut Avenue driveway aligns with 6<sup>th</sup> street to create a 4-legged intersection.

c) The proposed 40-unit condominium project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks because the proposed project is located on a parcel surrounded by existing development.

d) The proposed 40-unit condominium project will not substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) as it is located on an infill parcel which is adequately served by existing roadways.

e-f ) The proposed 40-unit condominium project will not result in inadequate emergency access or parking capacity, as the project will not result in blocked roadways and on site parking will be provided.

g) The proposed 40-unit condominium project will not conflict with policies, plans or programs which support alternative transportation, including buses and bicycles, as the project will not result in blocked roadways, bikeways or reduced parking.

Mitigation:

The applicant shall fully implement the required improvements recommended by ATE, stated in the Final Traffic and Circulation Study dated June 21, 2006. The traffic study recommends that the project construct frontage improvements along 7<sup>th</sup> Street and Walnut Avenue according to City requirements (street improvements, curb, gutter, sidewalk, driveways, etc.) and that the site plan be revised so that the Walnut Avenue driveway aligns with 6<sup>th</sup> street to create a 4-legged intersection.

Monitoring:

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

<b>XVI. UTILITIES AND SERVICE SYSTEMS</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
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 40-unit condominium project will not exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board.  
 b-c) The proposed 40-unit condominium project will not require the construction of new water or wastewater treatment facilities, or expansion of existing facilities. The project is located within an existing urbanized area and the water, wastewater, and storm water facilities are adequate to service the new development.

d-e) The project site is located within the City of Lompoc City limits, and the City has sufficient resources to service the site with water and wastewater facilities.

f-g) The City of Lompoc landfill has sufficient capacity to service the proposed use. The project will conform to regulations regarding solid waste.

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

Comments:

a) The project does not have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory, because the project site is located within the urban core of the City of Lompoc and is not in an area designated by the City of Lompoc Cultural Resources Study, as having a historical or archaeological resource on the site.

b) The proposed project will not result in impacts that are individually limited or cumulatively considerable, as most of the impacts will result from construction activities. City staff will monitor construction of the project to ensure compliance with Conditions of Approval / Mitigation Measures placed on the project.

c) The proposed project will not have environmental effects, which will cause substantial adverse effects, either directly or indirectly, on human beings, as the project will result in temporary impacts during construction. Staff will monitor construction of the project to ensure compliance with Conditions of Approval / Mitigation Measures placed on the project.

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

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Keith C. Neubert  
Associate Planner

Date

## D. MITIGATION AND MONITORING PLAN

The following Mitigation Measures shall be Conditions of Approval for DR 05-43, ZC 06-06, LOM 558:

### I. AESTHETICS

Mitigation:

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

Monitoring:

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

### III. AIR QUALITY

Mitigation:

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

Monitoring:

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

### VII. HYDROLOGY AND WATER QUALITY

Mitigation:

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

Monitoring:

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

### XI. NOISE

Mitigation:

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

Monitoring:

Hours of construction shall be limited to:

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

Saturday - between the hours of 8 am and 5 pm

Sunday - None

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

**XV. TRANSPORTATION/CIRCULATION**

Mitigation:

The applicant shall fully implement the required improvements recommended by ATE, stated in the Final Traffic and Circulation Study dated June 21, 2006. The traffic study recommends that the project construct frontage improvements along 7<sup>th</sup> Street and Walnut Avenue according to City requirements (street improvements, curb, gutter, sidewalk, driveways, etc.) and that the site plan be revised so that the Walnut Avenue driveway aligns with 6<sup>th</sup> street to create a 4-legged intersection.

Monitoring:

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

**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:** 40-Unit Condominium Project – ZC 06-06, DR 05-43, LOM 558

**Location:** Southwest corner of Walnut Avenue and Seventh Street  
(Assessor Parcel Number: 85-150-09)

**Description:** A request by S. Michael Kim, representing the property owner, for Planning Commission review of the following:

- 1) **ZC 06-06** – A Zone Change to amend the City's Zoning Map designation from *High Density Residential (R-3)*, to *High Density Residential, Planned Development (R-3, PD)* which would conform to the City's General Plan Designation for the site of *High Density Residential*;
- 2) **DR 05-43** - A Preliminary/Precise Development Plan for the construction of a 40-unit residential condominium project including on-site parking and landscaping; and
- 3) **LOM 558** - A Tentative Subdivision Map requesting subdivision of an approximately 1.9 acre site to create forty (40) residential condominiums.

The property is approximately 1.9 acres in size and located at the southwest corner of Walnut Avenue and Seventh Street (Assessor Parcel Number: 85-150-09).

