

**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: DEVELOPMENT PLAN REVIEW – DR 06-13

AGENDA ITEM NO. 5

A request by Steve Rarig of Rarig Construction, representing the property owner, for Planning Commission consideration of a proposal to construct an approximately 30,000 square foot building to be utilized for wine processing. The proposed project site is located at the terminus of Aviation Drive in the Business Park (BP) Zoning District (Assessor Parcel Number: 93-450-53). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

SITE DATA:

1. Property Owner..... Perr Properties, LP
2. Site Location..... Terminus of Aviation Drive
3. Assessor Parcel Number..... 93-450-53
4. Site Zoning..... Business Park (BP)
5. General Plan Designation..... Business Park
6. Site Use..... Vacant Land
7. Surrounding Uses/Zoning..... North: Vacant (Business Park)
South: Vacant (Business Park)
East: Vacant (Business Park)
West: Vacant (Business Park)
8. Parcel Size..... approximately 1.91 acres

BACKGROUND:

On November 14, 2005, the Planning Commission adopted Resolution 450 (05) approving a Tentative Parcel Map (LOM 547-P) to subdivide two (2) existing approximately 3.75 acre parcels into four (4) parcels. The map was recorded on February 24, 2006. The current proposal is for a development plan on Parcel A.

PROPOSAL:

The proposal is for construction of an approximately 30,000 square-foot wine processing facility at the terminus of Aviation Drive. The building will house the Loring and Pali Wineries. The parcel is approximately 1.91 acres in size and is currently vacant.

CONFORMANCE WITH ADOPTED CITY POLICIES:

Authority:

The Planning Commission has the authority to approve, conditionally approve, or deny Development Plans in the *Business Park (BP) Zoning District* (Lompoc City Code Section 8455 et seq.).

There are numerous references in the *Business Park (BP) Zoning District* standards requiring conformance with the Central Avenue Specific Plan (CASP) standards. In 1989, the City Council adopted Ordinance No. 1255 (86) which consolidated the CASP standards into the Zoning Ordinance. Therefore, the Planning Commission is able to make the following mandatory findings as required by Section 8455:

- The proposed project is compatible with other projects within the Specific Plan area.
- The plan will not have an adverse impact on the public health, safety, interest, convenience, or general welfare.
- The site plan is compatible with the intent and purpose of the regulations and design guidelines of the Central Avenue Specific Plan.

Architectural Review Guidelines:

The proposed building has a stone arch around the entry along Aviation Drive with a wood door and wood siding. Shutters are provided on the north and south elevations. The roof is a standing seam metal roof with awnings to match. Granite stone panels and split face block are shown at the base of the building.

The exterior building finish proposed is a cream and terra cotta colored stucco. The roof is a dark gray standing seam metal roof with awnings to match. The shutters are light gray and the entry doors and siding are a stained wood.

The surrounding properties are currently vacant. This project provides an architectural style that is sensitive to the planned future business development in the area.

Landscaping is proposed around the building and in the parking lot. The landscape plan will be reviewed by the Planning Division Staff and a Landscape Maintenance Agreement will be required for the project (COA P19 & P20). As conditioned, the project is consistent with the City's Architectural Review Guidelines and the Development Plan requirements of the *Business Park (BP) Zoning District*.

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

General Plan:

The General Plan designation for this property is *Business Park* and the stated purpose is:

To provide areas for clean and attractive, planned industrial centers on large, integrated parcels of land upon which all activities are conducted indoors.

The proposed wine processing facility would house two indoor winery operations. It would be consistent with the General Plan designation and all applicable policies.

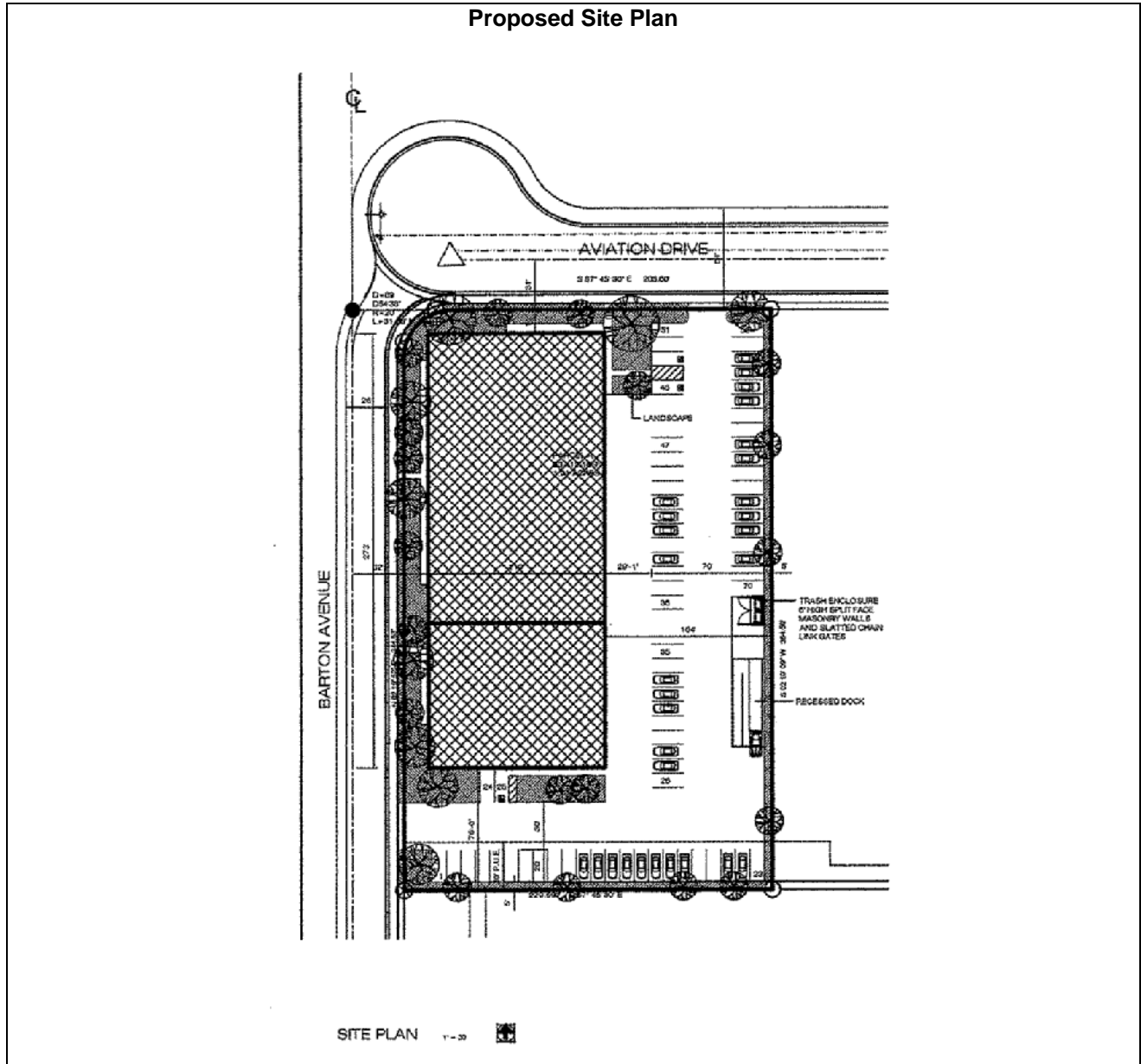
Zoning Ordinance:

