

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: APRIL 10, 2006

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: LUCILLE T. BREESE, AICP, CITY PLANNER
ARLEEN T. PELSTER, AICP,
COMMUNITY DEVELOPMENT DIRECTOR

RE: TA 06-02 – TEXT AMENDMENT
MIXED USE ZONING DISTRICT

AGENDA ITEM NO. 4

Planning Commission consideration of a Text Amendment to the City's Zoning Ordinance to add Article 9B – MU - Mixed Use District . If adopted, the Ordinance will be effective Citywide on properties with the General Plan Land Use Designation of *Mixed Use*. A Negative Declaration has been prepared for this project in accordance with the California Environmental Quality Act (CEQA).

AUTHORITY:

The Planning Commission has the authority to recommend approval or denial of an amendment to the Zoning Ordinance to the City Council (Lompoc City Code Section 8887).

PROPOSAL:

The addition of Article 9B – MU – Mixed Use District, to the City Code will provide development standards for projects in *Mixed Use* Zoning District.

ANALYSIS:

Background:

In 1997 the City adopted the General Plan, the Land Use Element contains a *Mixed Use* designation which was placed on 139 individual parcels as shown on the map labeled Attachment No. 2 . The stated purpose and description are:

Purpose: 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.

Description Areas which provide a harmonious intermingling of pedestrian-oriented uses to meet the shopping, business, housing, and entertainment needs of City and regional residents accessed by streets, bicycles, and pedestrian ways in conjunction with shared single-level and multi-level parking areas. Appropriate uses include retail shops; business services; residential units; medical offices; and public and quasi-public uses of a recreational, educational, or religious type.

There is no corresponding *Mixed Use Zoning District* on the Zoning Map or any development standards identified in the Zoning Ordinance. It was acknowledged that it would take some time for the Zoning District to be established and the Council adopted a Resolution stating that properties with a General Plan Land Use Designation of *Mixed Use* would be allowed to develop and/or accommodate new use under the existing zoning on the site.

The new Development Code was to include the Mixed Use development standards. Following Council direction to amend the existing Zoning Ordinance and cancel the wholesale update of the Development Code, staff has moved forward with the following proposal for Mixed Use development standards. This text amendment is being processed at this time due to the increasing number of inquiries that staff has received for standards to allow properties with the *MU* designation to develop.

The City Council and Commission gave careful consideration to the development standards in the *Old Town Commercial* District. When formulating the suggested *MU* development standards, staff proposed similar provisions regarding such items non conforming uses, rear service yards, and outdoor displays. The list of uses in the *MU* District has been prepared with the intent that there be some interpretative ability and flexibility with any questionable uses and standards referred to the Planning Commission for a final determination.

Noticing:

March 17, 2006 -- Notice of the Public Hearing was published in the Lompoc Record: and

March 17, 2006 - Notices were mailed to the 139 persons listed by the County of Santa Barbara as property owners of the parcels to be designed Mixed Use.

Environmental Determination:

An Initial Environmental Study has been performed for the proposed text amendment. Pursuant to the provisions of the California Environmental Quality Act (CEQA). A Negative Declaration has been prepared and is attached for Commission review and recommendation to the Council.

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Receive public input;
2. Review the draft Ordinance/Mixed Use Standards and recommend any changes; and,
3. Adopt Planning Commission Resolution No. 478 (06) recommending that the City Council certify the Negative Declaration and adopt Text Amendment TA 06-02 establishing the *Mixed Use* Zoning District.

Attachments:

1. [Draft Planning Commission Resolution No. 478 \(06\)](#)
2. [Map showing parcels currently identified as Mixed Use on the General Plan Land Use Element Map](#)
3. [Draft City Council Ordinance](#)
4. [Initial Environmental Study and Negative Declaration](#)

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. 478 (06)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE TEXT AMENDMENT TA 06-02

WHEREAS, the Planning Commission has considered a Text Amendment (TA 06-02), which designed to establish a Mixed Use zoning district and identify development standards for properties identified on the City General Plan Land Use Map as Mixed Use; and,

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on April 10, 2006; and

WHEREAS, at the meeting of April 10, 2006, City staff was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of April 10, 2006, _____ spoke, about the proposal; and

WHEREAS, the Planning Commission has recommended City Council adoption of the Negative Declaration prepared for the Text Amendment, pursuant to the California Environmental Quality Act (CEQA).