The City of Lompoc has determined that:

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

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



## **MITIGATION AND MONITORING PLAN:**

**The following Mitigation Measures shall be Conditions of Approval for DR 05-43, ZC 06-06, LOM 558:**

### **I. AESTHETICS**

#### **Mitigation:**

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

#### **Monitoring:**

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

### **III. AIR QUALITY**

#### **Mitigation:**

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

#### **Monitoring:**

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

### **VII. HYDROLOGY AND WATER QUALITY**

#### **Mitigation:**

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

#### **Monitoring:**

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

## **XI. NOISE**

### Mitigation:

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

### Monitoring:

Hours of construction shall be limited to:

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

Saturday - between the hours of 8 am and 5 pm

Sunday - None

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

## **XV. TRANSPORTATION/CIRCULATION**

### Mitigation:

The applicant shall fully implement the required improvements recommended by ATE, stated in the Final Traffic and Circulation Study dated June 21, 2006. The traffic study recommends that the project construct frontage improvements along 7<sup>th</sup> Street and Walnut Avenue according to City requirements (street improvements, curb, gutter, sidewalk, driveways, etc.) and that the site plan be revised so that the Walnut Avenue driveway aligns with 6<sup>th</sup> street to create a 4-legged intersection.

### Monitoring:

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

September 12, 2006

\_\_\_\_\_  
Date

\_\_\_\_\_  
Keith C. Neubert, Associate Planner

**CITY OF LOMPOC  
MITIGATED NEGATIVE DECLARATION**

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- 1) **ZC 06-06** – A Zone Change to amend the City's Zoning Map designation from *High Density Residential (R-3)*, to *High Density Residential, Planned Development (R-3, PD)* which would conform to the City's General Plan Designation for the site of *High Density Residential*;
- 2) **DR 05-43** - A Preliminary/Precise Development Plan for the construction of a 40-unit residential condominium project including on-site parking and landscaping; and
- 3) **LOM 558** - A Tentative Subdivision Map requesting subdivision of an approximately 1.9 acre site to create forty (40) residential condominiums.

The property is approximately 1.9 acres in size and located at the southwest corner of Walnut Avenue and Seventh Street (Assessor Parcel Number: 85-150-09).

The City of Lompoc has determined that:

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

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

## **MITIGATION AND MONITORING PLAN:**

**The following Mitigation Measures shall be Conditions of Approval for DR 05-43, ZC 06-06, LOM 558:**

### **I. AESTHETICS**

#### **Mitigation:**

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

#### **Monitoring:**

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

### **III. AIR QUALITY**

#### **Mitigation:**

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

#### **Monitoring:**

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

### **VII. HYDROLOGY AND WATER QUALITY**

#### **Mitigation:**

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

#### **Monitoring:**

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

## **XI. NOISE**

### Mitigation:

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

### Monitoring:

Hours of construction shall be limited to:

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

Saturday - between the hours of 8 am and 5 pm

Sunday - None

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

## **XV. TRANSPORTATION/CIRCULATION**

### Mitigation:

The applicant shall fully implement the required improvements recommended by ATE, stated in the Final Traffic and Circulation Study dated June 21, 2006. The traffic study recommends that the project construct frontage improvements along 7<sup>th</sup> Street and Walnut Avenue according to City requirements (street improvements, curb, gutter, sidewalk, driveways, etc.) and that the site plan be revised so that the Walnut Avenue driveway aligns with 6<sup>th</sup> street to create a 4-legged intersection.

### Monitoring:

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

September 12, 2006

\_\_\_\_\_  
Date

\_\_\_\_\_  
Keith C. Neubert, Associate Planner

**CITY OF LOMPOC  
PLANNING COMMISSION STAFF REPORT**



**MEETING DATE:** NOVEMBER 13, 2006  
**TO:** MEMBERS OF THE PLANNING COMMISSION  
**FROM:** KEITH C. NEUBERT, ASSOCIATE PLANNER  
**RE:** ZONE CHANGE – ZC 06-06 / TENTATIVE  
SUBDIVISION MAP – LOM 558 /  
PRELIMINARY/ PRECISE DEVELOPMENT  
PLAN – DR 05-43

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**AGENDA ITEM NO. 1**

A request by S. Michael Kim, representing the property owner, for Planning Commission review of the following:

- 1) **ZC 06-06** – A Zone Change to amend the City’s Zoning Map designation from *High Density Residential (R-3)*, to *High Density Residential, Planned Development (R-3, PD)* which would conform to the City’s General Plan Designation for the site of *High Density Residential*;
- 2) **LOM 558** - A Tentative Subdivision Map requesting subdivision of an approximately 1.9 acre site to create forty (40) residential condominiums; and
- 3) **DR 05-43** - A Preliminary/Precise Development Plan for the construction of a 40-unit residential condominium project including on-site parking and landscaping.