The zoning for the site is *Business Park (BP)*. Section 8451 states “*This use category is intended for businesses that provide high primary employment and environmental compatibility with surrounding uses. It is the intent of the City to have primary users share common building complexes with common sign programs, building architecture, utility networks, and landscape areas in concurrently planned developments. However, primary Business Park users may develop individually on individual lots.*”

Planning Commission review and approval of the development plan for this project will assure the orderly development of the site.

Site Plan –

The project is located on an approximately 1.91 acre parcel at the terminus of Aviation Drive. The proposed building is located on the northwestern portion of the site with parking to the east and south. Vehicular access to the site will be provided off of Barton Avenue and Aviation Drive.



As shown in the table below, the project meets Zoning Ordinance Section 8454.1 Site Development Standards for the BP zone.

Category	Required/Maximum	Proposed
Height	35 feet	35 feet
Setbacks	None *5 foot landscaped parking setback	15 feet to the north & east 76.5 feet to the south 104 feet to the east *Minimum 5 foot landscaped parking setback

* All parking setbacks must be landscaped. Within parking lots and along parking drives, the minimum setback shall be five (5) feet. (Ord. No. 1306(89), adopted 11/7/89.)

Parking –

- A. Parking Spaces – Zoning Ordinance Section 8851 Schedule of Off-Street Parking Requirements requires one space for each 500 square feet of gross floor area for warehousing. Office uses are required to provide one space for each 250 square feet of floor area.

Required:

$$25,420 \text{ sq ft} / 500 = 51$$

$$\underline{+4,610 \text{ sq ft} / 250 = 18}$$

$$\text{Total} = 69 \text{ parking spaces}$$

Proposed:

70 parking spaces

- B. Loading Spaces – Per Section 8852 Off Street Loading Requirements of the Zoning Ordinance, a non-residential structure containing 25,000 up to and including 100,000 square feet of gross floor area is required to provide two off-street loading spaces.

The proposed site plan includes one off-street loading space. A Condition of Approval is included to revise the site plan to show an additional loading space (COA P37).

Signage –

The applicant is not requesting review of signage by the Planning Commission at this time. Signage will be reviewed at staff level for compliance with the approved Sign Program (COA P7).

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

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 following comments were received:

Engineering Division – Advised the applicant of the requirements for off-site improvements (COA EN32).

Solid Waste – Stated that requirements for the trash enclosures and that an agreement is required if gates are installed (COA SW6).

Electric Division – Stated that an easement for public underground electric lines and pad mount equipment is required (COA EL8).

Wastewater Division – Advised the applicant that a Baseline Monitoring Report is necessary for this facility (COA WW6).

The Development Review Board (DRB) has developed a series of standard conditions of approval (COA) to advise applicants of possible requirements during the development review process. Project specific conditions are included when staff can determine what they should be from the conceptual plans provided for Commission review. A complete plan check occurs after construction plans have been submitted to the Building Division for building permits. Please note that not all COA included with the Planning Commission Resolution for the project may be applicable. If the applicant has questions and/or concerns regarding specific conditions, he/she should contact the department/division that is recommending the condition. DRB members do not attend the Commission meeting and Planning staff cannot answer specific questions regarding conditions recommended by other departments/divisions.

ENVIRONMENTAL DETERMINATION:

An Initial Environmental Study has been performed for the proposed project. 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.

RECOMMENDATION:

It is recommended that the Planning Commission:

- 1. Certify the Negative Declaration;**
- 2. Adopt Resolution No. 519 (06) approving DR 06-13 allowing the construction of a wine processing facility, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.**

ATTACHMENTS:

1. [Draft Resolution No. 519 \(06\) and Conditions of Approval](#)
2. [Initial Study and Negative Declaration](#)
3. Site Plan, Floor Plans, Elevations
(PC only with staff report, documents available for review in Planning Division)

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. 519 (06)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A DEVELOPMENT PLAN FOR THE CONSTRUCTION OF AN APPROXIMATELY 30,000 SQUARE FOOT BUILDING TO BE UTILIZED FOR WINE PROCESSING AT THE TERMINUS OF AVIATION DRIVE (DR 06-13)

WHEREAS, a request was submitted by Steve Rarig of Rarig Construction, representing the property owner, for Planning Commission consideration of a proposal to construct an approximately 30,000 square foot building to be utilized for wine processing. The proposed project site is located at the terminus of Aviation Drive in the Business Park (BP) Zoning District (Assessor Parcel Number: 93-450-53); and

WHEREAS, the request 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 of and _____ spoke in opposition to, the project.

