

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: AUGUST 13, 2007
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: MORGEN BENEVEDO, PLANNING
TECHNICIAN
RE: CONDITIONAL USE PERMIT – CUP 07-03

AGENDA ITEM NO. 1

A request by Tim Fredrich of T.L. Fredrich, Inc., representing Lompoc Foursquare Church, for Planning Commission consideration of a proposal for a Conditional Use Permit to allow demolition of an existing single family residence built in 1905 and construction of a 4,000 square foot modular building. The site is located in the *Mixed Use (MU)* Zoning District at 137 North C Street (Assessor Parcel Numbers: 85-133-01). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

AUTHORITY:

The Planning Commission has the authority to approve, conditionally approve, modify, or deny a Conditional Use Permit (Zoning Ordinance § 8882 d).

SITE DATA:

1. Property Owner Lompoc Foursquare Church
2. Site Location 137 North C Street
3. Assessor Parcel Number 85-133-01
4. Site Zoning Mixed Use (MU)
5. General Plan Designation Mixed Use
6. Site Use Existing Single Family Residence
7. Surrounding Uses/Zoning North: Residential / R-2
South: Residential, Existing Church / CO
East: Church Parking Lot / MU
West: Commercial / MU
8. Site Area 8,397 square feet

BACKGROUND:

- February 11, 1992 Planning Commission adopted Resolution No. 92-02 allowing the Foursquare Church to demolish and rebuild an existing sanctuary at 125 North C Street.
- June 9, 2003 Planning Commission adopted Resolution No. 280 (03) allowing the Foursquare Church to expand the existing church building at 125 North C Street and construct a parking lot at 126 North C Street.
- January 2004 The parking lot at 126 North C Street was completed.
- September 11, 2006 Planning Commission adopted Resolution No. 517 (06), revising the approval to expand the existing Church building at 125 North C Street.
- May 14, 2007 An application for the Church building at 137 North C Street was received by the Planning Division.

PROPOSAL:

The Planning Commission is reviewing a request for a Conditional Use Permit to allow construction of a fellowship hall. The Foursquare Church will use this building for meetings and classes. Review of a Conditional Use Permit allows the Planning Commission to consider if this use is appropriate in the residential neighborhood.

CONFORMANCE WITH ADOPTED CITY POLICIES:

Architectural Review Guidelines:

The proposed project is located on a parcel owned by the Foursquare Church and is separated from the main Church property by one parcel, which contains a single family dwelling. Though separate from the main Church building, it is important that the new building shares similar architectural features. The existing buildings at 125 North C Street feature Spanish style architecture. This style is often characterized by white or off white stucco buildings with red s-shaped tile roofs. The new building at 137 North C Street will have similar features to those at 125 North C Street.

The *Architectural Review Guidelines* state:

Page 5, Item 6

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

Page 6, Item 10

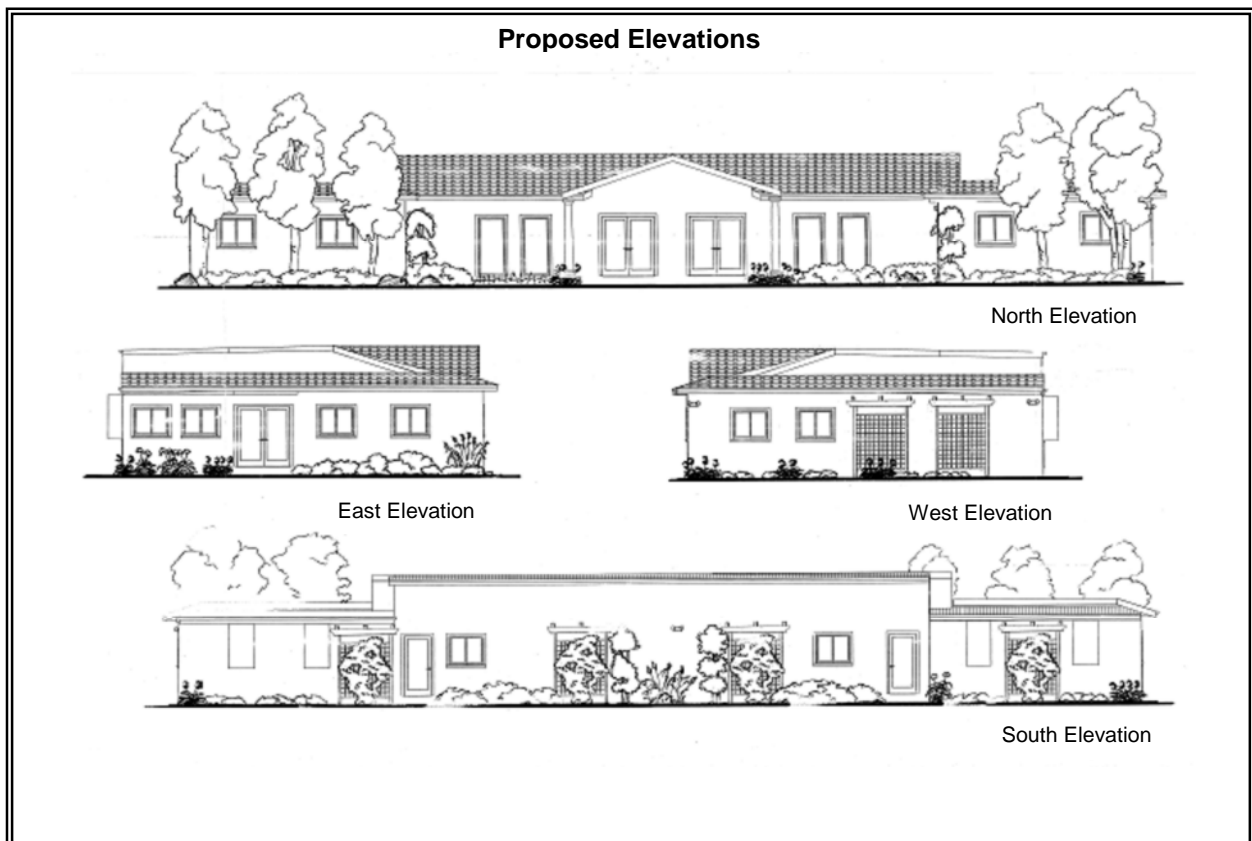
Multiple buildings on the same site shall be designed to create a strong visual relationship between the buildings with subtle variety in building size and mass.

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 applicant is proposing a white-colored stucco finish with red s-shaped metal roofing to match the existing buildings at 125 North C Street. The metal roofing is textured and has the appearance of Spanish style s-tile roofing. Additional architectural features include the use of six (6) wooden trellises on the south and west elevation, and columns located on the north elevation. Trellises located on the south elevation will have vining plants while trellises located on the west elevation will be used for decorative purposes only. Though the proposed building is a modular unit, the footing system will be built below existing grade level to give the appearance of standard construction.

The south elevation shows four (4) air conditioning units on the building. The Architectural Review Guidelines require that mechanical equipment be screened from public view. Since the lot to the south has a single family dwelling set back from the front property line, mechanical equipment on the new building is exposed and easily seen from surrounding properties. A Condition of Approval has been added requiring that these units be screened from public view (COA P17).



The surrounding area is commercial/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.

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

General Plan:

The General Plan designation for the site is Mixed Use. The purpose of the Mixed Use designation is *to provide areas for a mixture of pedestrian-oriented uses (e.g. commercial, residential, civic, cultural, and recreational) where each activity adds to the whole to produce a town center that is economically vibrant and socially inviting.*

Policy 4.6 of the Land Use Element states The City shall continue to allow places of religious assembly to locate in areas where traffic, parking, and neighborhood conditions permit.

The proposed Lompoc Foursquare Church building would be consistent with the General Plan. The Church has been in operation at 125 North C Street for over sixty years and there is no history of complaints from neighboring property owners.

