

**CITY OF LOMPOC  
PLANNING COMMISSION STAFF REPORT**



**MEETING DATE:** SEPTEMBER 11, 2006  
**TO:** MEMBERS OF THE PLANNING COMMISSION  
**FROM:** KEITH C. NEUBERT, ASSOCIATE PLANNER  
**RE:** CONDITIONAL USE PERMIT – CUP 06-07

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**AGENDA ITEM NO. 4**

A request by John Anton of Anton and Associate, representing Lompoc Foursquare Church, for Planning Commission consideration of a proposal for a Conditional Use Permit to allow an approximately 1,995 square foot addition to an existing two-story church building. The site is located in the *Commercial Office (CO)* Zoning District at 125 North C Street (Assessor Parcel Numbers: 85-133-03, 04). 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 (LCC Section 8882 d).

**SITE DATA:**

1. Property Owner. . . . . Lompoc Foursquare Church
2. Site Location. . . . . 125 North C Street
3. Assessor Parcel Numbers. . . . . 85-133-03, 04
4. Site Zoning. . . . . Commercial Office (CO)
5. General Plan Designation. . . . . Mixed Use
6. Site Use. . . . . Existing Church
7. Surrounding Uses/Zoning. . . . . North: Commercial/Residential / CO  
South: Commercial / C-2  
East: Commercial/Residential / CO  
West: Commercial/Residential / CO
8. Site area. . . . . 26,250 square feet

**BACKGROUND:**

- February 11, 1992 - Planning Commission adopted Resolution No. 92-02 allowing the Foursquare Church to demolish and rebuild an existing sanctuary.
- 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.
- February 2005 - An application for a building permit to construct the addition to the church was received.
- September 2005 - The building permit to construct the addition to the church expired.
- July 18, 2006 - An application for a revised addition was received by the Planning Division.

**PROPOSAL:**

The Lompoc Foursquare Church is requesting a Conditional Use Permit to expand the existing sanctuary at 125 North C Street. The parcel is located in the *Commercial Office Zoning District (CO)*. The proposed sanctuary expansion consists of an approximately 1,995 square-foot addition, and includes a new lobby, conference room and classroom.

**CONFORMANCE WITH ADOPTED CITY POLICIES:**

**Architectural Review Guidelines:**

The proposed project consists of expanding the existing two-story sanctuary 28.5 feet to the north. The architecture of the expansion will match the existing sanctuary.