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 project, 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 site for the proposed use is adequate in size and topography to accommodate said use, and all spaces, walls and fences, parking, loading, and landscaping are adequate to properly adjust such use with the land and uses in the vicinity.
- B. The conditions stated in the decision are deemed necessary to protect the public health, safety, and welfare.
- C. The site of the proposed use relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use.
- D. The proposed use will have no adverse effect upon the abutting and surrounding property from the permitted use thereof.

- E. The proposed project is compatible with other projects within the Specific Plan area.
- F. The plan will not have an adverse impact on the public health, safety, interest, convenience, or general welfare.
- G. The site plan is compatible with the intent and purpose of the regulations and design guidelines of the Central Avenue Specific Plan.

Inasmuch as the Initial Environmental Study and Negative Declaration, prepared for the proposal, show no substantial evidence that the project may have a significant effect on the environment it can be found:

- H. That the proposed project, as conditioned, will not have a significant effect on the environment and;
- I. That any effects of the proposed use upon fish and wildlife are 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 2: Based upon the foregoing DR 06-13 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
DR 06-13 – LORING/PALI WINERY
BARTON AVENUE & AVIATION DRIVE – APN: 93-450-53**

The following Conditions of Approval apply to the plans for the Loring/Pali Winery, prepared by Vladimir Molosevic Architect, received by the Planning Division and stamped on July 24, 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 - Architectural Conditions

- P9. 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.
- P10. All facades which extend above the roof line shall be finished on all elevations exposed to public view.
- P11. 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.
- P12. Protective bollards shall be installed near all down spouts that are adjacent to traffic.
- P13. 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

- P14. No outside vending machines, except fully enclosed newspaper racks, shall be allowed on site. All newspaper racks shall be pedestal-mounted.
- P15. 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 - Stormwater Conditions

- P16. Filters that will remove sediment, trash, oil, and grease shall be provided to treat all water that will drain from on-site parking and paved areas. Storm water shall be collected and filtered, prior to discharge into City streets, storm drains or waterways. Filter(s) location(s) and type(s) shall be shown/detailed on grading and drainage plans. Grading and drainage plans and filter(s) location and type, the storm water pollution prevention plans, and associated maps, shall be reviewed by the City Planning and Engineering Divisions, prior to issuance of grading permits.
- P17. On construction sites which are over 1-acre in size, an NPDES Phase II (National Pollution Discharge Elimination System) construction permit shall be obtained through the Regional Water Quality Control Board (RWQCB). A copy of the Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the Planning Division for approval, prior to issuance of the grading permit.
- P18. Provisions shall be made to ensure adequate maintenance and replacement of storm water filters. Filters shall be cleaned out at least twice a year, before and after the storm season. Filters shall be cleaned out and replaced, if necessary, at any time they are not functioning correctly and water is ponding as a result.

Planning - Landscaping General Conditions

- P19. 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.

- P20. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.
- P21. The project must conform with the Urban Forestry Administrative Guidelines.
- P22. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

Planning - Landscaping Irrigation Conditions

- P23. The project must conform with sections 3331.1 - 3331.6 of the Lompoc City Code Water Efficient Landscape Standards.
- P24. All irrigation must be low-water use, per manufacturer's specifications. A copy of the specifications must be provided to the Planning Division before installation. Installation must include check valves as needed to prevent runoff.
- P25. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

Planning - Landscaping Tree Conditions

- P26. 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.
- P27. 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.
- P28. All trees must be installed with support staking. All nursery stakes must be removed from trees.
- P29. All trees and plant material selection shall be made with the concurrence of the Planning Division.

Planning - Landscaping Installation Conditions

- P30. 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 Planning Division, a letter confirming substantial conformance with the approved plans must be submitted by the project landscape designer.
- P31. A layer of bark two to four inches deep must be applied in all landscape areas. A sample of the bark shall be submitted to the Planning Division for review and

approval prior to the issuance of building permits.

- P32. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.

Planning - Air Quality Conditions

- P33. Dust (PM₁₀) - a dust abatement program shall be prepared by the applicant. The program shall be reviewed and approved by the City Engineer, Senior Environmental Coordinator, and City Planner prior to issuance of grading permits. The dust abatement program shall include the following dust control measures:
- a. Sprinkle all construction areas with water (recycled when possible) at least twice a day, during excavation and other ground-preparing operations, to reduce fugitive dust emissions.
 - b. Construction sites shall be watered and all equipment cleaned in the morning and evening to reduce particulate and dust emissions.
 - c. Cover stockpiles of sand, soil, and similar materials, or surround them with windbreaks.
 - d. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or have adequate freeboard to prevent spillage.
 - e. Post signs that limit vehicle speeds on unpaved roads and over disturbed soils to 10 miles per hour during construction.
 - f. Soil binders shall be spread on construction sites, on unpaved roads, and on parking areas; ground cover shall be re-established through seeding and watering.
 - g. Sweep up dirt and debris spilled onto paved surfaces immediately to reduce resuspension of particulate matter through vehicle movement over those surfaces.
 - h. Require the construction contractor to designate a person or persons to oversee the implementation of a comprehensive dust control program and to increase watering, as necessary.
 - i. The name and 24/7 contact information for the person responsible for dust control shall be provided to the City prior to issuance of grading permits.
 - j. If dust is not controlled on the site, the City shall shut down work on the project until the applicant can provide adequate dust control.
 - k. Streets and alleys surrounding the project shall be kept clean and free of dirt.