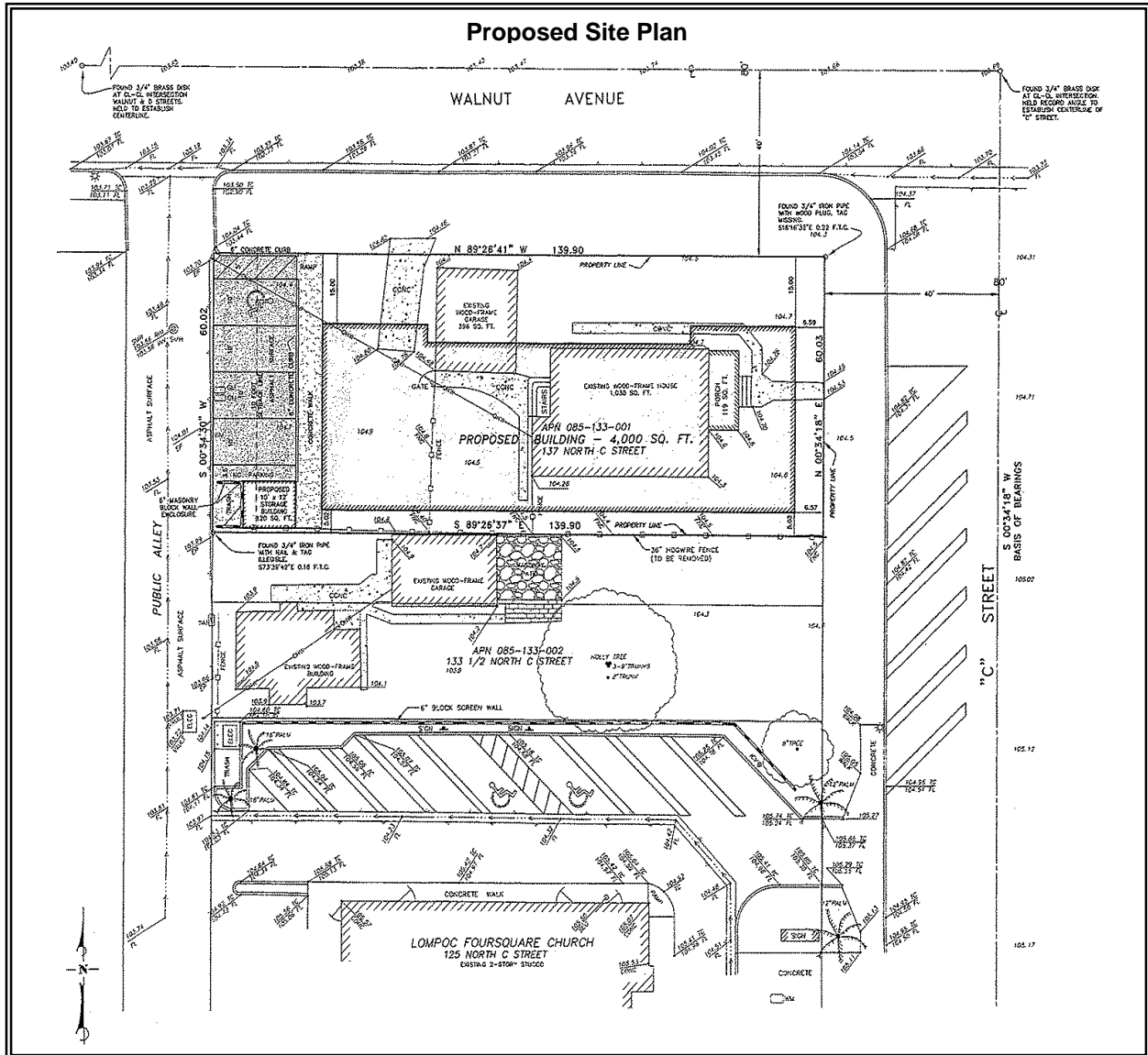
Zoning Ordinance:

The zoning for this site is *Mixed Use (MU)*. Mixed Use Ordinance § 8152 Conditional Uses – *are uses which require a Conditional Use Permit, as provided for in the Lompoc Zoning Ordinance, prior to the commencement of the use or issuance of a building permit.*

The Conditional Use Permit process allows the Commission to evaluate each project individually and assure compatibility with existing uses.

Site Plan:

The proposed building is 4,000 square feet and will include the addition of four (4) new parking spaces as well as a shed that will match the proposed building. Landscaping is proposed around the building and parking area to make the development more aesthetically pleasing. The landscape plan will be reviewed by the Planning Division Staff and a Landscape Maintenance Agreement will be required for the project (COA P22-23).



The following table shows the Zoning Ordinance requirements for the proposed building in the *Mixed Use (MU)* Zone.

Category	Required/Maximum	Proposed
Height	45 feet or 3 stories	Approximately 16 feet
Front Yard Setback	None	Approximately 6 feet, 6 inches
Rear Yard Setback	10 feet	25 feet
Side Yard Setback	None	<ul style="list-style-type: none"> Approximately 5 feet from south property line 15 feet from north property line

Parking:

Auditoriums, Assembly Halls, Community Centers, Churches, Clubs or Lodges are required to provide *1 space for each 5 permanently located seats or 1 space for each 35 sq. ft. of gross floor area in the assembly room or rooms per § 8851 Schedule of Off-Street Parking Requirements* of the Zoning Ordinance.

There are 450 individual interlocking chairs in the sanctuary located at 125 North C Street, which requires (450/5) 90 parking spaces. Since the proposed building at 137 North C Street is auxiliary to the existing church facility, no additional spaces are required.

Location	Number of Parking Stalls
125 North C Street	22
126 North C Street	40
105 South C Street (City property shared parking)	33
Proposed Parking at 137 North C Street	4
Total	99

The total number of parking stalls would be ninety nine (99) with the shared parking, meeting the requirement of ninety (90) parking spaces. The applicant must record a reciprocal parking and access agreement, between all parcels containing the required shared parking. A Condition of Approval is included to ensure that the reciprocal parking and access agreement is recorded with the County of Santa Barbara Recorder's Office prior to the issuance of building permits for the project (COA P47).

Based upon the information provided on the plans and the conditions imposed upon the project, the development would be in conformance with the Lompoc City Zoning Ordinance.

STAFF REVIEW:

A Development Review Board (DRB) meeting was held for this project on May 29, 2007. The applicant met with staff to discuss the proposal and draft Conditions of Approval were formulated. The following project specific comments were received:

Engineering Division – Requested that the applicant provide access ramps; provide 5 foot, 5 inch wide public sidewalk; replace existing driveway on Walnut Avenue with curb and gutter; provide van accessible loading zone; install curb and gutter along C Street (COA EN28 – EN32).

Water Division – Requested that the applicant relocate water service to alley easement; developer/owner shall confirm adequate flow for project (COA W8 – W9).

Wastewater Division – Requested that the applicant camera the existing sewer lateral (COA WW4).

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 COAs 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.

ENVIRONMENTAL REVIEW:

Due to the proposed demolition of a single family dwelling built in 1905, an Initial Environmental Study has been performed for the proposed use and was circulated to the State Clearinghouse on June 27, 2007 for distribution to responsible agencies (SCH No. 2007061132). Pursuant to the provisions of the California Environmental Quality Act (CEQA) a Negative Declaration has been prepared. Any interested person was encouraged to submit written comments on the proposed Negative Declaration between the dates of June 29, 2007 and July 30, 2007. Comments were received from the Native American Heritage Commission and have been addressed by the addition of Conditions of Approval P41, P42 and P43. It is recommended that the Commission review the document and certify the Negative Declaration for the proposal. A Notice of Determination will be filed following the Planning Commission action.

NOTICING:

On June 29, 2007:

- 1) Notice of Intent to Adopt a Negative Declaration was published in the Lompoc Record; and
- 2) Notices were mailed to property owners within 300 feet by US mail.

On August 3, 2007:

- 1) Notice of the Public Hearing was published in the Lompoc Record; and
- 2) The project site was posted by City staff.

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 \$38.00.

