# CITY OF LOMPOC
# PLANNING COMMISSION STAFF REPORT

**DATE:** MARCH 14, 2005

**TO:** MEMBERS OF THE PLANNING COMMISSION

**FROM:** KEITH C. NEUBERT, ASSISTANT PLANNER

**RE:** CONDITIONAL USE PERMIT – CUP 05-02

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**AGENDA ITEM NO. 2**

A request by Eusebio and Javier Camarena of Camarena Tires, the applicant, for Planning Commission review and consideration of a Conditional Use Permit to operate an approximately 1,740 square-foot tire shop in an existing building at 1500 East Ocean Avenue (Assessor Parcel Number: 85-360-05). The site is located in the Planned Commercial Development (PCD) Zoning District and a tire shop (automobile service station) is listed as a use requiring a Conditional Use Permit. A Negative Declaration has been prepared pursuant to the provisions of the California Environmental Quality Act (CEQA).

**AUTHORITY:**

The Planning Commission has the authority to approve, conditionally approve, modify, or deny a Conditional Use Permit (LCC Section 8882 d).

**SITE DATA:**

| | | | |
|---|---|---|---|
| 1. | Property Owner. . . . . | Jerome Snyder | |
| 2. | Site Location. . . . . | 1500 East Ocean Avenue | |
| 3. | Assessor Parcel Number . . . . . | 85-360-05 | |
| 4. | Site Zoning. . . . . | Planned Commercial Development (PCD) | |
| 5. | General Plan Designation. . . . . | General Commercial | |
| 6. | Site Use. . . . . | Existing vacant structure | |
| 7. | Surrounding Uses/Zoning. . . . . | North: | Community Center / PF |
| | | South: | Vacant / CO |
| | | East: | Vacant / CO |
| | | West: | Commercial / PCD |
| 8. | Site area. . . . . | approximately 20,000 sq. ft. | |

## BACKGROUND:

| | |
|---|---|
| 1964 | The existing structure on the site was built as an automobile service station with a canopy and fuel pumps. |
| March 2003 | The automobile service station closed. |
| January 29, 2004 | A building permit was issued for the removal of the fuel pumps and underground fuel tanks. |

## PROPOSAL:

The proposal is for a Conditional Use Permit to operate a tire shop in an existing vacant structure located at 1500 East Ocean Avenue (Assessor Parcel Number: 85-360-05). No exterior changes to the building are proposed. The site is located in the Planned Commercial Development (PCD) Zoning District and an automobile service station is listed as a use requiring a Conditional Use Permit. The building is approximately 1,740 square feet in size. It contains three automotive service bays, an approximately 60 square-foot office, a storage room, waiting room, cleanup area, and a restroom that is accessible from outside the building. On-site parking and landscaping will be provided. The proposed hours of operation are 8 a.m. to 6 p.m. Monday through Saturday (COA P31).

## CONFORMANCE WITH ADOPTED CITY POLICIES:

### General Plan:

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

> *To provide commercial areas for a wide variety of retail, office, and service-oriented enterprises which meet the needs of residents and visitors. To accommodate commercial uses which operate more effectively outside the other commercial areas of the community*.

The proposed tire shop will serve the existing population of the City of Lompoc. It would be consistent with the General Plan designation and all applicable policies.

Redevelopment Agency:

The proposed project is located in the City of Lompoc Old Town Redevelopment Project, Amendment No. 2 area. Projects on sites over one acre in size; projects containing 10 or more residential units; and projects receiving funds from the Redevelopment Agency (RDA), require approval by the RDA Board. The proposed project at 1500 East Ocean Avenue does not meet any of these criteria and does not require RDA Board review.

## Zoning Ordinance:

The zoning for the site is Planned Commercial Development (PCD). The stated purpose is:

> *Section 8100 Purpose – To provide for the orderly development of commercial centers in conformance with the comprehensive land use element of the City. This district is intended to provide flexibility in the design arrangements of various types of commercial developments.*

Planning Commission review and approval of the use of this project will assure conformance with the stated Purpose of the Zoning District. The Conditional Use Permit process allows the Commission to evaluate each project individually and assure compatibility with existing uses.