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

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

- A. The proposed Text Amendment (TA 06-02) recommended in this Resolution will bring the City Zoning Ordinance into conformance with the provisions of the General Plan of the City of Lompoc adopted in October 1997.
- B. The proposed modification to the Zoning Ordinance is required for the public necessity, convenience, and general welfare.

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 proposed Text Amendment show that there is no substantial evidence that the project may have a significant effect on the environment, and therefore it can be found that:

- C. The proposed Text Amendment will not result in an adverse impact on the environment; and
- D. Any effects of the proposed Text Amendment will be de minimis and therefore no filing fee is required pursuant to Fish and Game Code Section 711.4 and Public Resources Code Section 21089.

SECTION 3: The Planning Commission resolves that this Resolution shall be forwarded to the City Council, pursuant to Section 8887.3.c. of the Lompoc City Code, with the Commission's recommendation that the Council adopt the draft Ordinance approving TA 06-02, establishing a Mixed Use Zoning District.

The foregoing Resolution, on motion by Commissioner _____, seconded by Commissioner _____ was adopted at the regular Planning Commission meeting of April 10, 2006, by the following vote:

AYES:

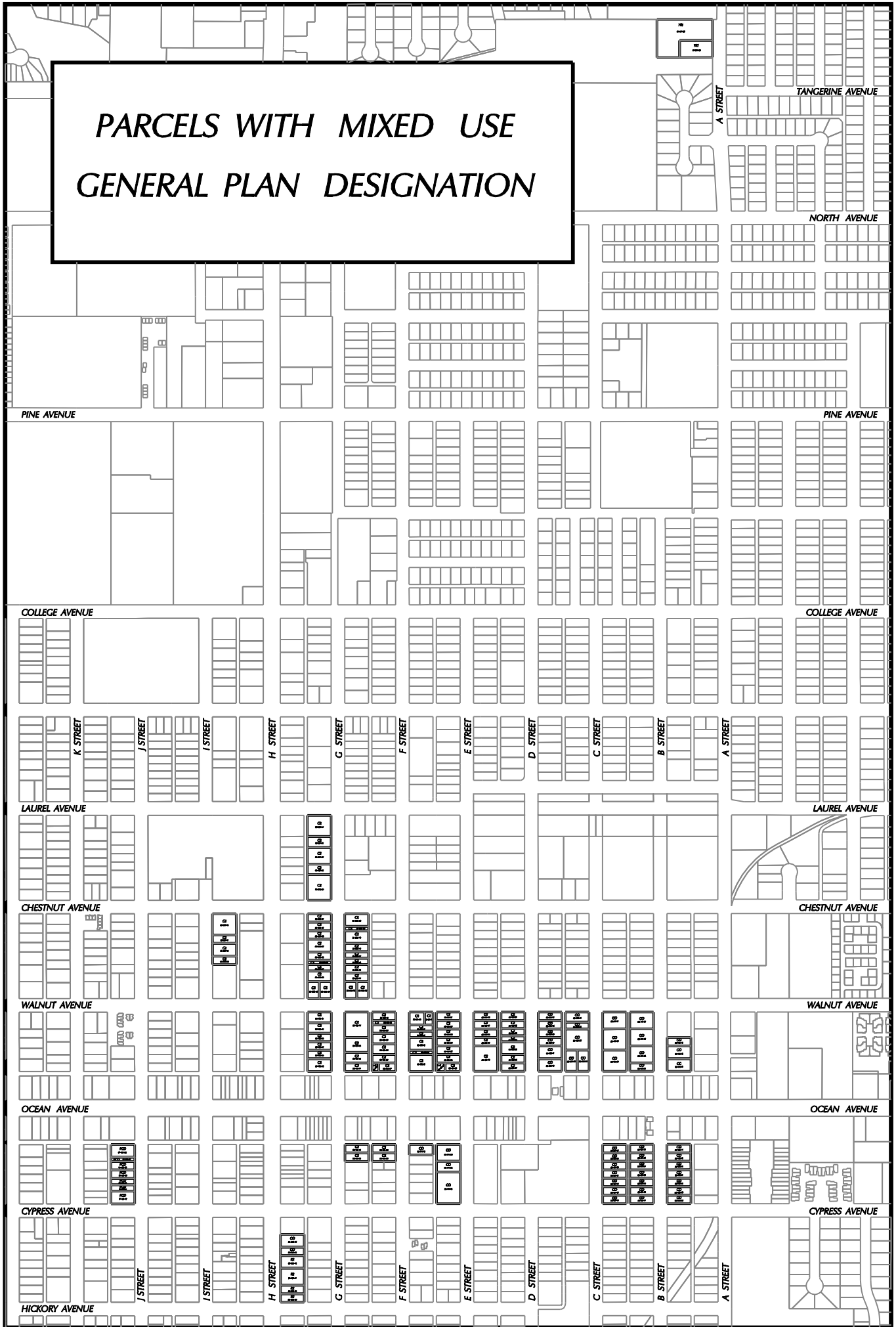
NOES:

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

Exhibit A. Draft Ordinance No. XXXX (06)

PARCELS WITH MIXED USE GENERAL PLAN DESIGNATION



ORDINANCE NO. XXXX(06)

**AN ORDINANCE OF THE CITY OF LOMPOC, ADDING ARTICLE 9B
TO TITLE 2 OF CHAPTER 50 OF THE LOMPOC CITY CODE
PERTAINING TO MIXED USE ZONING DISTRICT**

THE CITY COUNCIL OF THE CITY OF LOMPOC DOES ORDAIN AS FOLLOWS:

SECTION 1. Article 9B is hereby added to Title 2 of Chapter 50 (the Zoning Ordinance) of the Lompoc City Code to read as follows:

Article 9B-- Mixed-Use (M-U) District.

Section 8150 Intent and Purpose.

To provide areas that encourage residential opportunities and innovative retail commercial uses that are located near transportation corridors where local residents have access to personal services, retail facilities, and cultural opportunities that are pedestrian oriented.

Section 8151 Definitions.

FAR - Floor Area Ratio: The FAR indicates the maximum intensity of development on a parcel. The FAR is expressed as the ratio of building space to land area. For the purposes of this section, building space is defined as enclosed gross leasable space.

Mixed-Use (M-U) Project: The development of a tract of land or building or structure with two or more different uses such as but not limited to residential, office, retail, public, or entertainment, in a compact urban form. Mixed-use projects may be arranged vertically (ground-level retail, office, restaurant, entertainment, or community facility with residential uses above the first floor).

Section 8152 Land Uses and Permit Requirements.

The following section describes those land uses which are permitted, conditionally permitted, or prohibited in the MU District. Where a use is unlisted, the City Planner, or designee, shall be responsible to make a determination of the most appropriate use classification. The City Planner may refer, with or without recommendation, any interpretation regarding a use classification directly to the Planning Commission for a decision. Unless a use is determined to be similar to a listed use, it shall be prohibited.

Permitted Uses are uses which are permitted as a right within the MU District. Permitted uses shall obtain a business tax statement, or equivalent, prior to commencement of use.

Conditional Uses are uses which require a Conditional Use Permit, as provided for in the Lompoc Zoning Ordinance, prior to commencement of the use or issuance of a building permit.

Prohibited Uses are uses which are not permitted in the MU District.

Section 8153 Permitted Uses.

1. Antique or collectible store
2. Bakeries
3. Bookstores
4. Personal services (barber, hair dresser)
5. Professional offices (CPA, Realtor)
6. Specialty food store (less than 5,000 square feet)
7. Retail Commercial (less than 5,000 square feet)
8. Studio – Art, dance, martial arts, music, etc.

Section 8154 – Conditionally Permitted Uses.

1. Thrift or second hand store
2. Tasting room, tavern, night club
3. Restaurant, outdoor dining
4. Specialty Food Stores, over 5,000 square feet
5. Retail Commercial, over 5,000 square feet

Section 8155 – Prohibited Uses.

The following uses are not permitted in the MU Zone District:

1. Automobile Related Uses
2. Pawn shop

3. Warehousing and Storage not subordinate to and directly related to the primary use, and/or occupying more than 50% of the site
4. Light Manufacturing

Section 8156 Standards of Development.

Projects in the MU District shall be subject to the development standards prescribed in this section, any standards not specifically addressed are subject to the regulations of the City of Lompoc Zoning Ordinance.