RECOMMENDATION:

It is recommended that the Planning Commission:

1. **Certify the Negative Declaration;**
2. **Adopt Resolution No. 566 (07) approving CUP 07-03 allowing the demolition of the single family dwelling and construction of a new 4,000 square foot building, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.**

ATTACHMENTS:

1. [Draft Resolution No. 566 \(07\) and Conditions of Approval](#)
2. [Initial Study and Negative Declaration](#)
3. [Site Plan, Landscape Plan, Elevations](#)
(Planning Commission only – plans available in Planning Division for review)

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

RESOLUTION NO. 566 (07)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A CONDITIONAL USE PERMIT TO ALLOW DEMOLITION OF AN EXISTING SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A 4,000 SQUARE FOOT BUILDING AT 137 NORTH C STREET (APN 85-133-01) (CUP 07-03)

WHEREAS, a request was submitted by Tim Fredrich of T.L. Fredrich, Inc., representing Lompoc Foursquare Church, for Planning Commission consideration of a proposal for a Conditional Use Permit to allow demolition of an existing single family residence built in 1905 and construction of a 4,000 square foot modular building. The site is located in the *Mixed Use (MU)* Zoning District at 137 North C Street (Assessor Parcel Number: 85-133-01); and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on August 13, 2007; and

WHEREAS, at the meeting of August 13, 2007, _____ was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of August 13, 2007, _____ and spoke in favor of and _____ spoke in opposition to the proposal.

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 the proposed 4,000 square foot building, as conditioned, meets the requirements of the Lompoc City Code and is consistent with the applicable policies and development standards, therefore it can be found that:

- A. The proposed use, as conditioned, is consistent with the applicable policies and development standards set forth in Ordinance No. 1524 (06).
- B. The site for the proposed use is adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, parking, loading, and landscaping are adequate to properly adjust such use with the land and uses in the vicinity.
- C. The conditions stated in the decision are deemed necessary to protect the public health, safety, and welfare.
- D. The site of the proposed building, relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use.

- E. The proposed building will have no adverse effect upon the abutting and surrounding property from the permitted uses thereof.

SECTION 2. Pursuant to Public Resources Code Section 21089 and Section 15074 of the California Environmental Quality Act Guidelines, the Initial Environmental Study and 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:

- F. The proposed building, as conditioned, does not have a significant effect on the environment.

SECTION 3: Based upon the foregoing, CUP 07-03 is approved as proposed on August 13, 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 August 13, 2007 by the following vote:

AYES:

NOES:

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

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

**DRAFT CONDITIONS OF APPROVAL
CUP 07-03 – FOURSQUARE CHURCH BUILDING
137 NORTH C STREET – APN: 85-133-01**

The following Conditions of Approval apply to the plans for the Foursquare Church Building received by the Planning Division and date stamped on June 15, 2007 and June 28, 2007, and reviewed by the Planning Commission on August 13, 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 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 Community Development Director and approved if acceptable. Major changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Commission 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.

Planning – Conditional Use Permit Conditions

- P9. The right to use an occupancy permit shall be contingent upon the fulfillment of any general and special conditions imposed by the conditional use permit procedure.
- P10. All of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors or assigns and a covenant to the effect may be required.
- P11. All of the conditions shall be consented to in writing by the applicant.
- P12. The resolution granting the application, together with all consent forms and a description of the property shall be recorded by the Recorder of the County of Santa Barbara prior to issuance of a certificate of occupancy.

- P13. The use permit granted is conditioned upon the rights or privileges acquired thereby being utilized within one year after the effective date of approval, and should the rights or privileges authorized hereby fail to be executed or utilized within said year, or when a building permit has not been issued within said year, or when some form of work is involved which has not actually commenced within said year, or if so commenced, is null and void; unless such permit has not been utilized or such construction work started or completed within such one year period by reason of delays caused by the City in approving plans, in which event the Community Development Director shall grant and record a commensurate extension. The Planning Commission may, at its discretion, and with the consent or upon request of the permittee, for any cause, grant a reasonable extension of time in addition to the one (1) year period hereinabove provided. Such a request for extension shall have been filed with the Secretary of the Planning Commission fifteen (15) days prior to the expiration of the one (1) year.
- P14. This Conditional Use Permit may be reviewed and reconsidered by the Planning Commission at any time for the purpose of imposing new conditions to mitigate a nuisance or to revoke the permit to abate a nuisance.

Planning - Architectural Conditions

- P15. The Architectural Review approval granted by the Planning Commission is valid for one year from date of approval and will expire on August 13, 2008. A one-year extension may be granted by the Community Development Director if the applicant so requests prior to the expiration date.
- P16. All facades which extend above the roof line shall be finished on all elevations exposed to public view.
- P17. 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.
- P18. Downspouts shall drain to landscaped areas where feasible. Water draining from downspouts that drain to paved areas shall be filtered for sediment, trash, oil and grease, prior to discharge into City streets, storm drains or waterways. Protective bollards shall be installed near all downspouts adjacent to traffic.
- P19. 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.
- P20. The use of trellis shall be limited to ornamental plants only. The trellis shall not be used to display banners or signs of any kind.

Planning - Site Plan Conditions

- P21. 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 - 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 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 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. A sample of the bark shall be submitted to the Planning Division for review and approval prior to the issuance of building permits.
- 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. Prior to the final inspection by the Planning Division, a Certificate of Substantial Compliance shall be completed and submitted to the Planning Division.
- P37. All landscaping shall be installed and accepted by the City prior to issuance of a certificate of occupancy for the building.

Planning - Air Quality Conditions

- P38. Dust (PM₁₀) - a dust abatement program shall be prepared by the applicant. 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 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.

P39. Ozone (O₃) Precursors: (NO_x 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.

P40. 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 – Cultural Resources Conditions

P41. 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.

P42. 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.

P43. 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 – Project Specific Conditions

P44. The architecture and colors of the shed shall be consistent with the overall architecture of the new building. The elevations will be reviewed by staff at plan check and approved if appropriate.

P45. The parking lot shall meet the Lompoc City Parking Standards. A striping detail of the parking stalls shall be shown on the plans (City of Lompoc Standard Drawing #803).

P46. A temporary use permit shall be obtained from the Planning Division prior to installation of a construction trailer on the project site.

- P47. A reciprocal parking and access agreement, between all parcels containing the required shared parking, shall be recorded with the County of Santa Barbara Recorder's Office. The agreement shall be in a form acceptable to the City Attorney and recorded prior to the issuance of building permits for the new building.
- P48. All mechanical and ventilation equipment on the south elevation 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.

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 (both structural and fire/life safety plans/calculations).
- B3. Approved fire-resistive assemblies shall be provided for occupancy and/or exterior wall protection. Parapets may be required in accordance with the CBC and CFC. Exterior wall and opening protection will need to be addressed with the proposed design due to proximity to property lines.
- 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. Also, the proposed parking layout does not comply with State Code for disabled access.
- 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.

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.
- F4. An approved key box containing appropriate keys to buildings shall be made accessible and installed according to City Standards.

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 California Fire Code, the California Building Code, and the Lompoc City Code.
- 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.

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:
- Public Improvements:
 - Utilities - Electric (conduit, transformers, street lights, etc.), water and sewer.
 - Drainage - Storm drain (SD) lines, inlets & filters, main line, sidewalk drains, etc.
 - Streets, Sidewalk and Curb & Gutter
 - Private Improvements:
 - Earthwork (grading)
 - Connection Points to utility mains for sewer laterals and water services.
 - Conduit and fixtures for lighting within private streets and/or parking lots
 - Streets & Sidewalk
 - Drainage – SD lines, inlets & filters, sidewalk drains, retention basins, etc.

- Trash Enclosures
- Parking Lot Paving
- Parking Lot Curb & Gutter
- Street Signing and Striping

- EN2. All public improvements shall be provided at the Applicant's expense.
- EN3. Improvement Plans shall be prepared by or under the supervision of a registered Civil Engineer or Architect.
- EN4. Grading and public improvements shall be designed in accordance with the City's "Standard Requirements for The Design and Construction for Subdivisions and Special Developments," as last revised. Said Standard Requirements are available at the office of the City Engineer.
- EN5. Improvement Plans shall be prepared in conformance with City of Lompoc "Development Assistance Brochures." "Development Assistance Brochures" are available to facilitate the preparation of plans and reports by the Applicant's engineer and are an essential reference for the preparation of Grading and Public Improvement Plan submittals. "Development Assistance Brochures" can be obtained at the Engineering Division or downloaded from the City Engineering web page <http://www.cityoflompoc.com/departments/pworks/engineering.htm>
- 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, electrical system, and other surface and subsurface improvements, 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. All drawings, improvement plans and survey maps shall be prepared in accordance with the requirements currently in effect.