An *Automobile Service Station* is a use permitted in the PCD/C2 zone with a Conditional Use Permit (CUP) approved by the Planning Commission. *Auto Repairing* is not permitted in this zoning district and is limited to the Commercial Industrial (CM) zone. The two uses are defined in the zoning ordinance as follows:

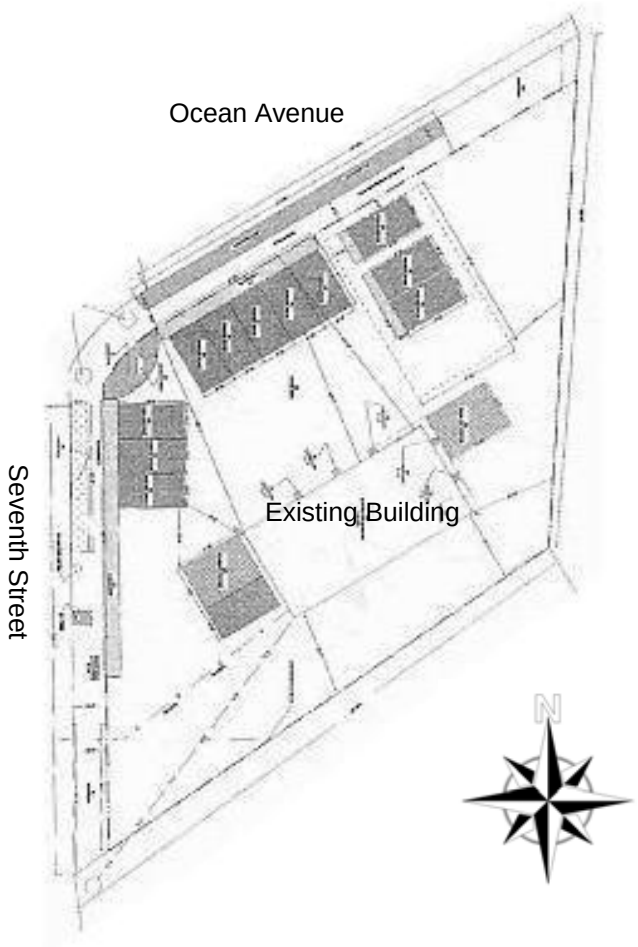
> *Automobile Service Station shall mean lubrications, washing, tube repairing, battery charging, tires and accessories, sales and storage, provided such activities are conducted and confined within enclosed buildings; provided, further that no tire retreading, recapping or rebuilding, battery rebuilding or manufacture, or painting shall be permitted.*
>
> *Auto Repairing shall mean all servicing of motor vehicles except the following: Sale of motor fuels, tires, tubes, and lubricants; lubricating vehicles, minor tube and tire repairs, battery recharging, hand auto washing and hand polishing.*

The applicant is proposing to perform tire changes, oil changes, brake changes, suspension repairs and replacements, and alignments. The proposed uses are generally found at an Automobile Service Station. Previous interpretation by the Planning Commission of uses that fit within the definition of *Automobile Service Station* included the uses proposed, however, "brake realignments" were specifically prohibited. A Condition of Approval is included to ensure that the uses permitted are those uses that fit within the definition of *Automobile Service Station,* Section 7006 of the Lompoc City Zoning Ordinance, including brake changes, suspension repairs and replacements, and alignments, however, not to include brake realignments (COA P32).

Site Plan –

The project is located on an approximately 20,000 square-foot parcel located at the southeast corner of Ocean Avenue and Seventh Street. The proposed building is located toward the rear of the lot with the parking area at the front. A canopy is located toward the front of the lot. Access to the site is from one driveway on Ocean Avenue and two driveways on Seventh Street. The existing driveway closest to Ocean Avenue on Seventh Street will be eliminated.