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

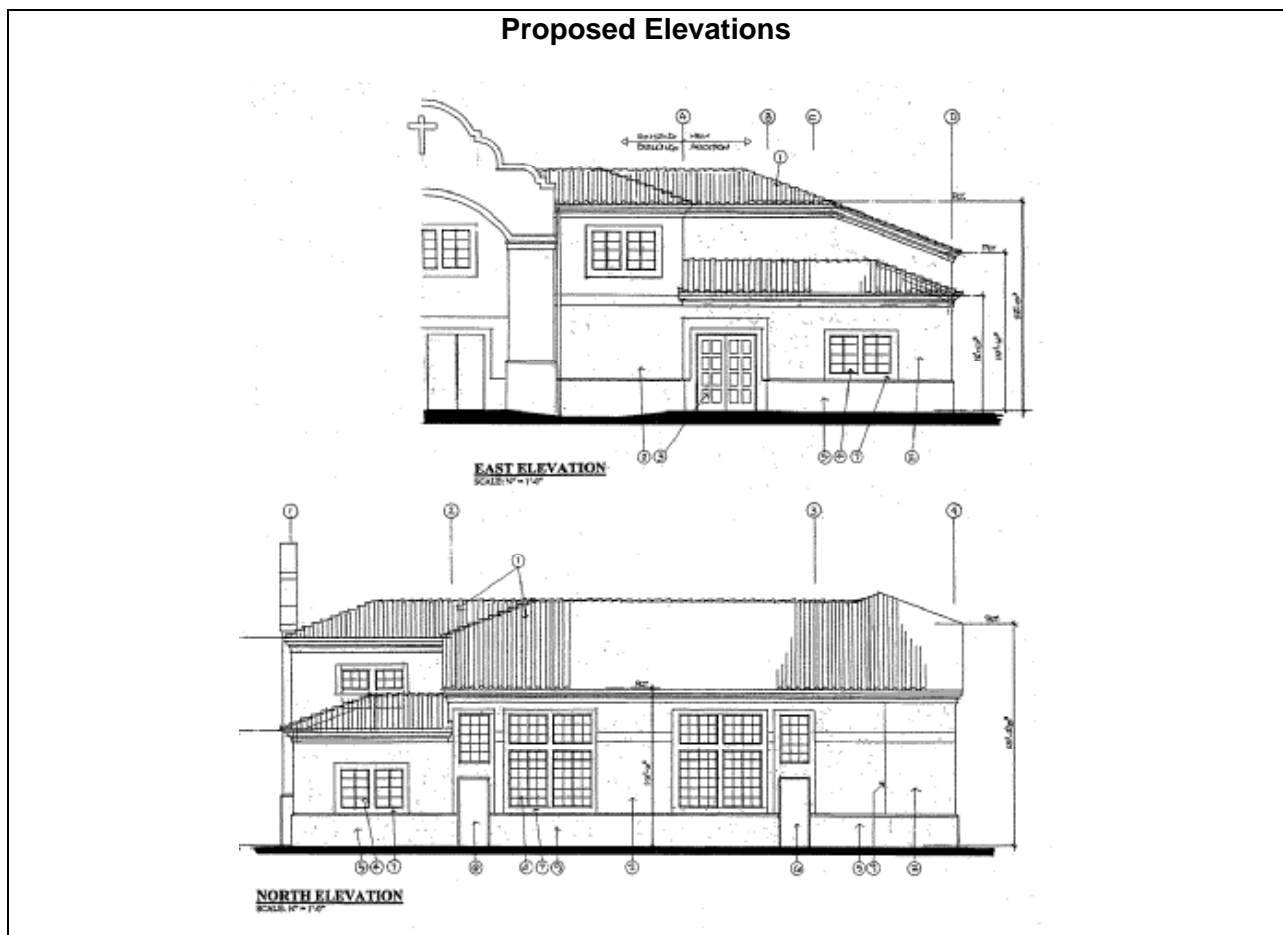
*Multiple buildings on the same site shall be designed to create a strong visual relationship between the buildings with subtle variety in building size and mass.*

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 white-colored stucco finish with red clay roof tiles. A stucco bulkhead wall at the base of the building will be aligned with the existing bulkhead wall to provide depth to the expansion. The windows have a white stucco pop-out trim to match the existing sanctuary windows. On the east side of the expansion, a dark stained wood door will be added to match the existing doors facing C Street. Five (5) inch galvanized rectangular rain gutters painted teal, will be added to all sides of the expansion and will match the existing rain gutters. The expansion maintains the same architectural style of the existing sanctuary to provide overall architectural continuity.



The surrounding area is commercial/residential and the proposed project is sensitive to the varied development that exists in the neighborhood. As proposed, 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 expansion would be consistent with the General Plan. The church has been in operation at this location over sixty years and there is no history of complaints from neighboring property owners.

**Zoning Ordinance:**

The zoning for this site is *Commercial Office (CO)*. Zoning Ordinance Section 7902 Uses Permitted Subject to Obtaining a Conditional Use Permit states that *churches* are permitted in the CO District with a Conditional Use Permit from the Planning Commission.