The property is approximately 1.9 acres in size and located at the southwest corner of Walnut Avenue and Seventh Street (Assessor Parcel Number: 85-150-09). A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

**SITE DATA:**

1. Property Owner. . . . . David Yen
2. Site Location. . . . . Southwest corner of Walnut Avenue and Seventh Street
3. Assessor Parcel Number. . . . . 85-150-09
4. Site Zoning. . . . . High Density Residential (R-3)

- 5. General Plan Designation. . . . . High Density Residential
- 6. Site Use. . . . . Existing Dwelling
- 7. Surrounding Uses/Zoning. . . . . North: Residential (7-R-1)  
South: Hotel (PCD)  
East: Future Hospital (PF)  
West: Vacant Lot (R-3)
- 8. Project area. . . . . Approximately 1.9 acres

**PROPOSAL:**

The applicant is requesting approval of:

Zone Change (ZC 06-06) – The site is currently zoned *High Density Residential (R-3)*. The applicant is requesting a change to *High Density Residential, Planned Development (R-3, PD)*, which would conform to the City’s General Plan Designation for the site of *High Density Residential*.

Tentative Subdivision Map (LOM 558) – The applicant is requesting subdivision of an approximately 1.9 acre site to create forty (40) residential condominiums.

Preliminary/Precise Development Plan (DR 05-43) – The *Planned Development (PD)* designation requires a Preliminary/Precise Development Plan for the project on the site. Zoning Ordinance Section 7703 and 7704 allows a certain amount of flexibility from the strict adherence of the development standards to allow a quality project for the benefit of the community. Approval of the Preliminary/Precise Development Plan allows the applicant to build the specific project approved. The Planning Commission will review the project and make a recommendation to the City Council. The project must meet the criteria for density in the underlying zone. Minor changes to the project require additional review by the Commission; major changes will require Council review.

**CONFORMANCE WITH ADOPTED CITY POLICIES:**

**1. Zone Change (ZC 06-06)**

Section 8887 of the Zoning Ordinance requires the Planning Commission to hold a public hearing and make a recommendation to the City Council regarding a request for a zone change.

The site is currently zoned *High Density Residential (R-3)*. The applicant is requesting a change to *High Density Residential, Planned Development (R-3, PD)*, which would conform to the City’s General Plan Designation for the site of *High Density Residential*.

The *Planned Development (PD)* designation is requested to allow an adjustment of the setbacks and building separation requirements for the project. The request for a Planned Development Overlay allows the City Council and the Planning Commission to consider a certain amount of flexibility from the strict adherence of the Zoning Ordinance in order to develop a quality project for the benefit of the community. This Development Plan is intended to serve as a Preliminary/Precise Development Plan to meet requirements of Lompoc City Code Sections 7703 and 7704.

Approval of the Preliminary/Precise Development Plan allows the applicant to build the specific project as approved. Any minor change to the project would require additional review by the Commission; a major change would require City Council approval.

Approval of the Tentative Subdivision Map (LOM 558) is contingent upon City Council approval of the Preliminary/Precise Development Plan (DR 05-43) and the Zone Change (ZC 06-06) (LOM COA P5, DR COA P10).

## **2. Tentative Subdivision Map (LOM 558)**

### **Authority:**

The Planning Commission has the authority to approve, conditionally approve, or deny a Tentative Subdivision Map (Lompoc City Code Section 2832). LCC Section 2812 requires a finding of conformity of the proposed division with the General Plan, which is included as part of the Commission resolution of approval on this Subdivision Map.

### **Subdivision Review Ordinance:**

Section 2863 *Planned Residential Developments* contains specific development standards for a Preliminary/Precise Development Plan. These standards are in addition to the standards in the Zoning Ordinance, which are discussed under the analysis of DR 05-43.

1. *Requires a minimum of two (2) amenities for residential developments of 25 to 49 dwellings units.*

The developer is proposing a community area with a swimming pool, spa, and clubhouse.

2. *The developer shall propose the size and type of the amenities to be provided.*

The amenities are located at the center of the site accessible to all residents of the complex.



3. *Lot coverage shall not exceed that prescribed by the underlying zone classification.*

Lot Coverage for the *High Density Residential (R-3)* zoning district as listed in Section 7606 of the Zoning Ordinance states: *Not more than 60 percent of the total lot area shall be devoted to main and accessory building area, parking area, driveway and covered patio.* The applicant is proposing that buildings, parking area, driveway, and covered patio cover 49,210 square feet of the site. This is approximately 60% of the total land area.