Proposed Site Plan

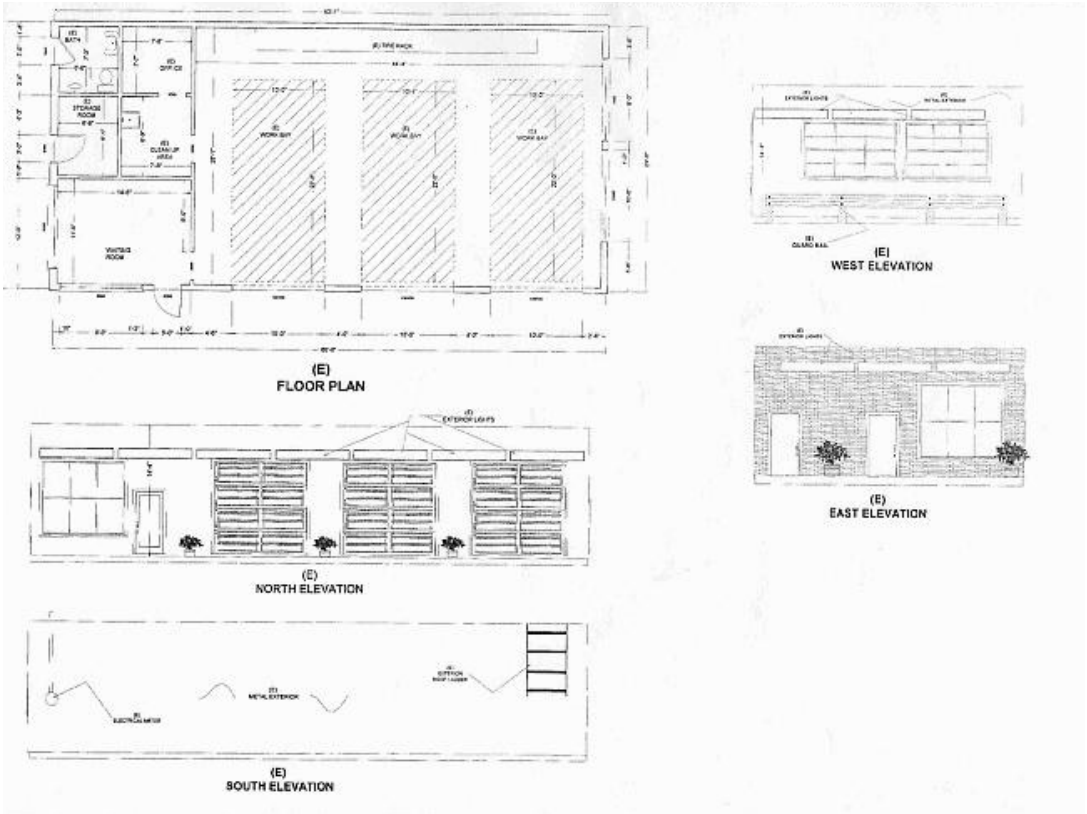



The site is currently surrounded by a chain link fence. A Condition of Approval is included requiring the removal of the chain link fence prior to occupancy (COA P36). On-site landscaping is proposed in the parking area. A landscape plan is required and shall be reviewed and approved by the Planning Division Staff. A Landscape Maintenance Agreement shall be signed and the landscaping installed prior to occupancy (COA P17–P30).

As proposed, the project will not contain any open storage areas. Storage of all materials will be located entirely within the enclosed building. A Condition of Approval is included to ensure no material of any kind is stored outdoors (COA P35).

Underground fuel tanks were recently removed and monitoring wells are present on the site. The wells are currently being monitored by the Hazardous Materials Unit of the County of Santa Barbara Protection Services Division. The applicant shall show the on-site monitoring wells on a revised site plan and shall ensure that the monitoring well covers are not paved over. The monitoring wells shall be accessible to the County of Santa Barbara Protection Services Division Hazardous Materials Unit for monitoring (COA P37). Once monitoring is complete, the property owner will receive a “Clean Closure Letter” from the County. A Condition of Approval is included requiring the applicant to provide the City with a copy of the letter (COA P38).

Existing / Proposed Floor Plan & Elevations




Parking –

A. Parking Spaces – Automobile Service Stations are required to provide 4 spaces for each service stall per *Section 8851 Schedule of Off-Street Parking Requirements* of the Zoning Ordinance.

| Required: | Proposed: |
|---|---|
| 3 service stalls x 4 spaces= 12 parking spaces | 14 parking spaces |

14 parking spaces are shown on the site plan. A Condition of Approval is included to ensure that a minimum of 12 parking spaces are provided on-site and that the parking lot is striped in accordance with the Lompoc City Parking Regulations prior to occupancy (COA P33).

B. Loading Spaces – A non-residential structure containing less than 25,000 square feet of gross floor area is required to provide one off-street loading space. The minimum size of the loading space is 12 feet wide, and a net area of not less than 360 square feet, exclusive of necessary area for maneuvering, ingress and egress per *Section 8852 Off Street Loading Requirements* of the Zoning Ordinance. The proposed site plan does not show the required loading space. A Condition of Approval is included requiring the applicant to submit a site plan showing the required loading space prior to striping the parking lot (COA P34).