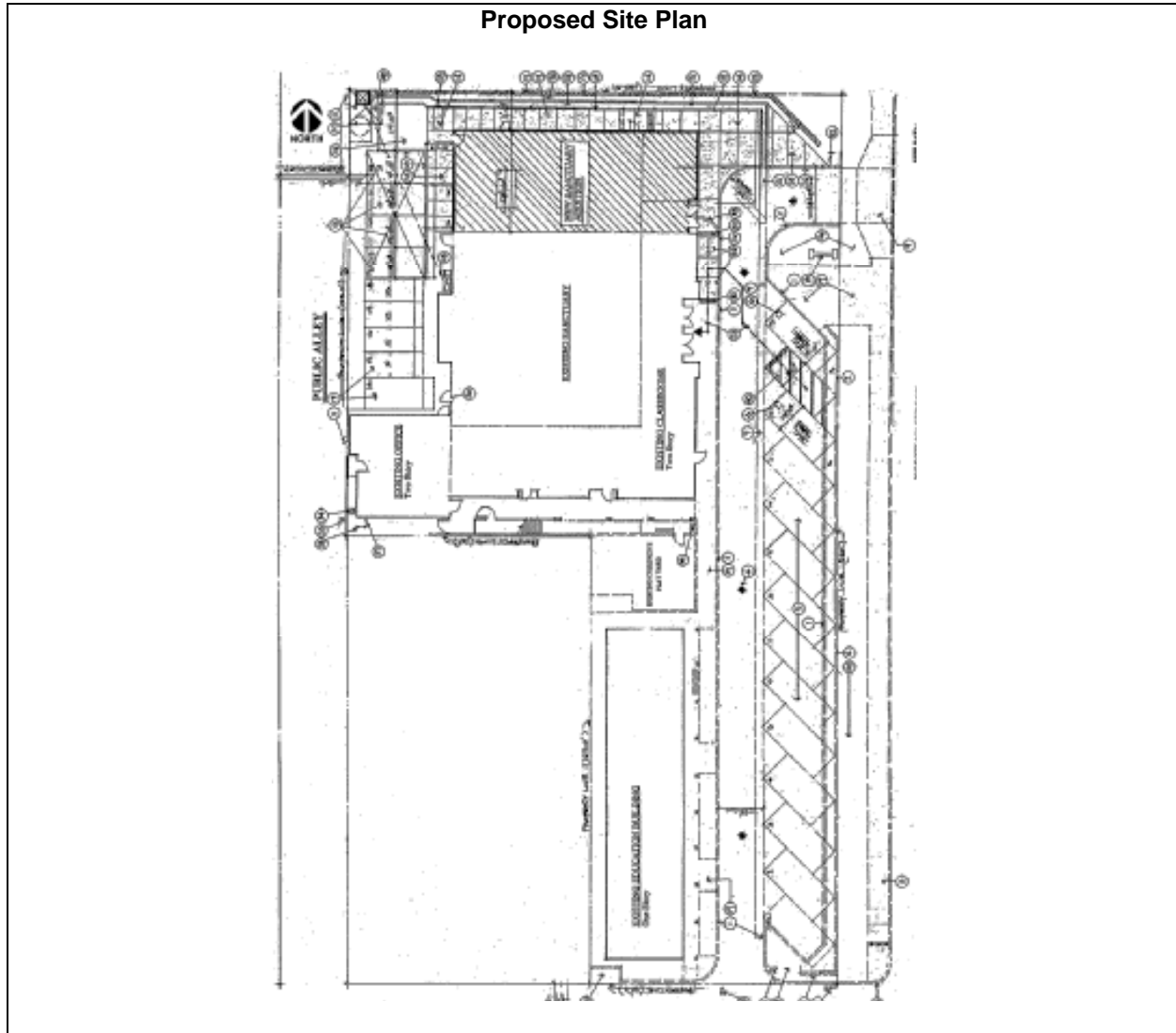
The Conditional Use Permit process allows the Commission to evaluate each project individually and assure compatibility with existing uses.

**Site Plan:**

The church facility is located at 125 North C Street and consists of an existing two-story sanctuary, office, education building, and classrooms with parking and landscaping. The proposed project consists of an expansion to the two-story sanctuary building on the north side of the property.