P34. Ozone (O₃) Precursors: (NO_x and ROC)

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

Planning – Mitigation Monitoring Conditions

P35. Hours of construction shall be limited to:

Monday through Friday - between the hours of 7:30 a.m. and 5 p.m.

Saturday - between the hours of 8 a.m. and 5 p.m.

Sunday - None

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

Planning – Project Specific Conditions

P36. In order to conform to the Architectural Review Guidelines, the elevations shall be revised to show additional architectural detail added to the west elevation. The changes shall be reviewed by staff at plan check and approved, if appropriate.

P37. The site plan shall be revised to show a total of two (2) loading spaces on the site. The revisions shall be reviewed by staff at plan check and approved if appropriate.

P38. A temporary use permit shall be obtained from the Planning Division prior to installation of a construction trailer on the project site.

P39. No outdoor storage of any kind is allowed on-site.

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 – General Conditions

- EN1. Improvement Plans are required with this development. Improvement Plans include:
1. Earthwork
 2. Site drainage, parking lot paving, planters & trash enclosures
 3. Public improvements, including:
 - a. Electric, water, sewer, storm drain and surface improvements.
 - b. Connection points to utility mains for sewer laterals and water services;
 - c. Electrical services up to and including transformer;
 - d. All existing and proposed public easements (permanent structures shall not be constructed over any on-site public easements).

- EN2. All public utilities such as water mains, sewer mains, electric lines, electric transformers, etc., within the development shall be located within public utilities easements.

If a Public Utility Easement (PUE) is required a draft deed on a City provided Grant Deed Form shall be submitted to the Engineering Division for review and approval. The draft deed submittal shall include a deed map, all referenced documents, and a preliminary title report current within the last ninety days.

After review is complete the Developer shall submit the original deed and deed map to the Engineering Division for recordation. The deed shall be signed by the grantee(s) and notarized, and signed and stamped by a licensed land surveyor or qualified civil engineer. A PUE deed ready for recordation shall be on file in the Engineering Division prior to approval of the Improvement Plans.

- EN3. All public improvements shall be provided at the Developer's expense and constructed to City Standard Specifications as determined by the City Engineer.
- EN4. Improvement Plans shall be prepared by or under the supervision of a registered Civil Engineer or Architect.
- EN5. In conformance with Chapter 27, Section 2774.E of the Lompoc City Code, the Improvement Plans, including but not limited to, grading, water, sewer, streets, electrical system, and other surface and subsurface improvements, shall be prepared based upon the control monuments as established by the City of Lompoc Coordinate Control System by Record Of Survey filed August 22, 2003, in Book 172, Pages 4 through 7, Santa Barbara County Records. All drawings, improvement plans and survey maps shall be prepared in accordance with the requirements currently in effect.

- EN6. Improvements shall be designed in accordance with the City's "Standard Requirements for The Design and Construction for Subdivisions and Special

Developments,” as last revised. Said Standard Requirements are available at the office of the City Engineer.

- EN7. Improvement Plans shall be prepared in conformance with City of Lompoc Development Assistance Brochures, available upon request from the Engineering Division, and shall comply with Appendices Chapter 33 of the 2001 California Building Code, including all supplementary pamphlets.

Plan Submittal

- EN8. After Improvement Plans have been prepared by Developer’s Engineer/Architect and are ready for City review, **FOUR** sets of prints shall be submit to the Engineering Division for the first plan check. Plan submittal shall include additional information as required herein.
- EN9. First plan check submittal shall include estimated grading quantities, a current soils investigation report, retaining wall calculations, drainage calculations, and all other pertinent information relating to the Improvement Plans and their approval.
- EN10. The Soils Investigation Report shall be prepared by a Soils Engineer who will be retained by the Developer to observe, test, and certify that all recommendations outlined in the Soils Investigation Report are fulfilled during construction.

Permits & Fees

- EN11. Grading and Encroachment fees are based on the City fee schedule in effect at the time first plan check is submitted.
- EN12. A Grading Plan Review Fee shall be paid after first plan review and before any additional plan check submittals. Plan Check Fee is based on estimated grading quantities identified on the Improvement Plans.
- EN13. A Grading Permit issued by the Engineering Division is required prior to any excavation or filling on the site. Any stockpiling of fill dirt will require a Temporary Grading Permit.
- EN14. An Encroachment Permit shall be obtained from the Engineering Division for any work within City street right-of-way or easement. An itemized Engineer's cost estimate for construction of the required public improvements shall be submitted to the Engineering Division and is used for determining the Encroachment Permit Fee.
- EN15. Street Improvement and Traffic Signal Impact Fees will be imposed upon the issuance of a building permit and are based on the City of Lompoc Development Impact Fee Schedule in effect at the time of permit issuance.

Drainage

- EN16. Site drainage shall conform to Section 3315, Appendix Chapter 33 of the 2001 California Building Code.
- EN17. All drainage plans must take into account Section 2506.5, "Application of Metal Plaster Bases" of the 1997 Uniform Building Code.
- EN18. Foundation elevation must be as required by Section 1806.5.5 of the 1997 Uniform Building Code.
- EN19. Drainage out to the street shall be directed through Curb and/or Parkway Drain(s) per APWA Standard Plan No. 150-2 and 151-1. Submit drainage calculations to support sizing for drain.
- EN20. Drainage from parking lots to the public right-of-way will be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.
- EN21. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.
- EN22. The on-site drainage system must be properly designed to maximize infiltration of roof and/or surface runoff into the underlying soil before discharging into public storm drain, street or alley.