4. *Required off-street parking shall be provided in accordance with the provisions of the Zoning Ordinance. Additional parking for storage of recreational vehicles, trailers, and other miscellaneous vehicles shall be provided at a rate of one (1) space for each seven (7) dwelling units. If spaces for such vehicles are not provided, then project codes, covenants, and restrictions shall prohibit recreational vehicle parking within the project.*

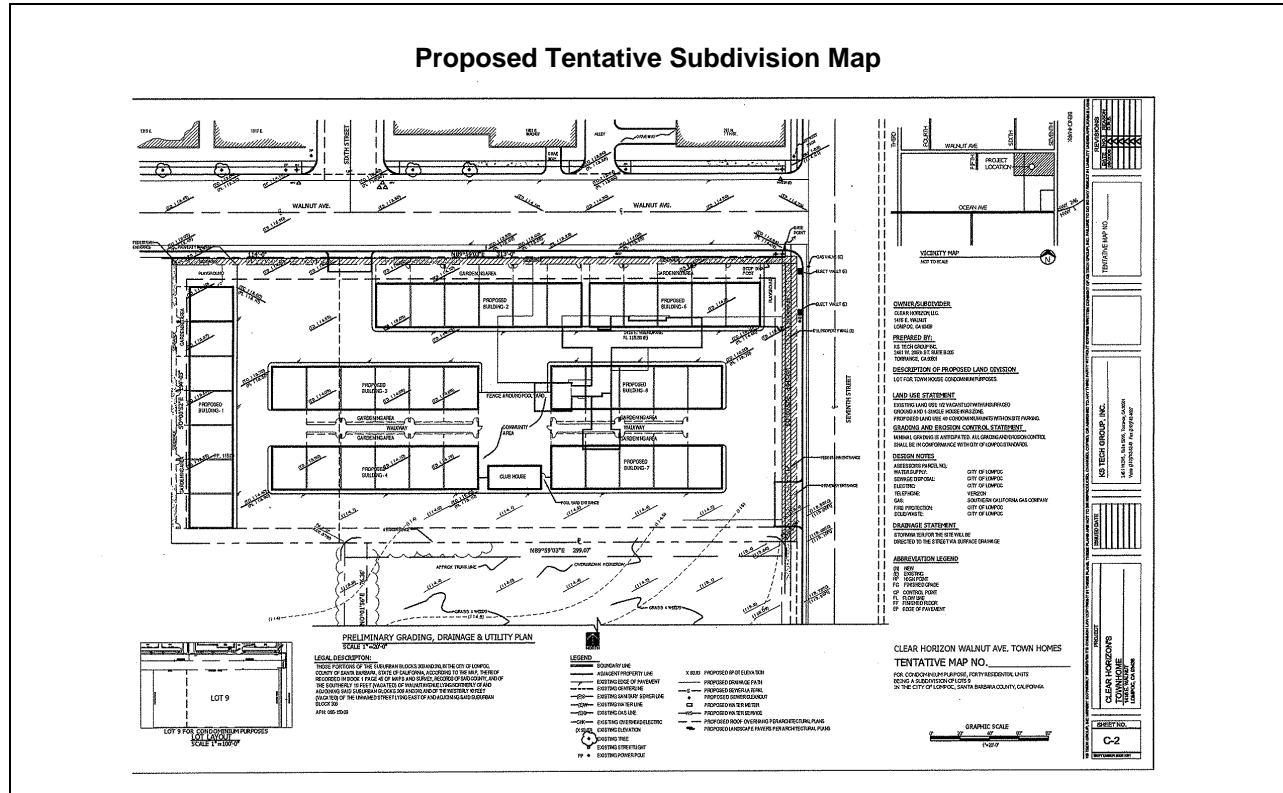
No storage area is proposed on the plans; therefore, a Condition of Approval (DR COA P50) is included requiring a restriction in the Covenants, Conditions, and Restrictions (CC&Rs).

5. *Minimum open space area shall be required for R-3 density of 40% of the project. At least one-half of the total open space requirement shall be devoted to open space usable by the residents.*

The applicant is proposing the following uses on the site:

Building Coverage and Drive Area	49,210 sq. ft.	60%
Landscaping and other	<u>33,690 sq. ft.</u>	<u>40%</u>
Total	82,900 sq. ft.	100%

The landscaped area and common open area total 40% of the site in open space, all of which is usable by the residents.



The Tentative Subdivision Map expires twenty-four months from the date of approval unless the applicant requests a time extension prior to the expiration. A Condition of Approval is included to advise the applicant of the map expiration date (LOM COA P4).

**Staff Review:**

Section 2826 of the Subdivision Ordinance requires Subdivision Review Board (SRB) review of Tentative Subdivision Maps for conformance with the criteria listed in the Ordinance. The SRB is required to report its findings to the Planning Commission.

A Subdivision Review Board (SRB) meeting was held on August 7, 2006. The applicant met with staff to discuss the proposal and the draft Conditions of Approval for the Tentative Subdivision Map were formulated. As a result of the SRB meeting, the Tentative Subdivision Map was revised and resubmitted on October 4, 2006. The following project specific comments were received regarding the revised Tentative Subdivision Map:

Engineering Division – stated that a dedication of an additional 10-feet of Seventh Street right-of-way is required on the Final Map (LOM COA EN8); and the south half of Walnut Avenue shall be widened along the entire frontage of the development, including street improvements. Additionally, the correct Walnut Avenue right-of-way shall be shown on the map (LOM COA EN9).