The following table shows the Zoning Ordinance requirements for the church expansion in the *Commercial Office (CO)* Zone.

<b>Category</b>	<b>Required/Maximum</b>	<b>Proposed</b>
<b>Height</b>	40 feet	approximately 26 feet
<b>Front Yard Setback</b>	No setback requirements in CO	40 feet
<b>Rear Yard Setback</b>	No Setback requirements in CO	30 feet
<b>Side Yard Setback</b>	No Setback requirements in CO	11 feet



Parking –

Parking Spaces – churches 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 Section 8851 Schedule of Off-Street Parking Requirements of the Zoning Ordinance.*

There are 450 individual interlocking chairs in the sanctuary, which would require (450/5) 90 parking spaces. The sanctuary building expansion will eliminate ten parking stalls on the north and west side of the sanctuary. Four new spaces will be provided on the west side of the sanctuary. The number of parking spaces on the property at 125 North C Street will be 22. The 22 spaces on-site at 125 North C Street and the 40 spaces at 126 North C Street will provide a total of 62 available parking spaces.

Zoning Ordinance Section 8856 allows consolidated parking when the additional parking is within 300 feet of the project site. The applicant has recorded a reciprocal parking and access agreement with the City allowing the church to utilize 33 parking spaces at 105 South C Street.

Location	Number of Parking Stalls
125 North C Street	22
126 North C Street	40
105 South C Street (City property)	33
Total	95

The total number of parking stalls would be 95 with the shared parking, meeting the requirement of 90 parking spaces.

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.

**ENVIRONMENTAL REVIEW:**

An Initial Environmental Study has been performed for the proposed use. Pursuant to the provisions of the California Environmental Quality Act (CEQA) a Negative Declaration has been prepared. 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 August 18, 2006:

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

On September 1, 2006:

- 1) Notices were mailed to property owners within 300 feet by US mail; 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 \$36.70.

**STAFF REVIEW:**

A Development Review Board (DRB) meeting was held for this project on August 7, 2006. The applicant met with staff to discuss the proposal and draft Conditions of Approval were formulated. The DRB recommends approval of CUP 06-07 subject to the attached Conditions of Approval.

**RECOMMENDATION:**

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

- 1. Certify the Negative Declaration;**
- 2. Adopt Resolution No. 517 (06) approving CUP 06-07 allowing the sanctuary expansion, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.**

**ATTACHMENTS:**

1. [Draft Resolution No. 517 \(06\) and Conditions of Approval](#)
2. [Initial Study and Negative Declaration](#)
3. Site Plan, Floor Plans, Elevations  
(Planning Commission only – plans available in Planning Division for review)

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

## RESOLUTION NO. 517 (06)

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A CONDITIONAL USE PERMIT TO ALLOW EXPANSION OF AN EXISTING CHURCH BUILDING AT 125 NORTH C STREET (CUP 06-07)**

**WHEREAS**, a request was submitted by John Anton of Anton and Associate, representing Lompoc Foursquare Church, for Planning Commission consideration of a proposal for a Conditional Use Permit to allow an approximately 1,995 square foot addition to an existing two-story church building. The site is located in the *Commercial Office (CO)* Zoning District at 125 North C Street (Assessor Parcel Numbers: 85-133-03, 04); and

**WHEREAS**, the matter was considered by the Planning Commission at a duly-noticed public meeting on September 11, 2006; and

**WHEREAS**, at the meeting of September 11, 2006, \_\_\_\_\_, was present and answered Planning Commissioners' questions and addressed their concerns; and

**WHEREAS**, at the meeting of September 11, 2006, \_\_\_\_\_ spoke in favor 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 sanctuary expansion, 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 Lompoc City Code Section 7902.
- 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 sanctuary expansion, 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 sanctuary expansion 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 sanctuary expansion, as conditioned, does not have a significant effect on the environment; and
- G. Any effect of the proposed use upon fish and wildlife is de minimis and therefore no filing fee is required pursuant to the Fish and Game Code Section 711.4.