Lighting –

The applicant is proposing to use the existing on-site lighting. As with all commercial developments in Lompoc, a lighting plan (COA P15) is required and will be reviewed by staff prior to approval to assure that the lighting will be directed onto the site, and reduced to a minimal amount for security purposes when the facility is closed.

Signage –

The applicant is not requesting review of signage by the Planning Commission. Signage will be reviewed at staff level for compliance with the City Sign Regulations (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.

## Staff Review:

A Development Review Board (DRB) meeting was not held for this project as it is located in an existing, vacant building with no proposed modifications to the building. The project plans were routed to the DRB members and Conditions of Approval were generated and returned to the Planning Division. The following comments were received:

Engineering Division – All public improvements shall be provided at the Applicant's expense and constructed in accordance with City standards (COA EN1); an Encroachment Permit shall be obtained from the Engineering Division prior to work within the City right-of-way or easement (COA EN2); and the existing curb, gutter and driveway to be removed on Seventh Street shall be replaced with PCC improvements that meet City standards (COA EN3).

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.

The DRB recommends approval of CUP 05-02 subject to the attached Conditions of Approval.

## ENVIRONMENTAL DETERMINATION:

An Initial Environmental Study has been performed for the proposed use. Pursuant to the provisions of the California Environmental Quality Act (CEQA) a Negative Declaration has been prepared. It is recommended that the Commission review the document and certify the Negative Declaration for the proposal. A Notice of Determination will be filed following the Planning Commission action.

## NOTICING:

Notice of Public Hearing was published in the Lompoc Record on February 18, 2005 and all property owners of record within 300 feet of the subject property were notified by U.S. Mail on March 4, 2005.

## 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 $34.30.

## RECOMMENDATION:

**Staff recommends that the Planning Commission:**

1) **Certify the Negative Declaration; and,**

2) **Adopt Resolution No. 399 (05) approving CUP 05-02, based upon the Findings of Fact in the Resolution and subject to the attached Conditions of Approval.**

## ATTACHMENTS:

1) Draft Resolution No. 399 (05) and Conditions of Approval
2) Initial Environmental Study and Negative Declaration
3) Site Plan, Floor Plan and Elevations
   (Planning Commission only – plans available in Planning Division for review)

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# RESOLUTION NO. 399 (05)

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A CONDITIONAL USE PERMIT TO ALLOW A TIRE SHOP (AUTOMOBILE SERVICE STATION) AT 1500 EAST OCEAN AVENUE (CUP 05-02)**

**WHEREAS,** a request was submitted by Eusebio and Javier Camarena of Camarena Tires, the applicant, for Planning Commission review and consideration of a Conditional Use Permit to operate an approximately 1,740 square-foot tire shop in an existing building at 1500 East Ocean Avenue (Assessor Parcel Number: 85-360-05). The site is located in the Planned Commercial Development (PCD) Zoning District; and

**WHEREAS,** the matter was considered by the Planning Commission at a duly-noticed public meeting on March 14, 2005; and

**WHEREAS,** at the meeting of March 14, 2005, _____ was present and answered Planning Commissioners' questions and addressed their concerns; and

**WHEREAS,** at the meeting of March 14, 2005, _____ spoke in favor of, and _____ spoke in opposition to, the proposal; and

**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 tire shop, 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 yards, 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.

**SECTION 2**. Pursuant to Public Resources Code Section 21089 and Section 15074 of the California Environmental Quality Act Guidelines, the Initial Environmental Study and Negative Declaration which have been prepared for the proposal, show no substantial evidence that the project may have a significant effect on the environment, and therefore it can be found that:

E. The proposed project, as conditioned, does not have a significant effect on the environment; and

F. Any effect of the proposed use upon fish and wildlife is de minimis and therefore no filing fee is required pursuant to the Fish and Game Code Section 711.4.

**SECTION 3**: Based upon the foregoing, CUP 05-02 is approved as proposed on March 14, 2005, 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 March 14, 2005 by the following vote:

**AYES:**

**NOES:**

_____ _____

Arleen T. Pelster, AICP, Secretary Jack Rodenhi, Chair

Attachment: Exhibit A - Conditions of Approval

**EXHIBIT A**

# CONDITIONS OF APPROVAL
# CUP 05-02 – CAMARENA TIRE SHOP
# 1500 EAST OCEAN AVENUE – APN: 85-360-05

The following Conditions of Approval apply to the plans for the Camarena Tire Shop, prepared by Mr. Camarena, received by the Planning Division and stamped on January 31, 2005, and reviewed by the Planning Commission on March 14, 2005.

