



## CITY OF LOMPOC MITIGATED NEGATIVE DECLARATION

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

**Title:** Third Street Apartments – DR 09-11  
**Location:** 109 South Third Street  
(Assessor Parcel Number: 85-150-47)

**Description:**

A request by Kerry Moriarty, the property owner, for Planning Commission review and consideration of:

- 1) **DR 09-11** – a Preliminary/Precise Development Plan for the construction of a twenty-four (24) unit apartment complex including on-site parking and landscaping; and
- 2) **ZC 09-02** – a Zone Change proposal to amend the City's Zoning Map designation for the site. The current Zoning Map designation for the site is *High Density Residential, Planned Development (R-3, PD)*; the applicant is requesting a change to *High Density Residential, Planned Development (R-3, PD)* which would conform to the City's General Plan designation for the site of *High Density Residential*;

The site is approximately .96 acres located at 109 South Third Street (Assessor Parcel Number: 85-150-47).

The City of Lompoc has determined that:

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

### MITIGATION AND MONITORING

The following Mitigation Measures shall be Conditions of Approval for the Third Street Apartments project (DR 09-11).

#### I. AESTHETICS

Mitigation:

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

Monitoring:

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

**XI. NOISE**

Mitigation:

Hours of construction shall be limited to:

Monday through Friday - between the hours of 8:00 am and 6:00 pm

Saturday - between the hours of 9:00 am and 6:00 pm

Sunday - None

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

Monitoring:

The Planning, Building, and Engineering Divisions shall perform periodic site visits during construction to ensure compliance with construction hours.

**XVI. UTILITIES AND SERVICE SYSTEMS**

Mitigation:

The applicant shall install sedimentation and grease filters, employing Best Management Practices (BMP), in the storm drain system.

Monitoring:

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

December 11, 2009

Date



Keith C. Neubert, Principal Planner