**SECTION 3:** Based upon the foregoing, CUP 06-07 is approved as proposed on September 11, 2006, 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 September 11, 2006 by the following vote:

**AYES:**

**NOES:**

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

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

Attachment: Exhibit A - Conditions of Approval

**CONDITIONS OF APPROVAL**  
**CUP 06-07 – FOURSQUARE CHURCH EXPANSION**  
**125 NORTH C STREET – APN: 85-133-03, 04**

The following Conditions of Approval apply to the plans for the Foursquare Church Expansion received by the Planning Division and date stamped on July 18, 2006, and reviewed by the Planning Commission on September 11, 2006.

**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 start of operation of the market.
- 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 September 11, 2007. 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. Protective bollards shall be installed near all down spouts that are 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.

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

- P20. If any new lighting is proposed, 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**

- P21. 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.

- P22. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.
- P23. The project must conform with the Urban Forestry Administrative Guidelines.
- P24. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

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

- P25. The project must conform with sections 3331.1 - 3331.6 of the Lompoc City Code Water Efficient Landscape Standards.
- P26. 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.
- P27. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

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

- P28. 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.
- P29. 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.
- P30. All trees must be installed with support staking. All nursery stakes must be removed from trees.
- P31. All trees and plant material selection shall be made with the concurrence of the contract Landscape Architect.

**Planning - Landscaping Installation Conditions**

- P32. 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.
- P33. A layer of bark two to four inches deep must be applied in all landscape areas. Type of bark must be approved by City Planning Division prior to issuance the first building permit for the project. The location and quality of the bark is subject to approval by the contract Landscape Architect, prior to installation.
- P34. 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.

**Planning - Air Quality Conditions**

- P35. Dust (PM<sub>10</sub>) - 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.

P36. Ozone (O<sub>3</sub>) Precursors: (NO<sub>x</sub> and ROC)

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

P37. 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.

## II. BUILDING AND FIRE SAFETY

## **Building - General Conditions**

- B1. Project shall comply with the most recent adopted City and State building codes.
- B2. Plans shall be submitted by a California licensed architect and/or engineer.
- B3. Approved fire-resistive assemblies shall be provided for occupancy and/or exterior wall protection. Parapets may be required in accordance with the UBC and UFC.
- B4. Dimensioned building setbacks and property lines, street centerlines, and between buildings or other structures shall be designated on plot plans.
- B5. All property lines and easements must be shown on the plot plan. A statement that such lines and easements are shown is required.
- B6. The Title Sheet of the plans shall include:
  - a. Occupancy group
  - b. Description of use
  - c. Type of construction
  - d. Height of the building
  - e. Floor area of building(s)
- B7. California disabled access regulations shall be incorporated within the plans.
- 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 Uniform Fire Code, the Uniform 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 – Project Specific Conditions**

EN1. The City Engineer approved the Foursquare Church Building Addition Grading Plans on June 7, 2004. The Mylar originals on file in the Engineering Division shall be amended to show the changes shown on the Preliminary Site Plan stamped "*Received July 18, 2006, City Planning Division.*" The Public Works Department, Utility Services Department, and Planning Division shall approve the amended Grading Plans prior to issuance of grading and encroachment permits.

**VI. AVIATION/TRANSPORTATION**

No General or Project Specific Conditions

**VII. SOLID WASTE**

No General or Project Specific Conditions

**VIII. ELECTRIC**

No General or Project Specific Conditions

**IX. WATER**

No General or Project Specific Conditions

**X. WASTEWATER**

No General or Project Specific Conditions

I, Pastor Bernie Federmann of the Lompoc Foursquare Church, the applicant, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the Foursquare Church Expansion. As 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:**