## I. PLANNING

### Planning - General Conditions

P1. All applicable provisions of the Lompoc City Code are made a part of these conditions of approval in their entirety, as if fully contained herein.

P2. In conformity with Sections 8900, 8935, and 8936 of the Lompoc City Zoning Ordinance, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc City Zoning Ordinance and the Lompoc City Code. In conformity with Section 0107 and 0128 of the Lompoc City Code, a violation of the Lompoc City Code and the Lompoc City Zoning Ordinance is a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief to specifically enforce the Conditions of Approval. The applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the applicant as a result of a failure of the applicant to fully perform and adhere to all of the Conditions of Approval.

P3. The applicant is advised that certain fees and charges will be collected by the City prior to issuance of building permits and/or prior to issuance of certificates of occupancy.

P4. These conditions of approval shall be noted on the construction drawings filed for any building permits, including the Planning Commission resolution number and the applicant's signed affidavit agreeing to comply with the conditions.

P5. All revisions made by the Planning Commission and specified in the planning conditions of approval shall be shown on a revised site plan, which shall be reviewed by the Planning Division prior to submittal of construction drawings.

P6. Minor changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Community Development Director and approved if acceptable. Major changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Commission and approved if acceptable.

P7. Prior to the installation of any signage or sign related construction the applicant shall obtain all appropriate permits. Approval of these plans with signage indicated does not imply approval of signage.

P8. Owner agrees to and shall indemnify, defend, protect, and hold harmless City, its officers, employees, agents and representatives, from and against any and all claims, losses, proceedings, damages, causes of action, liabilities, costs and expenses, including reasonable attorney's fees, arising from or in connection with, or caused by (i) any act, omission or negligence of Owner, or their respective contractors, licensees, invitees, agents, sublessees, servants or employees, wherever on or adjacent to the Property the same may occur; (ii) any use of the Property, or any accident, injury, death or damage to any person or property occurring in, or on or about the Property, or any part thereof, or from the conduct of Owner's business or from any activity, work or thing done, permitted or suffered by Owner or its sublessees, contractors, employees, or invitees, in or about the Property, other than to the extent arising as a result of City's sole active negligence or to the extent of any willful misconduct of the City; and (iii) any default in the performance of any obligations of Owner's part to be performed under the terms of this Agreement, or arising from any negligence of Owner, or any such claim or any action or proceeding brought thereon; and in case any action or proceedings be brought against the City, its officers, employees, agents and representatives, by reason of any such claim, Owner, upon notice from City, shall defend the same at its expense by counsel reasonably satisfactory to City.

Owner further agrees to and shall indemnify, defend, protect, and hold harmless the City, its officers, employees, agents and representatives, from and against any and all actions brought by any third party to challenge the Project or its approval by the City, including environmental determinations. Such indemnification shall include any costs and expenses incurred by Agency and City in such action(s), including reasonable attorney's fees.

**Planning - Conditional Use Permit Conditions**

P9. The right to use an occupancy permit shall be contingent upon the fulfillment of any general and special conditions imposed by the conditional use permit procedure.

P10. All of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors or assigns and a covenant to the effect may be required.

P11. All of the conditions shall be consented to in writing by the applicant.

P12. The resolution granting the application, together with all consent forms and a description of the property shall be recorded by the Recorder of the County of Santa Barbara prior to start of operation of the tire shop.

P13. The use permit granted is conditioned upon the rights or privileges acquired

thereby being utilized within one year after the effective date of approval, and should the rights or privileges authorized hereby fail to be executed or utilized within said year, or when a building permit has not been issued within said year, or when some form of work is involved which has not actually commenced within said year, or if so commenced, is null and void; unless such permit has not been utilized or such construction work started or completed within such one year period by reason of delays caused by the City in approving plans, in which event the Community Development Director shall grant and record a commensurate extension. The Planning Commission may, at its discretion, and with the consent or upon request of the permittee, for any cause, grant a reasonable extension of time in addition to the one (1) year period hereinabove provided. Such a request for extension shall have been filed with the Secretary of the Planning Commission fifteen (15) days prior to the expiration of the one (1) year.