Plan Submittal

- EN7. After Improvement Plans have been prepared by Applicant's Engineer/Architect and are ready for City review, **FOUR** sets of prints shall be submit to the Engineering Division for the first plan check. Plan submittal shall include additional information as required herein.
- EN8. First plan check submittal shall include estimated grading quantities, a current soils investigation report, retaining wall calculations, drainage analysis, and all other pertinent information relating to the Improvement Plans and their approval.

EN9. The Soils Investigation Report shall be prepared by a Soils Engineer who will be retained by the Applicant to observe, test, and certify that all recommendations outlined in the Soils Investigation Report are fulfilled during construction.

Permits & Fees

EN10. Plan Review, Grading and Encroachment Permit fees are based on Section 2 of the Master Fee Schedule adopted by City Council Resolution No. 5386(07).

EN11. A Grading Permit issued by the Engineering Division is required prior to any excavation or filling on the site. Any stockpiling of fill dirt will require a Temporary Grading Permit.

EN12. An Encroachment Permit shall be obtained from the Engineering Division for any work within City street right-of-way or easement.

EN13. 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 work shown on the approved Improvement Plans. (Refer to condition EN26)

EN14. 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

EN15. Drainage out to the street shall be directed through Curb and/or Parkway Drain(s) per APWA Standard Plan No. 150-2 and 151-1. Submit drainage calculations to support sizing for drain.

EN16. Drainage from parking lots and private streets to the public right-of-way will be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.

EN17. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.

EN18. 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 public storm drain, street or alley.

Parking Lots

- EN19. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8.
- EN20. Asphalt Concrete – Asphalt Concrete in parking lots shall conform to the provisions in Section 39, "Asphalt Concrete," and Section 92, "Asphalts," of the Caltrans Standard Specifications, current edition, the plans and these specifications.
- EN21. The grade of asphalt binder to be mixed with aggregate shall be AR-4000.
- EN22. Areas of the parking lot that will be used for truck traffic shall be designed with a heavier structural section than areas for passenger cars.
- EN23. An "R" value shall be determined by the Soils Investigation and included in the Soils Report. A note shall be placed on the Grading Plan stating that "R" value samples shall be obtained and tested at the completion of rough grading, and the pavement sections confirmed or revised, to the satisfaction of the City Engineer.

Sidewalk/Driveways

- EN24. All driveways shall provide a minimum 4-foot sidewalk area behind the apron, at 2 percent slope toward the street, for ADA compliance.

Final Approval

- EN25. Prior to final approval, any damaged public improvements shall be repaired in conformance to City of Lompoc Standard Plans and Specifications.
- EN26. Prior to final approval, the civil engineer or architect who prepared the Improvement Plans shall prepare Record Drawings. Minimum guidelines for Record Drawings can be obtained at the Engineering Division or downloaded from the City Engineering web page <http://www.cityoflompoc.com/departments/pworks/engineering.htm>
- EN27. After construction is complete and the City has approved the Record Drawings, the Applicant shall:
- 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. Provide access ramps at the southeast corner of Walnut Avenue and the public alley and at the southwest corner of Walnut Avenue and “C” Street. The ramps shall be per City Standard 606.
- EN29. Provide 5.5’ wide public sidewalk behind the curb per City Standard 615 along project frontage on C Street and Walnut Avenue.
- EN30. Remove the existing driveway on Walnut Avenue and replace the curb and gutter per City Standard 602 along Walnut Avenue as needed to provide positive drainage at a minimum of 0.20% west towards the alley.
- EN31. Provide an 8’ wide van accessible loading zone for HC parking stall.
- EN32. Remove existing curb only along “C” Street next to the proposed concrete walk and install curb and gutter per City Standard 602.

VI. AVIATION/TRANSPORTATION

No General or Project Specific Conditions

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 as approved by the City Planner.
- 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 aisle. 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).

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.

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 new 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 existing dwelling to be demolished has an existing 5/8x3/4-inch water meter service. The water service will be relocated into the alley easement by the City Water Division at the developer's expense.
- W9. The developer/Owner shall confirm in writing that the existing 5/8x3/4-inch water meter service will provide adequate flow for the new project.

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 pipefittings and miscellaneous appurtenances. No glue joints are permissible.
- WW2. For cut-in to an existing sewer, a wye tie-in shall be used. Saddles are not allowed.
- WW3. All wastewater improvements must comply with Federal, State and City laws/ordinances for the protection of the Wastewater System.

Wastewater – Project Specific Conditions

- WW4. Camera the existing sewer lateral via closed-circuit t.v. from the P.L. to the main to ensure the satisfactory condition of the existing lateral.

I, Bernard R. Federmann, as project applicant do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in its approval of the proposed Foursquare Church Building. As project applicant, 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:

<p>Project Title: Foursquare Church Building Fellowship/Classroom</p>	<p>Project No: CUP 07-03</p>
<p>Lead Agency Name and Address: City of Lompoc 100 Civic Center Plaza, Lompoc, CA 93436 P.O. Box 8001, Lompoc, CA 93438-8001</p>	<p>Contact Person and Phone Number: Morgen Benevedo Planning Technician (805) 875-8227</p>
<p>PROJECT DESCRIPTION / LOCATION:</p> <p>Project Description: A request by Tim Fredrich of T.L. Fredrich, Inc., representing the property owner, for Planning Commission consideration of a proposal for a Conditional Use Permit for the construction of an approximately 4,000 square foot church building (refer to Figures 2 and 3 which show the proposed site plan and building elevations). The project includes the demolition of an existing single-family residence built in 1905. The building will serve as auxiliary space to be used as a fellowship area and classrooms. The site is located in the <i>Mixed Use (MU)</i> Zoning District at 137 North C Street (Assessor Parcel Number: 85-133-01).</p> <p>The proposed project is located one parcel north of the existing two-story Foursquare Church at 125 North C Street. A single family dwelling is located between the existing church and the proposed building. The site plan shows a total of four (4) parking spaces to the west of the building, accessed from the alley. Additionally, the church provides parking at its existing location to the south and a parking lot to the east. The church also maintains a reciprocal parking agreement with the City of Lompoc for the use of additional parking spaces at City Hall.</p> <p>Project Location: The project is located within the city limits of the City of Lompoc (refer to Figure 1). The project site is approximately 8,400 square feet (.19 acres) in size (Assessor Parcel Number is 85-133-01), located in the southeastern portion of the City. The General Plan Land Use Element designation for the site is Mixed Use.</p>	
<p>Public Agencies with Approval Authority (Including permits, funding, or participation agreements): City of Lompoc</p>	
<p>Project Applicant, Name and Address: Tim Fredrich T.L. Fredrich, Inc. P.O. Box 1920 Lompoc CA, 93438</p>	<p>Project Consultant: Tim Fredrich T.L. Fredrich, Inc. P.O. Box 1920 Lompoc CA, 93438</p>
<p>General Plan Designation: Mixed Use (MU)</p>	<p>City Zoning Designation: Mixed Use (MU)</p>
<p>Surrounding Land Use Designation:</p> <p>North – Medium Density Residential South – Office Commercial East – Mixed Use West – Mixed Use</p>	<p>Surrounding Land Uses:</p> <p>North – Residential South – Commercial East – Parking Lot West – Commercial</p>

Environmental Setting: Existing urbanized area.		
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact", as indicated by the checklist on the following pages.		
<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology / Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation / Traffic
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance	

References:

The Initial Study was prepared using the following information sources:

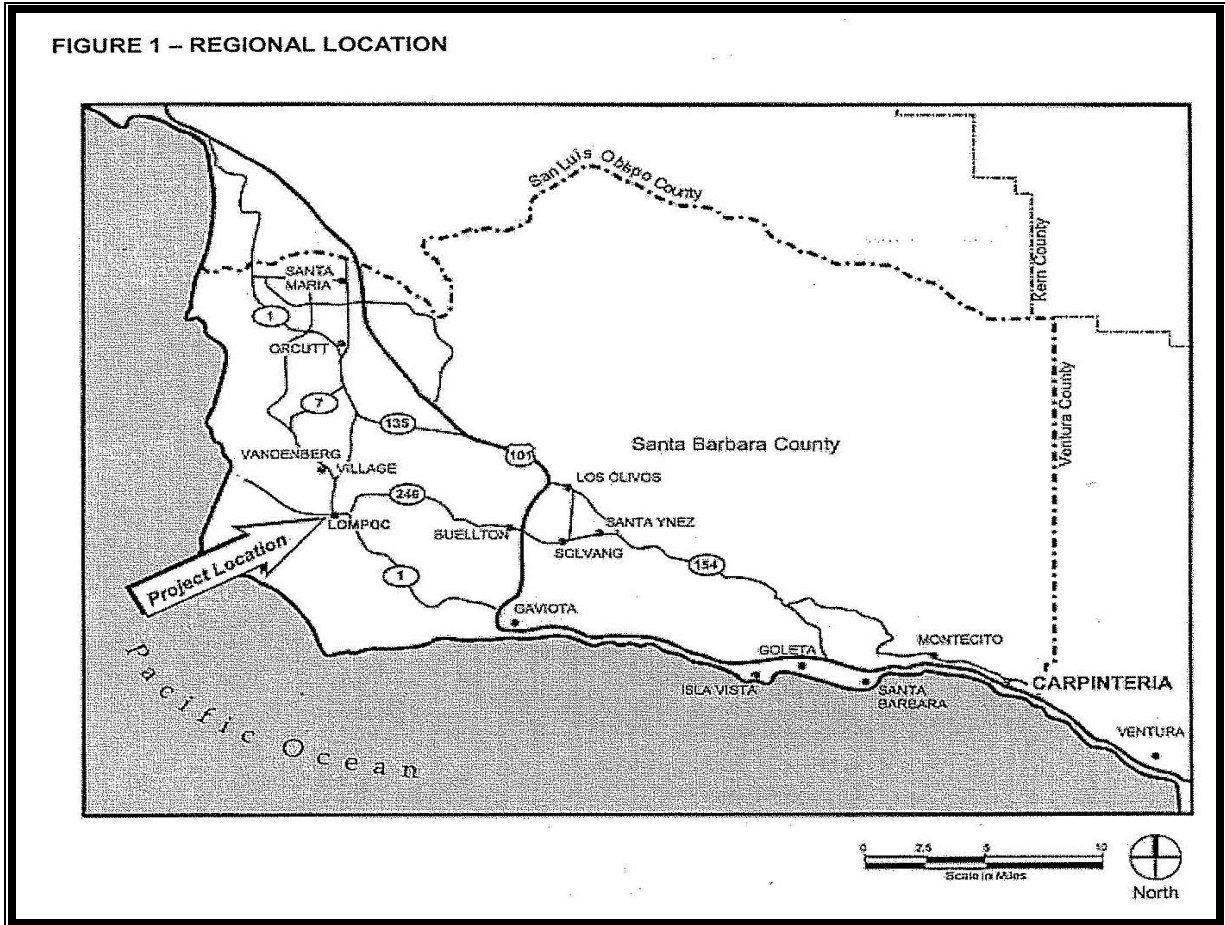
Application materials;	Field Reconnaissance;
City of Lompoc General Plan;	City of Lompoc Zoning Ordinance; and
Technical Studies prepared for the project listed below.	

B. TECHNICAL STUDIES

The following technical studies have been prepared for this project:

Title	Prepared By/Date	Attached to IS	Available for Review
URBEMIS 2002 8.7	City of Lompoc Staff May 16, 2007		X