<b>Project Title:</b> Conditional Use Permit – Lompoc Foursquare Church Addition	<b>Project No:</b> CUP 06-07	
<b>Lead Agency Name and Address:</b> City of Lompoc 100 Civic Center Plaza, Lompoc, CA 93436 P.O. Box 8001, Lompoc, CA 93438-8001	<b>Contact Person and Phone Number:</b> Keith C. Neubert Associate Planner (805) 875-8277	
<b>PROJECT DESCRIPTION / LOCATION:</b> A request by John Anton of Anton and Associate, representing Lompoc Foursquare Church, for Planning Commission consideration of a proposal for a Conditional Use Permit to allow an approximately 1,995 square foot addition to an existing two-story church building. The site is located in the Commercial Office (CO) Zoning District at 125 North C Street (Assessor Parcel Numbers: 85-133-03, 04).		
<b>Public Agencies with Approval Authority</b> (Including permits, funding, or participation agreements): City of Lompoc		
<b>Project Applicant, Name and Address:</b> Pastor Bernie Federmann Lompoc Foursquare Church 125 North C Street Lompoc, CA 93436 805-736-2778	<b>Project Consultant:</b> John Anton and Associate 115 East College Avenue, Suite #5 Lompoc, CA 93436 805-736-8117	
<b>General Plan Designation:</b> Mixed Use	<b>City Zoning Designation:</b> Commercial Office	
<b>Surrounding Land Use Designation:</b> North - Mixed Use South - Office Commercial East - Mixed Use West - Mixed Use	<b>Surrounding Land Uses:</b> North - Commercial/Residential South - Commercial East - Commercial/Residential West - Commercial/Residential	
<b>Environmental Setting:</b> Existing urbanized area.		
<b>ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:</b> The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact", as indicated by the checklist on the following pages.		
<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology / Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation / Traffic
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance	

**B. ENVIRONMENTAL IMPACTS:**

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

<b>I. AESTHETICS</b> 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 church addition will not have a substantial adverse impact on a scenic vista as there is no scenic vista in the immediate area identified on the City of Lompoc Urban Design Features Map in the Urban Design Element of the City's General Plan, adopted in October of 1997.
- b) The proposed church addition will not substantially damage scenic resources within a state scenic highway, as the site is not located adjacent to a state scenic highway.
- c) The proposed church addition will not substantially degrade the existing visual character or quality of the site and its surroundings, as staff will review project architecture to assure compliance with established City *Architectural Review Guidelines*.
- d) The proposed church addition will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area as a lighting plan will be required as a condition of approval to assure that no substantial light and/or glare will adversely affect day or nighttime views in the area.

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

Comments:

- a) The proposed church addition 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 and was previously developed.
- b) The proposed project will not conflict with existing zoning for agricultural use, or a Williamson Act contract as the site was previously developed.
- c) The proposed church addition will not involve changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use, as the site was previously developed.

<b>III AIR QUALITY</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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-d) The proposed project will not conflict with, or obstruct implementation of, the applicable air quality plan, or violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed construction of an approximately 1,995 square-foot addition to an existing church will not add any additional vehicle trips or result in new air emissions.
- e) The proposed project will not create objectionable odors affecting a substantial number of people, as the project will not be a significant source of odors.

<b>IV. BIOLOGICAL RESOURCES</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, 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>IV. BIOLOGICAL RESOURCES</b>  Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 church addition 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 church addition is proposed on a site that was previously developed 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 use is proposed on property within an urbanized area on a site that was previously developed. 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 church addition.

<b>V. CULTURAL RESOURCES</b>  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

<b>V. CULTURAL RESOURCES</b> Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 church addition will not cause a substantial adverse change in the significance of a historical or archaeological resource, as identified in Section 15064.5, because the subject site is not identified in the City of Lompoc Cultural Resource Study as having a historical or archaeological resource on the site.

c) The proposed church addition 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 will not disturb any human remains, including those interred outside of formal cemeteries. The site is not identified on the "Archeological Sensitivity Zones" Map located in the City of Lompoc General Plan adopted October 1997.