FAR – Floor Area Ratio	Commercial Uses - 0.75 Commercial and Residential Uses – 1.00 with a minimum of 33% of floor area for residential
Lot Area	Minimum not less than ten thousand (10,000) square feet
Lot Width	75 foot minimum
Lot Depth	No minimum
Height – Maximum	45 feet or three stories
Minimum	New construction shall be a minimum of two stories; existing structures may remain one story
Minimum Yard Setback Front	No minimum
Side	No minimum
Rear	Generally, a 10 foot rear yard shall be provided to accommodate solid waste receptacles and equipment, unless another dimension is determined to be sufficient by the Planning Commission or City Council

Maximum Residential Density	21.8 DU/net acre
Parking Requirements Commercial Residential	Parking shall be provided in compliance with Section 8851, unless determined by the Planning Commission or City Council that reduction of those requirements is appropriate, based on a finding that the nature and size of the use will likely attract 50% or more of its patrons on foot or via bicycle Parking shall be provided in compliance with Section 8851
Signs	As permitted in Section 8840 et seq.
Open Space	Each dwelling unit shall be provided with private, usable space, i.e. decks, balconies, yards, or patios.
Outside Display	All outside display and storage shall be within an entirely enclosed building or be completely screened from public view.
Fencing	Must be constructed to be architecturally compatible with main structures on the site, as allowed in Section 8814.
Accessory Structures	Must be constructed to be architecturally compatible with main structures on site, as allowed in Section 8811. Portable metal storage containers are prohibited.

Section 8157 Design Standards.

1. The design shall provide for internal compatibility between the residential and non-residential uses on the site.
2. The design shall ensure that the residential units are of a residential character, and that appropriate privacy between residential units and other uses on the site is provided.

3. Site planning and building design shall provide for convenient pedestrian access from the public street into the nonresidential portion of the project, through courtyards, plaza, walkways, or similar features.
4. The proposed use of each live/work unit is to provide a bona fide retail commercial or professional service in addition to the residential use thereof. No residential use shall be allowed on the ground floor of a multi story building.
5. Areas for the collection and storage of refuse and recyclable materials shall be located on the site in locations that are convenient for both the residential and non residential uses.
6. At the pedestrian level, at least 50 percent of the total ground floor building frontage of any new or reconstructed building facing the public right of way shall have the following: windows with clear un-tinted glass and recessed entries.

Section 8158 Non-conforming Use and Structures

Where at the time of adoption of this Section, a lawful use of land or structure exists which would otherwise not be permitted by the regulations established by this Section, such use or structure may be continued indefinitely subject to the following:

- a. No nonconforming use shall in any way be physically expanded or extended more than 25 percent of its gross floor area either on the same or adjoining property, unless the expansion is intended to bring the use into or toward conformity.
- b. A nonconforming use shall not be re-established after having been abandoned or discontinued for a period of 180 consecutive days. This discontinuance shall cause the use to be deemed to have ceased and the use shall not be reinstated or replaced with another nonconforming use.
- c. Where a structure is noncomplying only by reason of inadequate setbacks, yard size, or open space, structural additions, alterations or enlargements of the existing structure(s) shall be permitted, provided the additions, alterations or enlargements comply with all current provision/standards relating to the structure's building envelope.

SECTION 2. Judicial review of this decision shall be governed by the time limits of Code of Civil Procedure Section 1094.6.

SECTION 3. This Ordinance shall be effective thirty (30) days after its enactment."

PASSED AND ADOPTED this _____ day of _____ 2006, by
the following electronic vote:

AYES: Councilmember:

NOES: Councilmember:

ABSENT: Councilmember:

ABSTAINED: Councilmember:

Dick DeWees, Mayor
City of Lompoc

ATTEST:

Donna Terrones, City Clerk
City of Lompoc

B. 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-d) Implementation of the proposed text amendment would not create changes impacting scenic vistas or resources or substantially degrading the existing visual character or quality of the City, as no development is proposed at this time and future development will be evaluated as proposed.

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-c) The proposed text amendment applies to an existing urbanized area, and will have no impact on agricultural lands and resources.

II 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-e) The proposed text amendment will not have an adverse impact on air quality since no development is proposed at this time. Mixed-Use development may have beneficial results, such as increasing proximity of residents to stores or work, which could result in a reduction in vehicle emissions below that which would occur with more segregated land uses.

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

IV. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-e) The proposed text amendment 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 amendment affects sites that are in an urbanized area and are not identified in the Lompoc General Plan's "Biologically Significant Areas" Map.

f) The text amendment applies to properties 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 mixed-use development of these sites.