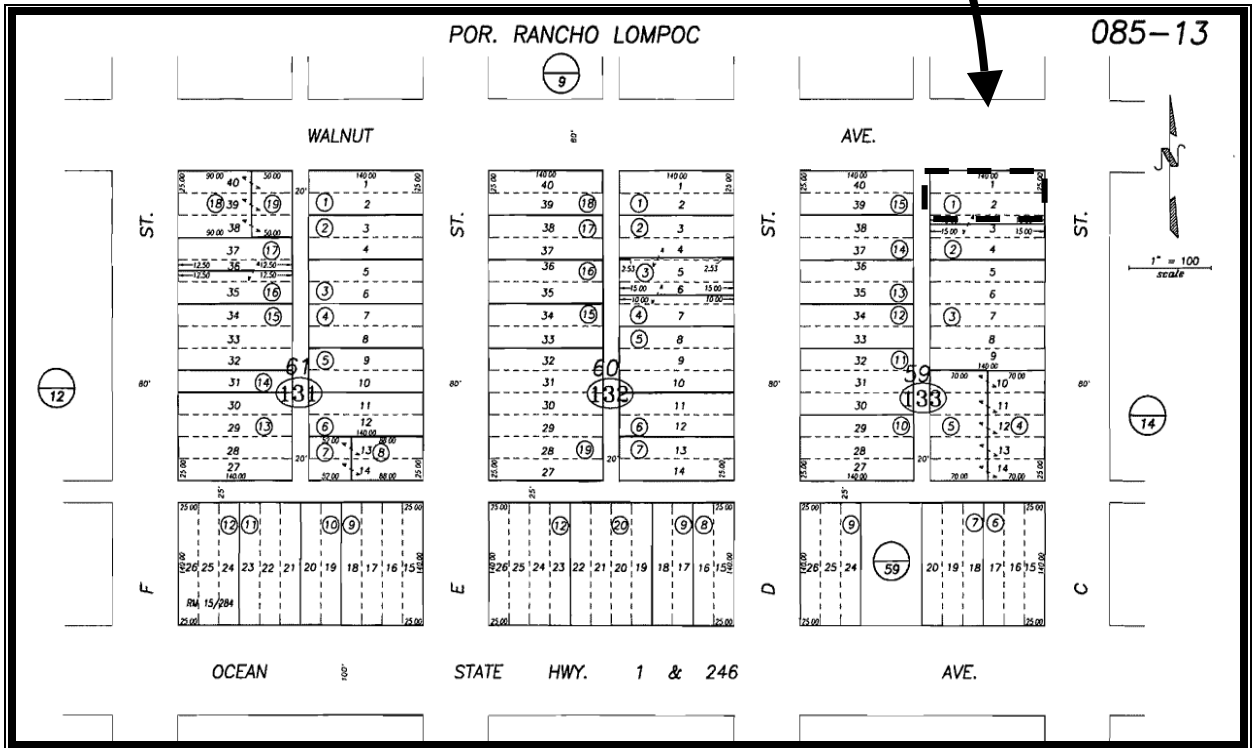
C. LOCATION MAP



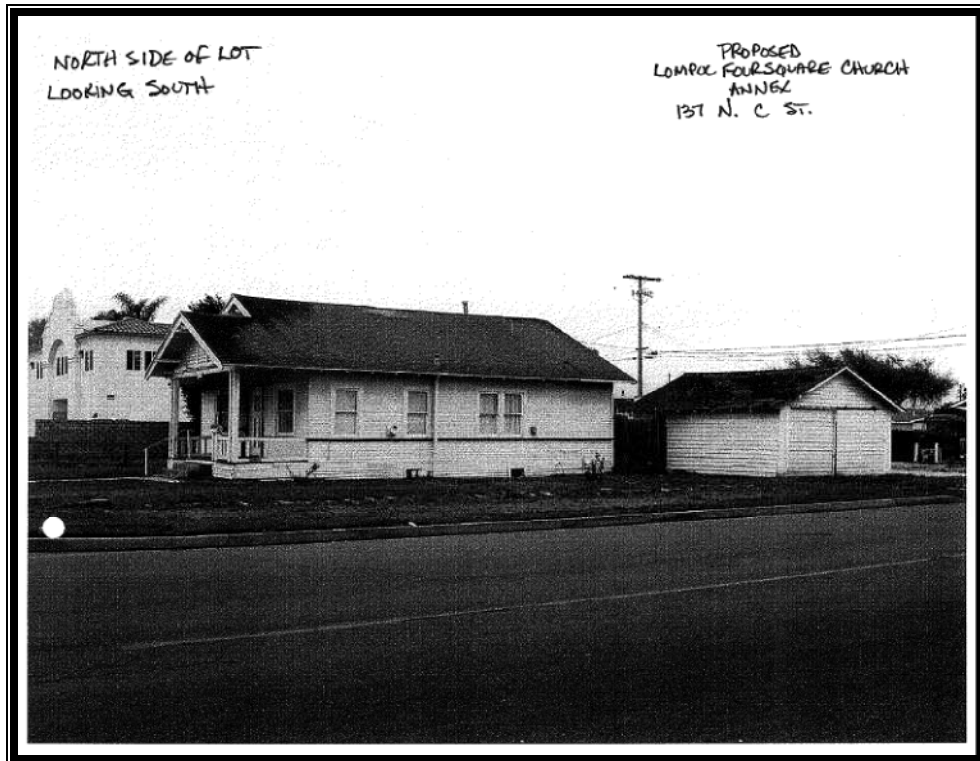
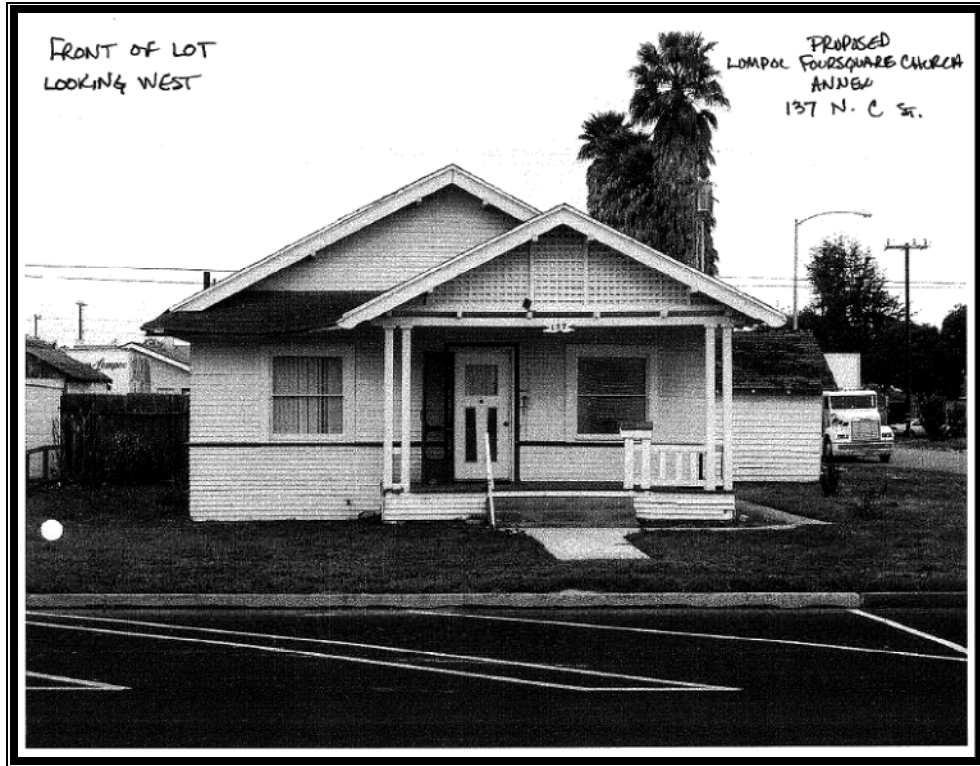
D. Vicinity Map

Vicinity Map

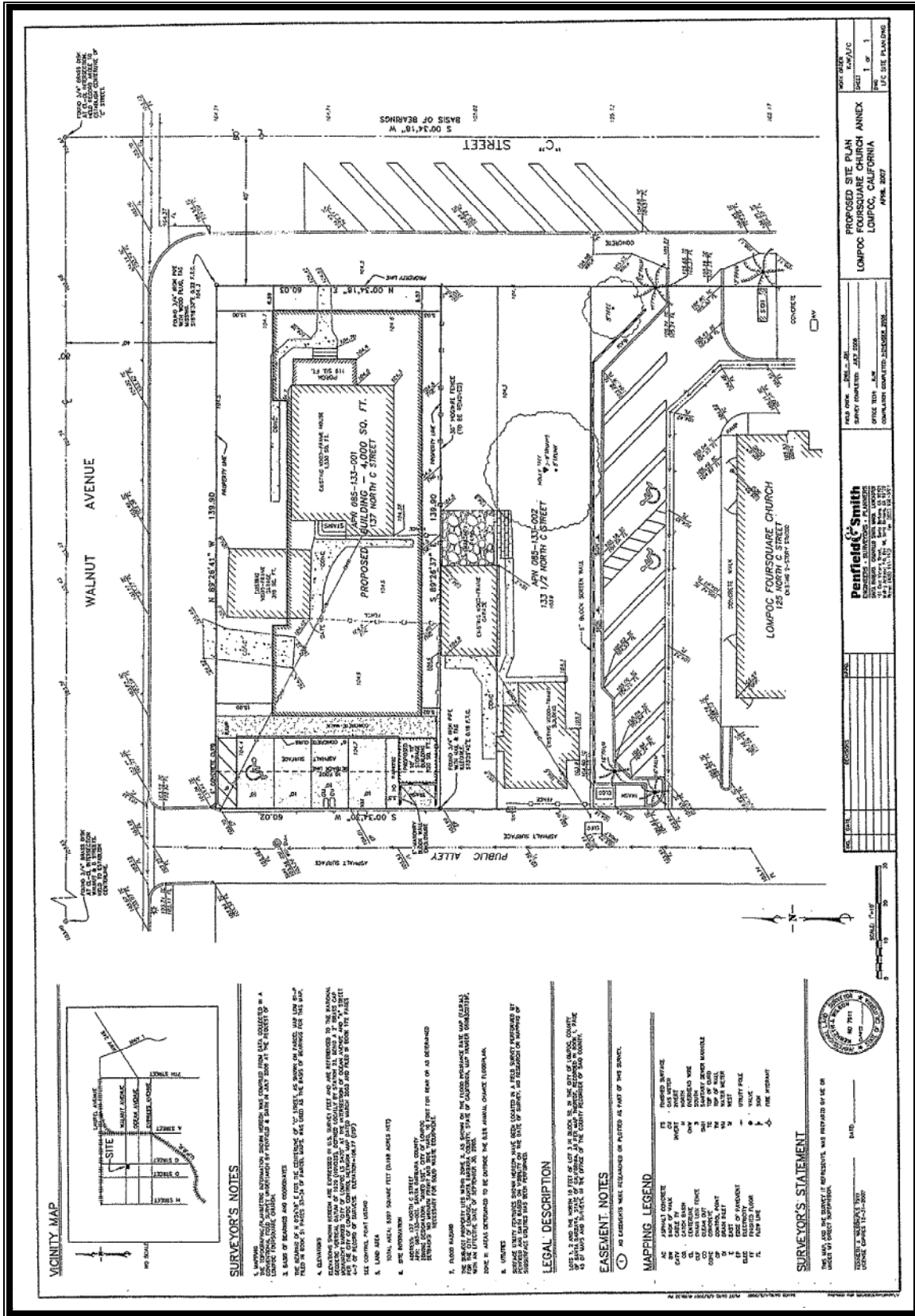
137 North C Street
Lompoc, CA



E. Photos



F. Site Plan



DATE: APRIL 2007
 SHEET: 1 OF 1
 PROJECT: PROPOSED SITE PLAN FOR FOURSQUARE CHURCH ANNEX, LOMPOC, CALIFORNIA

PREPARED BY: JAMES W. SMITH
 CHECKED BY: JAMES W. SMITH
 OFFICE: 137 NORTH C STREET, LOMPOC, CALIFORNIA 93426
 CONSULTANT: JAMES W. SMITH & ASSOCIATES, INC.