Electric Division, Water Division, Wastewater Division – stated that Public Utility Easements shall be dedicated on the final map for public facilities installed within the development (LOM COA E1, W1, and WW1).

In accordance with Section 2832 of the Lompoc City Code, the SRB recommends that the Planning Commission adopt Resolution No. 523 (06) and certify the Mitigated Negative Declaration approving the proposed Tentative Subdivision Map with the attached draft Conditions of Approval.

### **3. Preliminary/Precise Development Plan (DR 05-43)**

#### **Authority:**

Section 7705 – Regulations, Limitations and Restrictions of the Zoning Ordinance allows the Commission to recommend to the Council the adoption of a Preliminary/Precise Development Plan with restrictions more or less restrictive than those specified in the City regulations. The project must be *designed to protect property values in the vicinity of the subject property and to protect and enhance the public peace, health, safety and general welfare of persons residing, working in, and passing through the neighborhood.*

#### **Architectural Review Guidelines:**

There are seven buildings proposed on the site containing a total of forty condominium units. Each building is three stories high with a den and two-car garage on the first floor, the main living space on the second floor and the bedrooms on the third floor. Each unit is approximately 1,750 square feet in size and contains three bedrooms and three bathrooms.

The exterior building finishes are stucco with Spanish tile roof shingles. Each building features cream, tan, and terra cotta colored stucco with a dark green tile roof. All seven buildings consist of the same color palette, however, the color placement varies with each building.

The Architectural Review Guidelines state:

#### **Page 5, Item 6**

*All proposed buildings or structures should be sensitive to the neighborhood character.*

#### **Page 5, Item 8**

*Entry to garages should be incorporated into the architecture of the dwelling to minimize visual prominence.*

**Page 6, Item 10**

*Multiple buildings on the same site shall be designed to create a strong visual relationship between the buildings with subtle variety in building size and mass.*

**Page 6, Item 13**

*All building elevations visible to the public shall be designed and architecturally treated. The choice of materials, colors, and the level of detailing shall be thoughtfully integrated into the design. All elevations need not look alike; however, a sense of overall architectural continuity is encouraged.*

The second and third stories of the front building elevation are cantilevered, providing a covered entrance to the units. Arched windows and balconies are shown on the third story. The rear building elevation consists of arched windows on the third story, balconies on the second and third stories, cultured stone at the base of the building in between the garages and detailed chimneys. The side building elevations include arched windows on the third story and horizontal cornice moulding to break up the three stories. The windows utilized on all elevations will have panes to add detail to the structures.

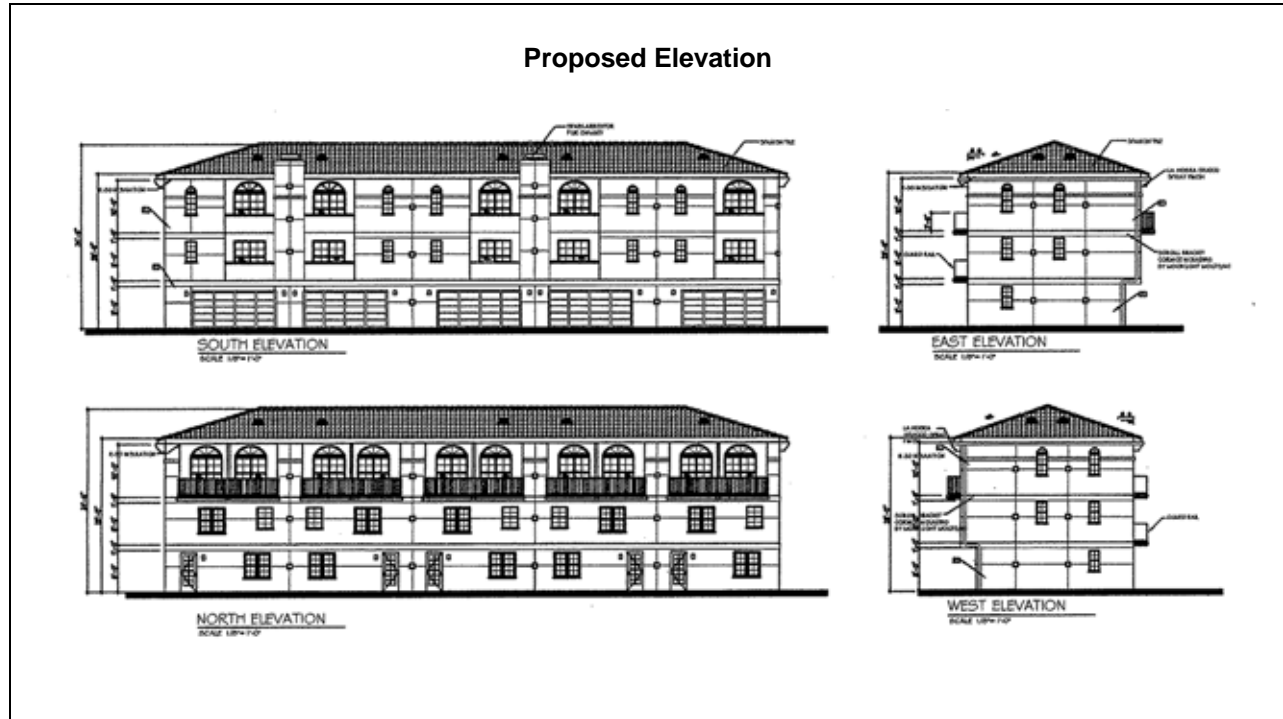
The front and rear elevations provide sufficient architectural detail to meet the City's architectural Review Guidelines. The side elevations, however, provide very little architectural detail and will be highly visible from the street. A Condition of Approval is included requiring additional architectural detail on the side elevations. The changes shall be reviewed by staff at plan check and approved, if appropriate (DR COA P61).