Parking Lots

- EN23. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8.
- EN24. Asphalt Concrete – Asphalt Concrete in parking lots shall conform to the provisions in Section 39, "Asphalt Concrete," and Section 92, "Asphalts," of the Caltrans Standard Specifications, current edition, the plans and these specifications.
- EN25. The grade of asphalt binder to be mixed with aggregate shall be AR-4000.
- EN26. Areas of the parking lot that will be used for truck traffic shall be designed with a heavier structural section than areas for passenger cars.
- EN27. An "R" value shall be determined by the Soils Investigation and included in the Soils Report. A note shall be placed on the Grading Plan stating that "R" value samples shall be obtained and tested at the completion of rough grading, and the pavement sections confirmed or revised, to the satisfaction of the City Engineer.

Sidewalk/Driveways

EN28. All driveways shall provide a minimum 4-foot sidewalk area behind the apron, at 2 percent slope toward the street, for ADA compliance.

Final Approval

EN29. Prior to final approval, any damaged public improvements shall be repaired in conformance to City of Lompoc Standard Plans and Specifications.

EN30. Prior to final approval, Record Drawings shall be prepared by the civil engineer who prepared the Improvement Plans, except that Record Drawings may be prepared by a professional land surveyor licensed in the State of California providing the civil engineer also signs the Record Drawing Certification on the plans. The Record Drawings are required to show all changes that occurred during construction, including changes in materials, distances, lengths, locations, elevations, slopes, volumes, etc. Approved Record Drawing originals will be filed in the office of the City Engineer.

Requirements for the preparation of Record Drawings are available at the Engineering Division.

EN31. After construction is complete and the City has approved the Record Drawings, the Developer shall:

- A. Provide the City Management Services Department, Information Systems Division, with a copy of the Record Drawings, in a computer format readily compatible for transfer, to the City Geographic Information System. The following computer formats are acceptable for delivery: DGN (native Microstation); DWG (same as or less than Version 14); DXF.
- B. Provide the Engineering Division with record Drawings copied in PDF format (one file) on CD.

Engineering – Project Specific Conditions

EN32. All off-site improvements shown on approved plans on file in the office of the City Engineer titled “LOM 523-P Public Improvement Plans” will be constructed at the time any one of the four (4) parcels created by Parcel Map LOM 547-P develops, with the exception of sidewalk improvements. Sidewalk fronting each parcel will be constructed at the time each parcel develops.

VI. AVIATION/TRANSPORTATION

A1.A Federal Aviation Administration (FAA) Notice of Proposed Construction or Alteration (Form 7460-1) shall be filed with the FAA by the applicant for projects which will extend vertically into a 100:1 slope originating at the Airport runway.

VII. SOLID WASTE

Solid Waste – General Conditions

- SW1. Trash enclosures shall be designed in accordance with City standards for up to 440-gallon automated containers accessible to automated trash collection trucks and in locations as approved by the City Solid Waste Superintendent. The trash collection trucks are side loading and have a 40-foot turning radius. On-site circulation for the trucks shall be designed so trash collection trucks will not need to back up in order to turn around and exit.
- SW2. Trash enclosures shall not have any doors and shall be enclosed on three sides with a six-foot wall, which is architecturally compatible with the on-site buildings as approved by the City Planner.
- SW3. Trash enclosure access openings must be placed no more than one-foot from drive aisle.
- SW4. Trash containers must be kept side-by-side and parallel with alley or drive aisle. Enclosures with more depth than the minimum required seven-foot depth of one container must be constructed with a wheel-stop sufficient to keep the containers at the front edge of the enclosure so that the operator of the trash collection truck does not have to move containers out for collection.
- SW5. The project must provide adequate areas for collecting and loading recyclable materials. The recycling area(s) shall be located so they are convenient for those persons who deposit, collect, and load the recyclable materials. Whenever feasible, areas for collecting and loading recyclable materials shall be adjacent to the solid waste collection areas. A sign clearly identifying all recycling and solid waste collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to the recycling area(s).

Solid Waste – Project Specific Conditions

- SW6. The plans show chain link gates to be installed on the trash enclosure. If gates are to be installed then an agreement between the Solid Waste Division and Owner must be signed stating that gates will be open on collection day.

VIII. ELECTRIC

Electric – General Conditions

- EL1. The Developer shall sign a Line Extension Agreement and pay all costs for the City to furnish and install electric power lines/equipment to and within the proposed development. These costs will include all labor, labor overhead, material, material handling charges and equipment/vehicle rentals necessary for the City to extend the City's electrical distribution system to serve the project. The total estimated cost, as mentioned in the Line Extension Agreement, must be paid prior to the City issuance of building permits.
- EL2. The Developer shall provide a single line diagram showing voltage, phase, load requirements and size of planned switchboard. Three-phase electric services up to 200 Amps shall have 7-jaw meter sockets. Three-phase electric services above 200 Amps shall have 13-jaw meter sockets and provisions for a test switch and current transformers. The main switchboard shall conform to Electric Utility Service Equipment Requirements approved by the City of Lompoc. The developer shall pay the meter installation fee prior to the issuance of the building permit.
- EL3. Electric meters and main disconnect switches shall be located on the exterior of the building or in an enclosure opening only to the exterior of the building. Meter enclosures shall be accessible at all times to electric division personnel. If the enclosure is to be locked, the lock shall be keyed to Schlage Lock No. C38587.
- EL4. The Developer shall provide all necessary trenching and backfilling to Electric specifications. This will include trenching for primary cable, secondary cable, street light wiring and associated vaults and boxes. The Developer shall provide transformer pads as required. The project shall be at final grade prior to trenching for installation of underground electric facilities.
- EL5. The Developer shall furnish and install the service wire and conduit from the service panel to the transformer or secondary box. Upon approval of the building inspector, the City will make the final connections to the transformer and energize the service.
- EL6. For three-phase electrical service over 200 Amps, the Developer shall run a telephone service wire to the meter location for remote meter readings.
- EL7. Provide and install one 2-inch conduit, from the pull box in the street easement to the building, in same trench with the electrical service conduit.