PROJECT: PROPOSED SITE PLAN FOR FOURSQUARE CHURCH ANNEX, LOMPOC, CALIFORNIA
 SHEET: 1 OF 1
 DATE: APRIL 2007

James W. Smith
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 NO. 41717
 STATE OF CALIFORNIA

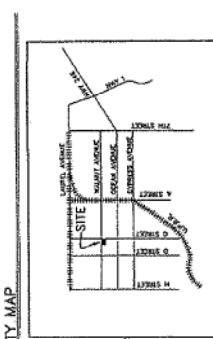
DATE: APRIL 2007
 SHEET: 1 OF 1
 PROJECT: PROPOSED SITE PLAN FOR FOURSQUARE CHURCH ANNEX, LOMPOC, CALIFORNIA

DATE: APRIL 2007
 SHEET: 1 OF 1
 PROJECT: PROPOSED SITE PLAN FOR FOURSQUARE CHURCH ANNEX, LOMPOC, CALIFORNIA

DATE: APRIL 2007
 SHEET: 1 OF 1
 PROJECT: PROPOSED SITE PLAN FOR FOURSQUARE CHURCH ANNEX, LOMPOC, CALIFORNIA

DATE: APRIL 2007
 SHEET: 1 OF 1
 PROJECT: PROPOSED SITE PLAN FOR FOURSQUARE CHURCH ANNEX, LOMPOC, CALIFORNIA

DATE: APRIL 2007
 SHEET: 1 OF 1
 PROJECT: PROPOSED SITE PLAN FOR FOURSQUARE CHURCH ANNEX, LOMPOC, CALIFORNIA



SURVEYOR'S NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE SPECIFIED.
2. THE BOUNDARY LINES OF THIS LOT ARE AS SHOWN ON THE PLAT OF THE ORIGINAL SURVEY.
3. THE BOUNDARY LINES OF THIS LOT ARE AS SHOWN ON THE PLAT OF THE ORIGINAL SURVEY.
4. THE BOUNDARY LINES OF THIS LOT ARE AS SHOWN ON THE PLAT OF THE ORIGINAL SURVEY.
5. THE BOUNDARY LINES OF THIS LOT ARE AS SHOWN ON THE PLAT OF THE ORIGINAL SURVEY.

LEGAL DESCRIPTION

LOT 1 AND THE WEST 1/2 OF LOT 2, BLOCK 16, OF THE CITY OF LOMPOC, COUNTY OF SAN LUIS OBISPO, CALIFORNIA, AS SHOWN ON THE PLAT OF THE ORIGINAL SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT NOTES

NO EASEMENTS ARE REQUIRED OR PLATED AS PART OF THIS SERVICE.

MAPPING LEGEND

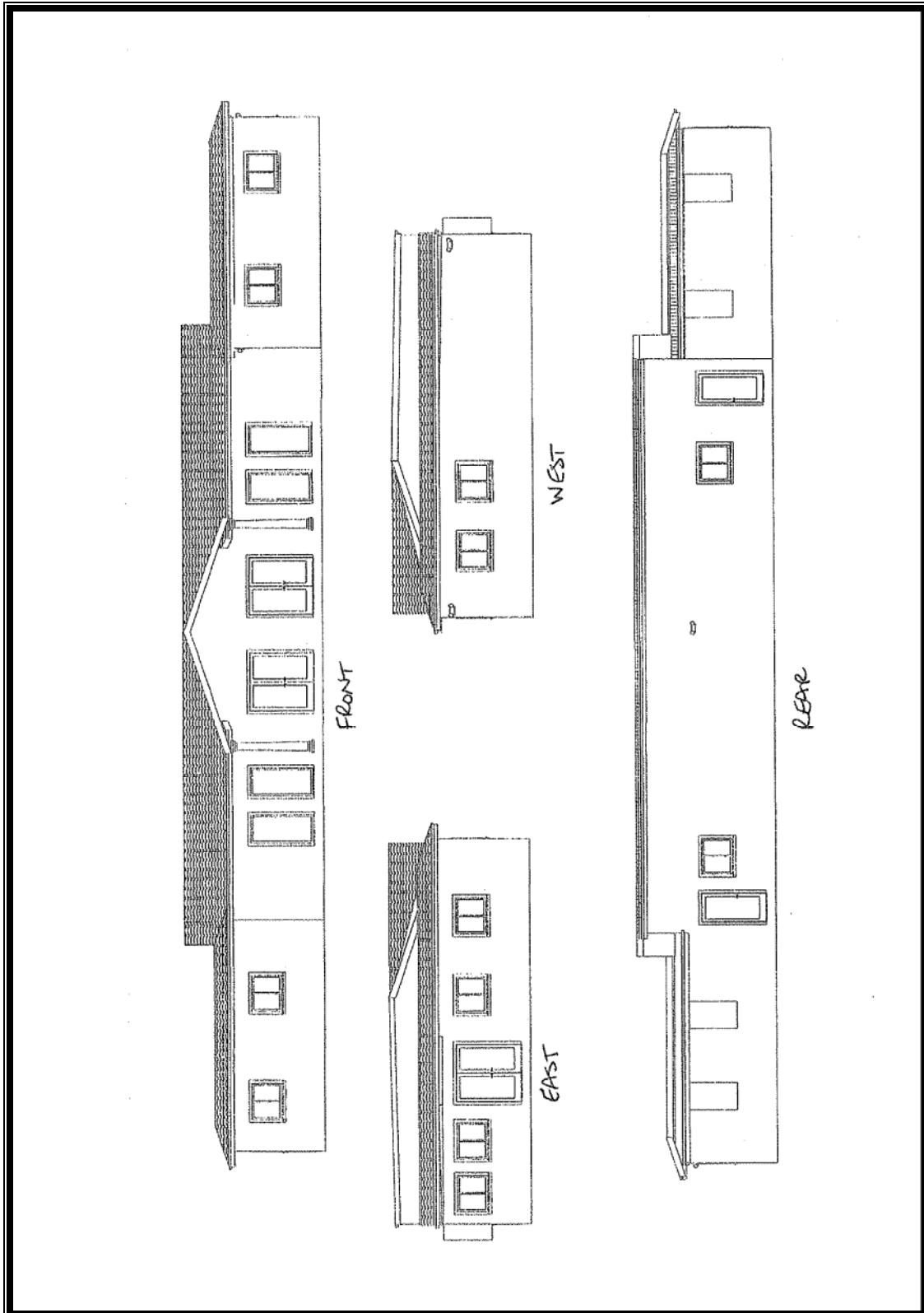
- AS - ASPHALT CONCRETE
- BR - BRICK
- CL - CLAY TILE
- CO - CONCRETE
- CR - CURB
- DR - DRIVE
- FL - FLOOR
- FR - FRAME
- GC - GRANITE
- GR - GRASS
- IR - IRON
- LA - LANDSCAPE
- LI - LIGHTING
- MA - MASONRY
- ME - METAL
- MO - MORTAR
- PA - PAINT
- PL - PLASTER
- PO - POOL
- RO - ROOF
- ST - STAIRS
- TH - TILE
- TR - TRAIL
- VA - VAULT
- WC - WOOD
- WI - WIRE
- WO - WOOD
- ZO - ZONE

SURVEYOR'S STATEMENT

I, JAMES W. SMITH, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT I AM THE AUTHOR OF THIS SURVEY AND THAT I AM A MEMBER IN GOOD STANDING OF THE CALIFORNIA PROFESSIONAL ENGINEERING SOCIETY.