**Landscaping and Fencing**

Landscaping is an integral component of any project. Landscaping Conditions of Approval have been included (DR COA P22-36). A conceptual landscape plan was included in the project submittal. Preliminary review indicates that the plans are generally acceptable, final review and approval will occur during the plan check process.

It is proposed that the project be gated. A combination block wall with wrought iron fencing is proposed around the development with rolling wrought iron gates at each entrance. A Condition of Approval is included to ensure review of wall placement and treatment prior to issuance of grading permits for the project (DR COA P16). Additionally, the rolling gates at the Walnut Avenue and Seventh Street project entrances shall be set back at least 20-feet from the Walnut Avenue and Seventh Street curb face to provide room for one vehicle to pull out of the public street travel way before entering through the private gate (DR COA EN36).

As conditioned, the project would be consistent with the Architectural Review Guidelines.



Photos of the site and a color / material board will be available at the meeting for review.

The surrounding area is residential and the proposed project is sensitive to the varied development that exists in the neighborhood. As conditioned, the project is consistent with the City's Architectural Review Guidelines.

**General Plan:**

**Land Use Element – Land Use Designation:**

The General Plan designation for this property is *High Density Residential* and the stated purpose is:

*To provide residential areas which offer convenient pedestrian access to commercial services and give local residents the opportunity to live near employment centers. This designation can also stimulate reinvestment in older-established areas which can accommodate higher densities.*

The proposed use, residential condominium complex, is consistent with the General Plan Land Use Designation.

Housing Element – Affordable Housing Requirements:

The City has made a commitment to address its housing needs by implementing the policies of the Housing Element. One of the central goals identified in the Housing Element is the provision of a choice of housing opportunities for all economic segments of the community. This includes households unable to afford market-priced housing. Policy 1.11 of the Housing Element ensures that all residential projects address the need for affordable housing within the community and help satisfy the regional fair share housing allocation. This policy is provided below:

*Policy 1.11                      With the exception of areas within the Old Town Redevelopment Project, Amendment No. 2 area, in all residential developments of ten units or more, at least 10% of all the units shall be affordable to very low-, low-, and median-income households. If it is determined to be infeasible to provide 10% of the units within the very low- to median-income category on-site, off-site provision of the units shall be acceptable or payment of an in-lieu fee shall be acceptable provided that the fee shall be applied to housing within the City.*

The proposed project is not located within the Old Town Redevelopment Project, Amendment No. 2 area, and therefore at least ten (10) percent of all the units must be affordable. The proposed project consists of 40 residential condominium units and four (4) affordable units are required. The applicant must designate the affordable units on the site plan and record a covenant through the City of Lompoc prior to occupancy (DR COA P53).

Redevelopment Agency:

The proposed project is located outside the City of Lompoc Old Town Redevelopment Project Area, Amendment No. 2, and does not require Redevelopment Agency review.