Electric – Project Specific Conditions

- EL8. Applicant shall grant a public electric easement to the City for public underground electric lines and pad mount equipment. Refer to Engineering Condition E2 for information concerning deed approval.

IX. WATER

Water – General Conditions

- W1. This facility must comply with plumbing cross-connection control standards as required by City Ordinance and State law for the protection of water supplies. Information on acceptable back-flow assemblies is available from the City Water Division.
- W2. The size and location of all water meters shall be determined by the Engineer/Architect or authorized representative. All water meters will be furnished and installed by the Water Division at the expense of the Developer.
- W3. All meter protection shall be by an approved Reduced Pressure Principle Backflow Prevention Assembly (RP) at the service connection. Information on acceptable assemblies is available from the City Water Division.
- W4. All public water system components must be constructed within public right-of-way or public easements.
- W5. When a fire sprinkler system is required or proposed, the utility plan shall show the location of Fire Department Connection FDC with reference dimensions to the nearest fire hydrant. Fire Department requires fire department connections to be within 150' of a fire hydrant.
- W6. When a fire sprinkler system is required or proposed the utility plan shall show the fire line connection point to water main.
- W7. All requests for information needed to design fire sprinkler systems and to determine available or needed fire hydrant flow shall be made with the City Water Division

X. WASTEWATER

Wastewater – General Conditions

- WW1. All new sewer main and lateral installations will be of Polyvinyl Chloride Plastic (PVC) SDR35 sewer pipe, including all pipefittings and miscellaneous appurtenances. No glue joints are permissible.
- WW2. For cut-in to an existing sewer, a wye tie-in shall be used. Saddles are not allowed.
- WW3. In existing paved streets or alleys trench backfill, from one-foot above sewer pipe to subgrade, shall be one-sack cement slurry. Slurry cement backfill shall conform to the provisions of Subsection 19-3.062, "Slurry Cement Backfill," of the Caltrans Standard Specifications.
- WW4. No approval for connection to dispose of industrial waste into the public sewer shall be made until a permit for industrial wastewater discharge has been applied

for and approved by the Wastewater Division and before final approval of a development plan for said connection.

WW5. All wastewater improvements must comply with Federal, State and City laws/ordinances for the protection of the Wastewater System.

Wastewater – Project Specific Conditions

WW6. A Baseline Monitoring Report BMR (form is available from the City Wastewater Division) is necessary in order to determine the pretreatment required for this facility. The BMR form is available from the Wastewater Division. The BMR will provide the Wastewater Division with the proposed discharge, type of discharge and any pretreatment the facility will have. Building plan approval for the facility by the Wastewater Division will be dependant upon filing this report with the Division.

I, Tim Perr of Perr Properties LP, the applicant, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the wine processing facility. As the 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:

Project Title: Loring/Pali Winery	Project No: DR 06-13																		
Lead Agency Name and Address: City of Lompoc 100 Civic Center Plaza, Lompoc, CA 93436 P.O. Box 8001, Lompoc, CA 93438-8001	Contact Person and Phone Number: Keith C. Neubert Associate Planner (805) 875-8277																		
PROJECT DESCRIPTION / LOCATION: A request by Steve Rarig of Rarig Construction, representing the property owner, for Planning Commission consideration of a proposal to construct an approximately 30,000 square foot building to be utilized for wine processing. The proposed project site is located at the terminus of Aviation Drive in the Business Park (BP) Zoning District (Assessor Parcel Number: 93-450-53).																			
Public Agencies with Approval Authority: City of Lompoc																			
Project Applicant, Name and Address: Tim Perr Perr Properties, LP 881 Alma Real Drive #201 Pacific Palisades, CA 90272 310-230-9339	Project Consultant: Steve Rarig Rarig Construction 4540 Broad Street San Luis Obispo, CA 93401 805-543-9397																		
General Plan Designation: Business Park	City Zoning Designation: Business Park																		
Surrounding Land Use Designation: North – Business Park South – Business Park East – Business Park West – Business Park	Surrounding Land Uses: North – Vacant South – Vacant East – Vacant West – Vacant																		
Environmental Setting: Existing urbanized area.																			
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact", as indicated by the checklist on the following pages.																			
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"><input type="checkbox"/> Aesthetics</td> <td style="width: 33%;"><input type="checkbox"/> Agriculture Resources</td> <td style="width: 33%;"><input type="checkbox"/> Air Quality</td> </tr> <tr> <td><input type="checkbox"/> Biological Resources</td> <td><input type="checkbox"/> Cultural Resources</td> <td><input type="checkbox"/> Geology / Soils</td> </tr> <tr> <td><input type="checkbox"/> Hazards & Hazardous Materials</td> <td><input type="checkbox"/> Hydrology / Water Quality</td> <td><input type="checkbox"/> Land Use / Planning</td> </tr> <tr> <td><input type="checkbox"/> Mineral Resources</td> <td><input type="checkbox"/> Noise</td> <td><input type="checkbox"/> Population / Housing</td> </tr> <tr> <td><input type="checkbox"/> Public Services</td> <td><input type="checkbox"/> Recreation</td> <td><input type="checkbox"/> Transportation / Traffic</td> </tr> <tr> <td><input type="checkbox"/> Utilities / Service Systems</td> <td><input type="checkbox"/> Mandatory Findings of Significance</td> <td></td> </tr> </table>		<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	
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<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance																		

B. TECHNICAL STUDIES

The following technical studies have been prepared for this project:

Title	Prepared by/Date	Attached to EIS	Available for Review
URBEMIS, 2002	City of Lompoc Planning Division staff – August 2006		X

C. ENVIRONMENTAL IMPACTS:

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

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

Comments:

- a) The proposed project 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 project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, as it is not located within the view shed of a state scenic highway.
- c) The proposed project 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 project 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.