P14. This Conditional Use Permit may be reviewed and reconsidered by the Planning Commission at any time for the purpose of imposing new conditions to mitigate a nuisance or to revoke the permit to abate a nuisance.

**Planning – Site Plan Conditions**

P15. The applicant shall submit a lighting plan that 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, including specifics for pole lights, external signage, lighting fixtures at ground level, and lighting fixtures in the parking area.

b. Lighting shall be reduced to a minimal amount for security purposes when the facility is closed.

P16. No outside vending machines, except fully enclosed pedestal-mounted newspaper racks, shall be allowed on site.

**Planning - Landscaping General Conditions**

P17. Two sets of the landscape and irrigation plans, shall be submitted to the Planning Division. The landscape and irrigation plans shall be reviewed and approved by the Planning Division prior to building occupancy. After the final review and approval of these Plans, mylar copies shall be submitted.

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.

P18. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney,

shall be recorded prior to issuance of building permits for the project.

P19. The project must conform with the Urban Forestry Administrative Guidelines.

P20. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

**Planning - Landscaping Irrigation Conditions**

P21. The project must conform with sections 3331.1 - 3331.6 of the Lompoc City Code Water Efficient Landscape Standards.

P22. 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.

P23. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

**Planning - Landscaping Tree Conditions**

P24. 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.

P25. 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.

P26. All trees must be installed with support staking. All nursery stakes must be removed from trees.

P27. All trees and plant material selection shall be made with the concurrence of the Planning Division.

**Planning - Landscaping Installation Conditions**

P28. 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.

P29. 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.

P30. 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 – Project Specific Conditions**

P31. Hours of operation shall be limited to:
Monday through Saturday - between the hours of 8 a.m. and 6 p.m.
Sunday – None

P32. The tire shop shall be limited to those uses that fit within the definition of *Automobile Service Station,* Section 7006 of the Lompoc City Zoning Ordinance, including brake changes, suspension repairs and replacements, and alignments, however, not to include brake realignments.

P33. A minimum of 12 parking spaces shall be located on-site. The parking lot shall be striped per Section 8858 *Parking Lot Requirements* of the Lompoc City Zoning Ordinance and reviewed by staff prior to occupancy.

P34. A site plan shall be submitted showing the required loading space prior to striping the parking lot. The loading space shall have a minimum width of 12 feet and a net area of not less than 360 square feet exclusive of necessary area for maneuvering, ingress and egress.

P35. No outdoor storage of any kind is permitted on-site. Storage of all materials shall be located entirely within the enclosed building.

P36. The existing chain link fence shall be removed from the site prior to occupancy.

P37. The applicant shall show the on-site monitoring wells on a revised site plan and shall ensure that the monitoring well covers are not paved over. The monitoring wells shall be accessible to the Hazardous Materials Unit of the County of Santa Barbara Protection Services Division for monitoring.

P38. The applicant shall ensure that a "Clean Closure Letter" from the Hazardous Materials Unit of the County of Santa Barbara Protection Services Division is submitted to the Planning Division once monitoring is complete.

## II. BUILDING AND FIRE SAFETY

**Building - General Conditions**

B1. Project shall comply with the most recent adopted City and State building/fire codes.

B2. California disabled access regulations shall be incorporated within the plans.

## III. FIRE

**Fire - Access Conditions**

F1. Fire Department access shall comply with UFC Appendix 3-D and UFC Chapter 9.

F2. An approved key box containing appropriate keys to buildings shall be made accessible and installed according to City Standards.

F3. 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.

F4. Material Data Sheets and a list of commodities including quantities shall be submitted to the Building and Fire Safety Division prior to occupancy.

F5. Tire Storage shall comply with Article 81 and related Sections within the Uniform Fire Code. Storage plans shall be submitted to the Building and Fire Safety Division prior to occupancy.

## IV. AVIATION/TRANSPORTATION

No General or Project Specific Conditions

## V. POLICE DEPARTMENT

No General or Project Specific Conditions

## VI. ENGINEERING

**Engineering – Project Specific Conditions**

EN1. All public improvements shall be provided at the Applicant's expense and constructed in accordance with the latest edition of the City of Lompoc Standard Requirements for the Design and Construction of Subdivisions and Special Developments.