<b>VI. GEOLOGY AND SOILS</b> 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
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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 church addition will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.

b-e) Based upon the 1987 study by the Morro Group, "City of Lompoc Seismic and Geologic Conditions Study", the area is not subject to unusual geologic activity nor does it have unique features.

<b>VII. HAZARDS AND HAZARDOUS MATERIALS</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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 church addition will not create a significant hazard to the public or the environment as no hazardous materials will be used or stored 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 church addition is not located within the Lompoc Municipal Airport land use plan nor is the site located within the vicinity of a private airstrip, based on a review of the Lompoc Airport Master Plan and the Lompoc General Plan. The Lompoc Municipal Airport, at approximately 1.5 miles away, is the closest airfield to the project site.

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

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

<b>VIII. HYDROLOGY AND WATER QUALITY</b> 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

<b>VIII. HYDROLOGY AND WATER QUALITY</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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 church addition will not violate any water quality standards or waste discharge requirements; church addition will not substantially deplete groundwater supplies or interfere with groundwater recharge; the church addition will not substantially alter the existing drainage pattern of the site or area; the church addition 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 church addition will not otherwise substantially degrade water quality. There are no rivers or creeks within the project area.

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

h) The proposed church addition 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.

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

Comments:

a) The proposed church addition will not physically divide an established community as it is located within the existing City limits in an established neighborhood.

b) The proposed church addition 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.

<b>X MINERAL RESOURCES</b>	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.

<b>XI. NOISE</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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 church addition will not expose persons to, or generate, noise levels in excess of standards established in the local general plan or noise ordinance, nor will it expose persons to excessive groundborne noise levels
- c) The proposed church addition will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- d) Short-term impacts will be addressed by standard conditions of approval including limited hours of construction.
- e-f) The proposed church addition is not located within an airport land use plan or within the vicinity of a private air strip.

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

Comments:

- a) The proposed church addition will not 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).
- b-c) The proposed project will not displace any people or housing, necessitating the construction of replacement housing elsewhere.

<b>XIII. PUBLIC SERVICES</b>	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
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 church addition and will not result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Fire, Police, Schools, Parks, or other public services, because the site is currently within an urbanized area which is already adequately served by City services. The City has sufficient resources to provide required services.

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

Comments:

a-b) The proposed church addition will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

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

e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Comments:

- a) The proposed church addition will not 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) because the use will not induce a substantial increase in traffic or impact street capacity.
- b) The proposed church addition 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 church addition will not substantially increase the amount of traffic in the area.
- c) The proposed church addition 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 church addition are 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) as an existing building will be utilized on a previously developed site.
- e-f ) The proposed church addition will not result in inadequate emergency access or parking capacity, as the project will not result in blocked roadways and on site parking will be provided.
- g) The proposed church addition 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.

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

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Comments:

- a) The proposed church addition will not exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board.  
 b-c) The proposed church addition will not require the construction of new water or wastewater treatment facilities, or expansion of existing facilities.  
 d-e) The project site is located within the City of Lompoc city limits, and the City has sufficient resources to service the site with water and wastewater facilities.  
 f-g) The City of Lompoc landfill has sufficient capacity to service the proposed use. The project will conform to regulations regarding solid waste.

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

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.

Keith C. Neubert  
Associate Planner

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 06-07  
Lompoc Foursquare Church Addition

**Location:** 125 North C Street (APN: 85-133-03, 04)

**Description:** A request by John Anton of Anton and Associate, representing Lompoc Foursquare Church, for Planning Commission consideration of a proposal for a Conditional Use Permit to allow an approximately 1,995 square foot addition to an existing two-story church building. The site is located in the Commercial Office (CO) Zoning District at 125 North C Street (Assessor Parcel Numbers: 85-133-03, 04).

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.

August 15, 2006  
Date

\_\_\_\_\_  
Keith C. Neubert, Associate Planner  
for Planning Division