



October 18, 2019

Brian Halvorson
Planning Manager
City of Lompoc
100 Civic Center Plaza
Lompoc, California 93438-8001

Subject: Scope of Work and Budget Amendment Estimate for Additional Work on EIR Addendum for Proposed Zoning Ordinance Update Changes (Purchase Order No: C 500182)

Dear Mr. Halvorson:

The purpose of this letter is to provide a suggested amended scope of work, budget augment, and schedule for additional environmental services for the City of Lompoc Zoning Ordinance Update. This amendment is intended to address additional staff time necessary to respond to October 2019 City Council-directed changes to the Addendum to the 2030 General Plan Environmental Impact Report (EIR) that would exceed our February 2015 EIR Addendum scope of work and budget. Proposed changes include amending section 17.2.16.030.A of the Zoning Ordinance Update to allow an Equipment Rental Yard as a Permitted use in the Business Park (BP) zone and amending section 17.2.16.040.A to include a floor area ratio (FAR) of 0.75 in the Industrial (I) zone. Amending section 17.2.16.030.A would also require a General Plan Land Use Element amendment to the BP designation, and changing the specification in the description of BP uses in the Land Use Element that requires that "all activities are conducted indoors" to state that "all activities are conducted mostly indoors". Amending section 17.2.16.040.A would also require a General Plan Land Use Element amendment to the I designation.

Scope of Work

We anticipate that the proposed change to section 17.2.16.030.A of the Zoning Ordinance Update would require additional review and analysis in the areas of aesthetics, noise, and traffic, and a review and determination that the city's existing development standards, policies, and 2030 General Plan EIR mitigation are sufficient to avoid new or substantially more severe impacts than identified in the 2030 General Plan EIR. We anticipate that potential water quality impacts could be addressed qualitatively.

For the proposed changes to section 17.2.16.040.A of the Zoning Ordinance Update, additional work would include reviewing General Plan traffic estimates and providing an estimate of the change in buildout to evaluate whether the increased traffic would result in new or substantially more severe traffic impacts than identified in the 2030 General Plan EIR. Depending on the results of the traffic estimates associated with the proposed FAR change, we may also need to update noise, air quality, and/or GHG analysis.

Associated Transportation Engineers (ATE) would be hired as a subconsultant to Rincon to estimate and assess the potential changes to traffic from the proposed changes to the FAR in the I zone. For the purpose of this proposal, it is assumed that the potential change to FAR would be limited to approximately five (5) currently vacant I zone properties in the city. Rincon will use the information provided by ATE to update the traffic analysis in the EIR Addendum.

ATE's Additional Traffic Assessment would include the following:

1. Using square-footage (SF) data provided by Rincon, calculate trip generation assuming existing zoning SF and proposed zoning SF (up to 5 sites).
2. Determine net increase in AM/PM peak hour traffic for each industrial parcel (up to 5 sites).
3. Provide a qualitative impact analysis for the trip generation change for each site. The impact assessment will be based on General Plan Buildout level of service forecasts contained in the City's General Plan Circulation Element.
4. Summarize the results in a letter report and submit to Rincon.

Rincon will research and provide SF quantities for existing zoning and proposed zoning to ATE.

A Revised Administrative Draft Addendum will be provided for LWC and City review. Rincon will respond to one round of consolidated comments from LWC and one round from the City, and prepare a Revised Final Addendum. All deliverables will be provided digitally via e-mail; no hard copies will be provided.

Cost and Schedule

The Revised Administrative Draft Addendum will be provided within three weeks of authorization to proceed. Rincon requests an additional fee authorization in the amount of \$8,500 for completion of the revised work scope tasks described above.

Sincerely,
Rincon Consultants, Inc.



Richard Daulton, MURP
Principal/Vice President
805-644-4455 x128
rdaulton@rinconconsultants.com

Cc: Jen Daugherty, LWC