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

Comments:

a) The proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, because the project site is currently vacant developable land zoned as Business Park and is within the City's urban limit line and is a small parcel (less than 20 acres) that is not significant enough to be recorded on the Farmland Mapping and Monitoring Program.

b) The proposed project will not conflict with existing zoning for agricultural use, or a Williamson Act contract as the site is zoned for commercial development and the size is too small (less than 20 acres) for a Williamson Act contract to be implemented.

c) The proposed project will not involve other changes in the existing environment that, due to their location or nature, could result in conversion of farmland to non-agricultural use because the project area is fully included in an existing urbanized area and the construction of an approximately 30,000 square-foot industrial/commercial building will not result in conversion of farmland.

III. AIR QUALITY	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the proposal:				
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 in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?				X

Comments:

a-c) Long term emissions associated with development of the project are primarily the result of the use of motor vehicles. Consistent with requirements of the SBAPCD, operational emissions were quantified using the URBEMIS 2002 Air Quality Model, Version 8.7.0. Data inputs utilized in the URBEMIS 2002 emission modeling for the project included average daily trip information obtained from the traffic study prepared for the proposed project and default area source emissions typical of industrial facilities. Based on this information, the proposed project would emit 3.43 and 4.74 pounds per day of Reactive Organic Compounds (ROC) and Nitrogen Oxides (NOx) per day, respectively. The ROC and NOx emissions generated by the proposed project would not exceed the SBAPCD thresholds for motor vehicles only (25 pounds per day) or total emissions generated by the project (240 pounds per day). Therefore, the operational air quality impacts are considered to be less than significant.

d) The SBAPCD does not have adopted thresholds of significance for emissions generated by construction activities. However, SBAPCD recommends that construction emissions for NOx, ROC, PM10, and PM2.5 be quantified using URBEMIS 2002. It should be noted PM2.5 is not currently quantified in the current version of URBEMIS 2002. However, PM2.5 is accounted for in the emission estimates for PM10, as PM10 by definition, accounts for particulates of 10 microns or less in diameter. Based on preliminary project information and default emission estimates included in URBEMIS 2002, Table X, Project Construction Emissions, provides worst-case daily construction emissions for NOx, ROC, and PM10.

Table X
 Project Construction Emissions

Emission Source	Emissions in Pounds Per Day		
	ROC	NOx	PM10
Site Grading	9.14	61.67	7.60
Building Construction	48.77	16.22	0.59

It is important to note that the emission estimates presented above represent a worst-case situation. The majority of the time emissions generated on the project site would be far less than the figures presented above. Compliance with the SBAPCD measures intended to mitigate ROC and NOx emissions and the implementation of the City's standard dust abatement program will ensure that construction emission are mitigated to the extent possible. As construction activities are short-term in nature, temporary construction emissions are considered less than significant impacts.

e) The proposed project is not expected to create significant amounts of objectionable odors.

IV. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the proposal:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.				X

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Comments:

- a) The proposed project will not 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, because the project is not identified in the Lompoc General Plan as being in an area of biological significance.
- b) The proposed project will not 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. The proposed project is located in an urbanized area.
- c) The proposed project will not 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. The proposed project is in an urbanized area and no wetlands are present, on or near the site.
- d) The proposed project will not 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, because the existing urban area has not been identified as significant wildlife habitat.
- e) The proposed project will not conflict with any local policies or ordinances protecting biological resources. The proposed construction of an approximately 30,000 square-foot industrial/commercial building will not require the removal of trees.
- f) The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, as no such plans apply to this area.

V. CULTURAL RESOURCES	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the proposal:				
a) Cause a substantial adverse change in the significance of a historical resource, as identified 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 project 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 project will not directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature. The site is not identified on the "Archeological Sensitivity Zones" Map located in the City of Lompoc General Plan adopted October 1997.

d) The proposed project 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.

VI. GEOLOGY AND SOILS	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the proposal:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong Seismic ground shaking?				X
iii) Seismic related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Comments:

a) The site is not identified on the City of Lompoc General Plan "Geologic and Soils Hazards" Map, Safety Element, as being located in an area subject to liquefaction, landslides, or seismic activity, therefore, the industrial/commercial project is not anticipated to 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.

VII. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the proposal:				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste, within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Comments:

a-c) The proposed project will not create a significant hazard to the public or the environment as hazardous materials will not be used, transported, or disposed of on the site.

d) The proposed project will not be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment, based on a check of the lists prepared by the Certified Unified Program Agency of unauthorized releases and fuel tank locations.

e-f) The proposed project, is located within two miles of the Lompoc Municipal Airport, however, the project would not result in a safety hazard for people residing or working in the project area. The project is not located within the vicinity of a private airstrip.

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

VIII. HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the proposal:				
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 storm water 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) The proposed project will not violate any water quality standards or waste discharge requirements. Surface disruption will be minimal and pollutants will not be discharged into surface water or a storm drain system. As a condition of project approval, the City's Public Works department has required the applicant submit a Baseline Monitoring Report (BMR) to provide the Wastewater Division the proposed discharge, type of discharge and any pretreatments the facility will have. Building plan approval for the facility by the Wastewater Division will be dependant upon filing this report with the Division.

b) The proposed project will not substantially deplete groundwater supplies or interfere with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table.

c) The proposed project will not 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 that would result in substantial erosion or siltation on- or off-site. The proposed construction of an approximately 30,000 square-foot industrial/commercial building will not alter the existing drainage pattern of the area because there is no creek or river near the site.

d) The proposed project will not 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 run-off in a manner, which would result in flooding on- or off-site.