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

Comments:

a-b) The proposed text amendment will not cause a substantial adverse change in the significance of a historical or archaeological resource, as identified in Section 15064.5, because the subject sites are not identified in the City of Lompoc Cultural Resource Study as having a historical or archaeological resource on the site and standard Conditions of Approval will be placed on any future development.

c) The proposed text amendment will not directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature. The subject sites are not identified on the "Archeological Sensitivity Zones" Map located in the City of Lompoc General Plan adopted October 1997.

d) The proposed text amendment will not disturb any human remains, including those interred outside of formal cemeteries. The subject sites are 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-e) The proposed text amendment will not have an impact on the geologic and seismic risk level of persons and property in the City. The proposed text amendment does not propose any development at this time, therefore, there are no impacts.

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

VII. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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-h) The proposed text amendment would have no impact on the amount or nature of hazardous materials in the City, nor would it impact applicable emergency plans or response because no development is proposed at this time.

VIII. HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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

VIII. HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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-j) The proposed text amendment will not have an impact on hydrology or water quality. The proposed text amendment does not propose any development at this time, therefore, there are no impacts.

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 text amendment will not physically divide an established community as the subject sites are in an urbanized area.
 b) The proposed text amendment will not conflict with any applicable land use plan or regulation of an agency adopted for the purpose of avoiding or mitigating an environmental effect. The proposed text amendment would create development standards for the Mixed Use Zone in the Zoning Ordinance,

amend the Zoning Map for the identified properties, and create consistency with the existing General Plan Land Use Designation of Mixed Use (MU).

c) There is not a habitat conservation plan or natural community conservation plan, which applies to the subject sites, therefore, there will be no conflict with such a plan.

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

Comments:

a-b) The proposed text amendment will not have an impact on the mineral resources of the City. The proposed text amendment does not propose changes that would result in a loss of availability of a known mineral resource as identified in the "Mineral Resources" Map in the Lompoc General Plan, adopted October 1997 because no development is proposed at this time.

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-d) Implementation of the proposed text amendment will not have an adverse impact on noise conditions. Future projects will be reviewed individually to ensure that they will not expose persons to, or generate, noise levels in excess of standards established in the local general plan or noise ordinance or expose persons to excessive ground borne noise levels.

e-f) The subject sites are not located within an airport land use plan or within the vicinity of a private air strip.

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-c) Implementation of the proposed text amendment will facilitate more efficient and compact urban form consistent with the General Plan and will not induce substantial growth. The proposed text amendment will not displace substantial numbers of existing housing units, as the new zoning designation will allow residential units to be developed above commercial uses. Implementation of the proposed text amendment will not expand the availability of electrical, water or wastewater service beyond the existing service area and therefore, will not induce significant growth at this time. No homes will be removed, there will be no net loss of residential units, and no people will be displaced due to this action because no development is proposed at this time.

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) Implementation of the proposed text amendment 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 proposed sites are currently within an urbanized area which is already adequately served by City services. Future development will be evaluated independently as proposed.

XIV. RECREATION	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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-b) Implementation of the proposed text amendment should have no effect on the use of existing neighborhood and regional parks or other recreational facilities, as future development will be evaluated as proposed.

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

Comments

a-g) The proposed text amendment will not have an adverse impact on the operation of streets or area traffic levels. The proposed text amendment will not impact air traffic patterns, nor does it propose changes that would impact emergency access. The proposed text amendment does not create any adverse impacts on traffic/circulation and the increased residential proximity to stores and work may reduce vehicle travel since no development is proposed.

XVI. UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Comments:

a-c) The proposed text amendment will not exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board, nor will the text amendment require the construction of new water, wastewater, or storm water facilities, the construction of which could cause significant environmental effects. The subject sites are located within an existing urbanized area and the water, wastewater, and storm water facilities are adequate to service new development. The General Plan Land Use Designation for the site is Mixed Use, and the sites have been intended for mixed-use development.

d-g) The project sites are located within the City of Lompoc city limits and were studied as part of the General Plan EIR update in October 1997 as infill sites. The City has sufficient resources to service the sites with water, wastewater, and solid waste services. There is no development proposed at this time and each infill project will be evaluated as they are submitted.

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.

Lucille T. Breese, AICP
 City Planner

Date