DATE: APRIL 2007
 SHEET: 1 OF 1
 PROJECT: PROPOSED SITE PLAN FOR FOURSQUARE CHURCH ANNEX, LOMPOC, CALIFORNIA

G. Elevations



H. ENVIRONMENTAL IMPACTS:

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

I. AESTHETICS Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				X

Comments:

- a) The proposed project site is located north of Ocean Avenue and south of Walnut Avenue on C Street in the City of Lompoc. This area can be characterized as an existing urban area within the existing City Limits. The proposed project construction would be consistent with the developed uses in the immediate area. The proposed demolition of the existing single-family residence would eliminate a dilapidated structure that detracts from the overall aesthetic value of the neighborhood and replace it with new sidewalks, landscaping, and a building that would improve the aesthetical appeal of the area. The proposed project will not have a substantial adverse impact on a scenic vista as there is no scenic vista in the immediate area as identified in the City of Lompoc Urban Design Features Map in the Urban Design Element of City's General Plan, adopted in October of 1997.
- b) The proposed 4,000 square foot building would be of similar scale, height and design as the existing residence. The proposed project would not substantially damage scenic resources adjacent to a state scenic highway, as none exist in the area.
- c) The proposed project is located within an urbanized area of Lompoc. The proposed project would not be out of scale with the surrounding buildings in the area. Furthermore, the project provides new landscaping and street frontage improvements that would be a benefit to the existing visual character of the area. Therefore, the project will not degrade the existing visual character or quality of the site and its surroundings.
- d) The proposed project will not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area, as there is an existing building on the site. The City will review proposed building materials to ensure they are not conducive to producing any glare. The City will review all external lighting to ensure that all fixtures are pointed downward to avoid casting.

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

Comments:

- a) The proposed 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 currently developed.
- b) The proposed project will not conflict with existing zoning for agricultural use, or a Williamson Act contract as the size of the parcel is too small (less than 20 acres) for a Williamson Act contract to be implemented.
- c) The proposed project will not involve changes in the existing environment, which, due to its location or nature, could result in conversion of Farmland to non-agricultural use. The site has not been recently utilized for agricultural use and is currently developed.

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

Comments:

- a-c) Long term emissions associated with development of the new 4,000 square foot building 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 0.45 pounds per day and the nitrogen oxide (NO_x) emissions are 0.62 pounds per day. The ROG and NO_x 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 and demolition may result in temporary air quality impacts. These impacts are associated with dust generated by demolition, onsite grading, and due to emissions from heavy construction vehicles. The site is currently level and it is expected that minimal grading will be needed for development of this project. In addition, because the site is relatively flat, the need for imported fill material would be minimal. Fugitive dust emissions in the form of PM₁₀ would be minimal. City conditions of approval will require that the dust emissions remain below a level of significance.
- e) The proposed project is not expected to create significant amounts of objectionable odors. There would be no impact.

IV. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Comments:

- a-d) The proposed 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, because the project is in an urbanized area and is not identified in the Lompoc General Plan as being in an area of biological significance.
- e) The site is not identified on the "Biologically Significant Areas" Map located in the City of Lompoc General Plan adopted October 1997.
- f) The proposed project is located on an existing developed site within an urbanized area. The City of Lompoc Biological Resources Study, prepared by Arthur D. Little in February 1987, identifies no biological resources that will be impacted by the office use.

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) The existing single-family residence was constructed circa 1905. By virtue of the structures age it may qualify as a historic resource. Through a building record search and site reconnaissance, the City of Lompoc has determined that the structure on site is not considered a historical resource. The building is not listed on the City of Lompoc Cultural Resources List and has no record of having housed any individual prominent in early Lompoc development. Photographs of the structures are included in Section E of this document.
- b) The proposed project will not cause a substantial adverse change in the significance of an archaeological resource, as identified in Section 15064.5, because the subject site is not identified in the City of Lompoc Cultural Resource Study as having an archaeological resource on the site.
- c) The proposed 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 adopted October 1997.
- d) The proposed project would not disturb any human remains, including those interred outside of formal cemeteries. The site is not identified on the "Archeological Sensitivity Zones" Map located in the City of Lompoc General Plan adopted October 1997.

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 as being located in an area subject to liquefaction, landslides, or seismic activity, therefore, the project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Additionally, the proposed project would be subject to UBC construction standards. Impacts would be less than significant.
- 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 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 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 project is not located within the Lompoc Municipal Airport land use plan. It is not located within the vicinity of a private airstrip, based on a review of the Lompoc Airport Master Plan and the Lompoc General Plan.
- g) The proposed project will not impair the implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan because the project will not involve the installation of permanent barriers to travel.
- h) The proposed 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 proposed site 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 project will not violate any water quality standards or waste discharge requirements; the project will not substantially deplete groundwater supplies or interfere with groundwater recharge; the project will not substantially alter the existing drainage pattern of the site or area; the project will not create or contribute run-off water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off.
- f) The proposed project will not otherwise substantially degrade water quality. There are no rivers or creeks within the project area.
- g) The proposed project is located in Zone X of Community Panel No. 06083C0739F, effective date September 30, 2005; 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 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 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.

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

Comments:

- a) The proposed project will not physically divide an established community as the project site is in an existing developed area.
- b) The proposed 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 and Zoning Ordinance. The City Planning Commission will review the plans to assure conformance with the City's Zoning Ordinance and Architectural Review Guidelines.
- c) There is not a habitat conservation plan or natural community conservation plan, which applies to the site, therefore, there will be no conflict with such a plan.

X. MINERAL RESOURCES	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Comments:

- a-b) The proposed 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, adopted October 1997, does not identify the project area as being a locally important mineral resource recovery site.

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

Comments:

- a-b) The proposed 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 ground borne noise levels.
- c) The proposed project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- d) The proposed would result in a temporary increase in noise levels during the demolition and construction process. However, these levels would be temporary and would not occur during the early morning and late evening hours when adjacent sensitive uses are most annoyed. The noise level would not be substantial; impacts would be less than significant.
- e-f) The proposed project is not located within an airport land use plan or within the vicinity of a private airstrip.

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

Comments:

- a) The proposed project will not induce substantial population growth, directly or indirectly, by proposing new homes or constructing new roads. The project is proposed in an existing developed area.
- b-c) The proposed project would displace one single family residence. However, there is not a substantial amount of people or residences that would warrant the construction of new housing elsewhere.

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

Comments:

- a-f) The proposed 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 project is currently within an existing facility which is already adequately served by City services. The City has sufficient resources to provide required services.

XIV. RECREATION 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 project will have no effect on the use of existing neighborhood and regional parks or other recreational facilities, as the project will not significantly increase the number of individuals frequenting existing parks or other recreational facilities in the area.
- b) The proposed project does not include the construction of recreational facilities.

XV. TRANSPORTATION/CIRCULATION 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

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

Comments:

- a) The proposed project will not cause an increase in traffic which is substantial, in relation to the existing traffic load and capacity of the street system. The new 4,000 square foot building will not induce a substantial increase in vehicle trips in such a manner that would impact road capacity or intersection congestion. All surrounding roadways and intersections are operating at acceptable levels and can accommodate the trips generated by this project.
- b) The proposed project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways, because the project will not significantly increase the number of vehicle trips to and from the project site.
- c) The proposed 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 a substantial distance from the Lompoc Airport and the Vandenberg Air Force Base Airfield.
- d) The proposed 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) because the project will not change traffic patterns or roadways in the area.
- e, f) The proposed project will not result in inadequate emergency access or parking capacity, as it will not require roadway closures and required parking is available.
- g) The proposed 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.

XVI. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X

XVI. UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Comments:

- a) The proposed project will not exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board.
- b-c) The proposed project will not require the construction of new water or wastewater treatment facilities, or expansion of existing facilities because its uses will replace those that are currently being used on site.
- d-e) The project site is located within the City of Lompoc City limits. The project site was studied as part of the General Plan EIR update in October 1997 as a developed site, and the City has sufficient resources to service the existing site with water and wastewater facilities.
- f-g) The City of Lompoc landfill has sufficient capacity to service the proposed use. The project will conform to regulations regarding solid waste.

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

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

Morgen Benevedo
Planning Technician

Date

**CITY OF LOMPOC
NEGATIVE DECLARATION**

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

Title: Conditional Use Permit, CUP 07-03

Location: 137 North C Street (Assessor Parcel Number: 85-133-01)

Description: A request by Tim Fredrich of T.L. Fredrich, Inc., representing the property owner, for Planning Commission consideration of a proposal for a Conditional Use Permit for the construction of an approximately 4,000 square foot church building. The project includes the demolition of an existing single-family residence built in 1905. The building will serve as auxiliary space to be used as a fellowship area and classrooms. The site is located in the *Mixed Use (MU)* Zoning District at 137 North C Street (Assessor Parcel Number: 85-133-01).

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

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

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

Morgen Benevedo
For Planning Division

June 7, 2007
Date