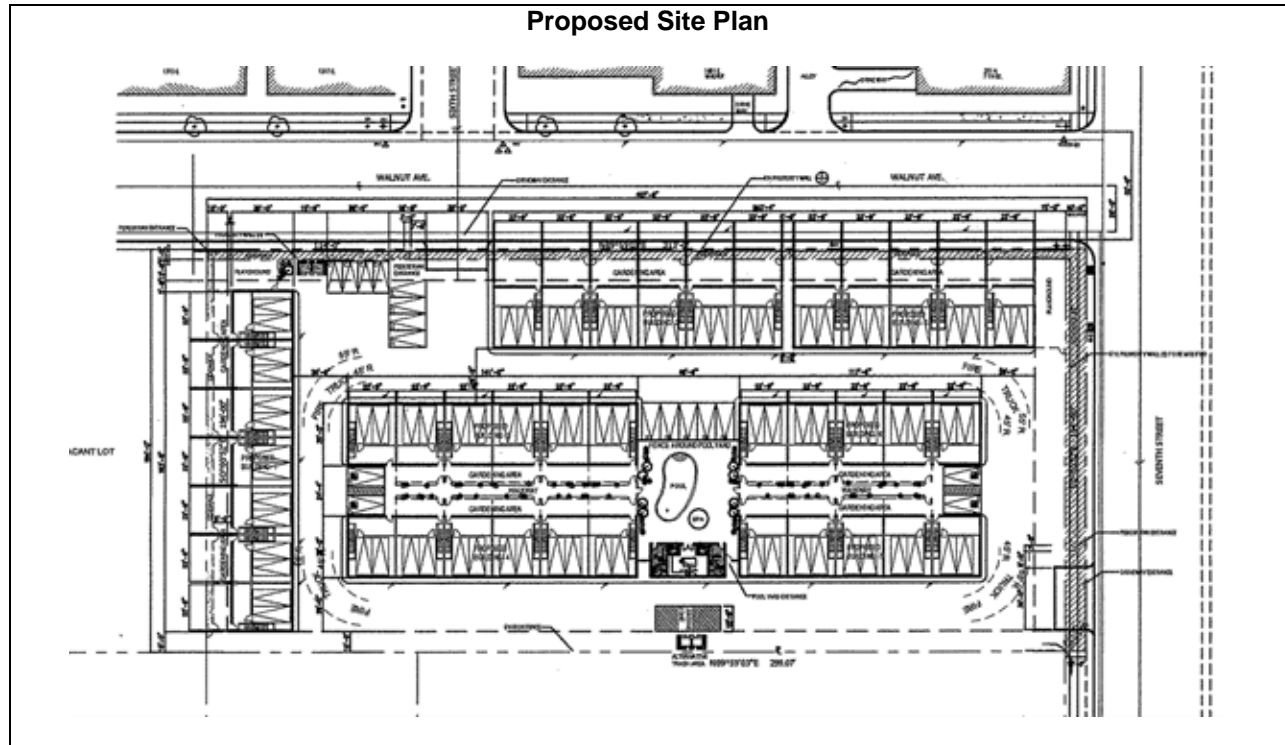
**Zoning Ordinance:**

Zoning Ordinance Section 7701.a – Uses Permitted, notes that *no P-D District may be established in an existing residential neighborhood on land that has been previously developed.* This section of the Zoning Ordinance was adopted in 1990 and was intended to prohibit developers from attempting to apply the Planned Development Overlay to property for the purpose of constructing additions or modifications to existing structures.

One single-family dwelling exists on the site. The dwelling will be demolished and the site will be developed in its entirety (DR COA P60).

Site Plan:

Vehicular access is provided off of Walnut Avenue and Seventh Street. A private drive circles the development providing access to each building. Each of the forty units has a private yard enclosed with a 30-inch high wood fence. A common open space area with a swimming pool, spa, and clubhouse is located at the center of the development.



The High Density Residential (R-3) development standards are noted below:

<u>Category</u>	<u>Required/Maximum</u>	<u>Proposed</u>	<u>Area where project requires relaxation of standards</u>
<u>Height</u>	35 feet	34 feet 6 inches	
<u>Building Separation</u>	20 feet between main buildings	5 feet between building 2 and 5	**
<u>Lot Coverage</u>	60 Percent Maximum includes main & accessory buildings, parking, driveways, and covered patios	Building, parking, driveway, and covered patio coverage 49,210 sq. ft. or 60%	
<u>Front Yard Setback</u>	15 feet from property line	13 feet from property line along East Walnut Avenue. 15 feet from property line along Seventh Street.	**

<u>Category</u>	<u>Required/Maximum</u>	<u>Proposed</u>	<u>Area where project requires relaxation of standards</u>
<u>Rear Yard Setback</u>	10 feet from property line	12 feet from property line (west)	
<u>Side Yard Setback</u>	5 feet from property lines	10 feet from property line (south)	
<u>Maximum Density</u>	2,000 sq. ft. of land area per dwelling unit	82,900 sq. ft.  (2,000 sq. ft. x 40 units = 80,000 sq. ft.)	
<u>Parking</u>	2 garage spaces per unit	2 garage spaces per unit	
<u>Minimum floor area of dwelling units</u>	<u>3 bedroom units</u> 960 sq. ft.	<u>3 bedroom units</u> approx. 1750 sq. ft.	

As shown in the above table, the Planning Commission is being requested to allow relaxation of development standards in the *High Density Residential, Planned Development (R-3, PD)* Zoning District in the areas of setbacks and building separation for the project.