e) The proposed project will not create or contribute run-off water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off. The amount of soil disturbance will be minimal and only during the grading process.

f) The proposed project will not otherwise substantially degrade water quality. There are no rivers or creeks within the project area.

g-h) The proposed project is located in Zone X of Community Panel No. 060334-0002D, revised 05 June 97 outside the 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

i) The proposed project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. The proposed project is located in the urban perimeter of Lompoc, a significant distance from the river, and is well beyond the reach of expected flooding areas. Bradbury Dam has recently been retrofitted to strengthen it in case of earthquake or other significant ground disturbance, thereby significantly reducing the potential for flooding due to dam failure.

j) The proposed project will not create a threat of inundation by seiche, tsunami, or mudflow. The subject site is located approximately 9 miles from the ocean, so tsunamis are very unlikely. The construction of an approximately 30,000 square foot industrial/commercial building will not cause any of these catastrophic events to occur.

IX. LAND USE AND PLANNING	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the proposal:				
a) Physically divide an established community?				X

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan.				X

Comments:

- a) The proposed project will not physically divide this established community, as the project area is vacant developable land located within the Business Park (BP) zoning district and will be built as an infill project. The project involves only the construction of an approximately 30,000 square foot industrial/commercial building.
- b) The proposed project will not conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, as it will comply with the existing zoning of the project site. The proposal is consistent with the City's General Plan designation of Business Park.
- c) There is no habitat conservation plan or natural community conservation plan that applies to the site, therefore, there will be no conflict with such a plan.

X. MINERAL RESOURCES	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the proposal:				
a) 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?				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) 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 because it is not located in an area identified as having a mineral resource of value according to the City's General Plan.
- b) The proposed project will not 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, as the Lompoc General Plan does not identify the project area as being a locally important mineral resource recovery site.

XI. NOISE	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the proposal result in:				
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 ground-borne vibration or ground-borne 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) The proposed project will not expose persons to, or generate, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies because the proposed improvements are not expected to increase noise on-site beyond acceptable levels. The construction activity will be conducted during allowable construction hours only.
- b) The proposed project will not expose persons to, or generate, excessive ground borne vibration or ground borne noise levels because the construction will not involve significant excavation or drilling.
- c) The proposed project will result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- d) The proposed project will result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. The expected noise from construction will not be significant and will be limited to allowable construction hours only.
- e) The proposed project is not located within an airport land use plan, per review of the Lompoc Airport Master Plan.
- f) The proposed project is not located within an airport land use plan or within the vicinity of a private air strip.

XII. POPULATION AND HOUSING				
Would the proposal:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial 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 units, 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) The proposed construction of an approximately 30,000 square-foot industrial/commercial building will not induce substantial growth. The proposed project will not displace numbers of existing housing units, as no housing is located on the project site. The proposed project will not expand the availability of electrical, water or wastewater service beyond the existing service area and therefore, will not induce growth. No homes will be removed and no people will be displaced. There will be no net loss of residential units.

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

Comments:

a-f) The proposed project will not result in substantial adverse physical impacts associated with the provision of, or need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Fire, Police, Schools, Parks, or other public services, because the site is currently within an urbanized area which is already adequately served by City services. The proposed project is the construction of an approximately 30,000 square foot industrial/commercial building in the Business park (BP) zoning district. No homes are proposed. Existing services to the project site will be sufficient to serve the proposed development.

XIV. RECREATION Would the proposal:	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
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Comments:

- a) The proposed project should have no effect on the use of existing neighborhood and regional parks or other recreational facilities, as the proposed use is commercial and no residential units are to be proposed.
- b) The proposed project does not include the construction or expansion of recreational facilities.

XV. TRANSPORTATION/CIRCULATION	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the proposal:				
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-b) A Traffic and Circulation Study was prepared by ATE, Inc for a four-lot subdivision which included the subject project. The existing + project analysis found that the study-area intersections would continue to operate at LOS C or better with project-added traffic. The cumulative analysis found that the Central Avenue/H Street intersection would operate in the LOS D and would require improvements based on the City's LOS C standard. The City has identified improvements for this intersection as part of the Burton Ranch Specific Plan. These improvements include installation of dual northbound and southbound left-turn lanes at the intersection. A condition of approval was applied to the subdivision requiring the applicant to pay the fair share impact fees such that street improvements could be made to the impacted intersection.
- c) The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks because the proposed project is located a safe distance from any airfield. The work to be done is limited to construction of an industrial/commercial development.

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 it will be located on an infill parcel which is adequately served by existing roadways .

e, f) The proposed project will not result in inadequate emergency access or parking capacity, as it will not require roadway closures and adequate emergency services access is available from the surrounding streets. Parking is provided in adequate numbers to meet the zoning ordinance requirements.

g) The proposed project will not conflict with policies, plans or programs which support alternative transportation, including buses and bicycles, as the project will not result in blocked roadways, bikeways or reduced parking.

XVI. UTILITIES AND SERVICE SYSTEMS Would the proposal:	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 project will not exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board, nor will the project require the construction of new water, wastewater, or storm water facilities, the construction of which could cause significant environmental effects. The project is located within an existing urbanized area and the water, wastewater, and storm water facilities are adequate to service the new development. The General Plan Land Use Designation for the site is Business Park, and the site has been intended for industrial/commercial development.

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.

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.

**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:** Development Plan Review – DR 06-13
- Location:** Terminus of Aviation Drive (APN: 93-450-53)
- Description:** A request by Steve Rarig of Rarig Construction, representing the property owner, for Planning Commission consideration of a proposal to construct an approximately 30,000 square foot building to be utilized for wine processing. The proposed project site is located at the terminus of Aviation Drive in the Business Park (BP) Zoning District (Assessor Parcel Number: 93-450-53).

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