- The required front yard setback is 15 feet. The applicant is proposing a front yard setback of 13 feet from the property line to the buildings along East Walnut Avenue. The applicant is requesting relaxation of this standard to provide additional usable space at the center of the project.
- The required building separation is 20 feet between main buildings. Buildings 2 and 5 are separated by 5 feet. All other building separations meet the zoning requirements. The applicant is requesting relaxation of this standard to break up the building for aesthetic reasons.

The Planned Development Overlay allows a certain amount of flexibility from the strict adherence of the development standards to allow a quality project for the benefit of the community. As conditioned, the project is consistent with the Zoning Ordinance requirements with the Planned Development Overlay.



**Staff Review:**

A Development Review Board (DRB) meeting was held for this project on August 7, 2006. The applicant met with staff to discuss the proposal and draft Conditions of Approval were formulated. As a result of the DRB meeting, the plans were revised and resubmitted on September 18, 2006. The following project specific comments were received regarding the revised plans:

Engineering Division – comments include the widening of the south half of Walnut Avenue, construction and replacement of sidewalk and driveway approaches, restriction of parking on the internal streets, lighting for the development and a setback requirement for the entrance gates on Walnut Avenue and Seventh Street (DR COA EN28-36).

Aviation/Transportation Division – commented on the requirement of a 170-foot bus turnout with bus shelter long the Seventh Street project frontage (DR COA A4).

Solid Waste Division – commented on the location of the trash enclosures (DR COA SW6).

Electric Division – commented on public electric easements and the undergrounding of utilities (DR COA EL8-9).

Water Division – commented on the fire hydrants, water main connections, and items to include on the improvement plans (DR COA W8-10).

Wastewater Division – commented on the abandonment of the old sewer connection and the installation of a new sewer main (DR COA WW14).

The Development Review Board (DRB) has developed a series of standard conditions of approval (COA) to advise applicants of possible requirements during the development review process. Project specific conditions are included when staff can determine what they should be from the conceptual plans provided for Commission review. A complete plan check occurs after construction plans have been submitted to the Building Division for building permits. Please note that not all COA included with the Planning Commission Resolution for the project may be applicable. If the applicant has questions and/or concerns regarding specific conditions, he/she should contact the department/division that is recommending the condition. DRB members do not attend the Commission meeting and Planning staff cannot answer specific questions regarding conditions recommended by other departments/divisions.

The DRB recommends that the Planning Commission adopt Resolution No. 525 (06) recommending City Council approval of DR 05-43 as the Preliminary/Precise Development Plan for the project, subject to the attached Conditions of Approval.

### **ENVIRONMENTAL DETERMINATION:**

An Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA). No significant impacts were identified and a Mitigated Negative Declaration has been prepared for Commission review and recommendation to the City Council for approval. A Notice of Determination will be filed following the City Council action as required by CEQA.

A project specific Traffic and Circulation Study was prepared for the project by Associated Transportation Engineers of Santa Barbara (ATE). Based upon the Final Traffic and Circulation Study dated June 21, 2006, the proposed 40-unit condominium would not cause any significant transportation or circulation impacts as defined by CEQA.

### **NOTICING:**

On October 20, 2006:

- 1) Notice of the Public Hearing was published in the Lompoc Record.

On November 3, 2006:

- 1) The project site was posted by City staff; and
- 2) Notices were mailed to property owners within 300 feet by US mail.

### **APPEAL RIGHTS:**

Any person has the right to appeal the Planning Commission action to the City Council within ten days of the action. Contact a Planning Division staff member for the required appeal form, the fee is \$36.70.

### **RECOMMENDATION:**

**It is recommended that the Planning Commission:**

1. **Certify the Negative Declaration and adopt Resolution No. 523 (06) approving LOM 558, the proposed Tentative Subdivision Map, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.**
2. **Recommend that the City Council:**
  - a) **Certify the Negative Declaration;**
  - b) **Adopt Resolution No. 524 (06) recommending that the City Council approve the proposed Zone Change to High Density Residential, Planned Development (R-3, PD); and**

- c) **Adopt Resolution No. 525 (06) recommending that the City Council approve DR 05-43 as the Preliminary/Precise Development Plan for the project.**

**ATTACHMENTS:**

1. Draft Resolution No. 523 (06) and Conditions of Approval
2. Draft Resolution No. 524 (06)
3. Draft Resolution No. 525 (06) and Conditions of Approval
4. Initial Study and Mitigated Negative Declaration
5. Site Plan, Floor Plans, Elevations, and Tentative Subdivision Map  
(PC only with staff report, documents available for review in Planning Division)

<b>Staff Report has been reviewed and approved for submission to the Planning Commission</b>			
<b>Arleen T. Pelster, AICP Community Development Director</b>	<b>Date</b>	<b>Lucille T. Breese, AICP City Planner</b>	<b>Date</b>