EN2. An Encroachment Permit shall be obtained from the Engineering Division prior to any work within City street right-of-way or easement.

EN3. The existing curb, gutter and driveway to be removed on Seventh Street shall be replaced with the following PCC improvements:

a. Property Line Sidewalk in conformance with City Standard Drawing No. 614.

b. Curb and Gutter matching existing on each side per City Standard Drawing No. 602.

c. Commercial Driveway per City Standard No. 611, Case I. Referenced Detail No. 611 is hereby revised to include a minimum 4-foot sidewalk area behind the apron, at 2 percent slope toward the street, for ADA compliance.

Include a reference to the above City Standard Drawings along with construction notes on the final project site plan.

## VII. SOLID WASTE

No General or Project Specific Conditions

## VIII. ELECTRIC

No General or Project Specific Conditions

## IX. WATER

No General or Project Specific Conditions

## X. WASTEWATER

No General or Project Specific Conditions

I, Javier Camarena, the applicant, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the tire shop. 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:**<br>Conditional Use Permit | **Project No:**<br>CUP 05-02 |
| **Lead Agency Name and Address:**<br>City of Lompoc<br>100 Civic Center Plaza, Lompoc, CA 93436<br>P.O. Box 8001, Lompoc, CA 93438-8001 | **Contact Person and Phone Number**:<br>Keith Neubert<br>Assistant Planner<br>(805) 875-8277 |

**PROJECT DESCRIPTION / LOCATION:**

A request by Eusebio and Javier Camarena of Camarena Tires, the applicant, for Planning Commission review and consideration of a Conditional Use Permit to operate an approximately 1,740 square-foot tire shop in an existing building at 1500 East Ocean Avenue (Assessor Parcel Number: 85-360-05). The site is located in the Planned Commercial Development (PCD) Zoning District and a tire shop (automobile service station) is listed as a use requiring a Conditional Use Permit.

**Public Agencies with Approval Authority** (Including permits, funding, or participation agreements)**:**
City of Lompoc

| | |
|---|---|
| **Project Applicant, Name and Address:**<br>Eusebio and Javier Camarena<br>304 North A Street<br>Lompoc, CA 93436<br>Phone: 805-736-0058 | **Project Consultant:**<br>same as applicant |
| **General Plan Designation:**<br>General Commercial | **City Zoning Designation:**<br>Planned Commercial Development (PCD) |
| **Surrounding Land Use Designation:**<br>North – Community Facility<br>South – Office Commercial<br>East – Office Commercial<br>West – General Commercial | **Surrounding Land Uses:**<br>North – Community Center<br>South – Vacant<br>East – Vacant<br>West – Commercial |

**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.

| | | |
|---|---|---|
| [ ] Aesthetics | [ ] Agriculture Resources | [ ] Air Quality |
| [ ] Biological Resources | [ ] Cultural Resources | [ ] Geology / Soils |
| [ ] Hazards & Hazardous Materials | [ ] Hydrology / Water Quality | [ ] Land Use / Planning |
| [ ] Mineral Resources | [ ] Noise | [ ] Population / Housing |
| [ ]Public Services | [ ] Recreation | [ ] Transportation / Traffic |
| [ ]Utilities / Service Systems | [ ] Mandatory Findings of Significance | |

**B. ENVIRONMENTAL IMPACTS:**

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

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

Comments:

a) The proposed tire shop 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 tire shop will not substantially damage scenic resources within a state scenic highway, as the site is not located adjacent to a state scenic highway.
c) The proposed tire shop will be operating in an existing building and will not degrade the existing visual character or quality of the site and its surroundings.
d) The proposed tire shop will be operating in an existing building and will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

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

Comments:

a) The proposed tire shop will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use as the site is within the existing City limits and was previously developed.
b) The proposed tire shop will not conflict with existing zoning for agricultural use, or a Williamson Act contract as the site was previously developed.
c) The proposed tire shop will not involve changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use, as the site was previously developed.

| **III AIR QUALITY**<br><br>Would the project: | Potentially Significant Impact | Less than significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | | | | X |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | | | | X |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | | | | X |
| d) Expose sensitive receptors to substantial pollutant concentrations? | | | | X |
| e) Create objectionable odors affecting a substantial number of people? | | | | X |

Comments:

a-d) The proposed project will not conflict with or obstruct implementation of the applicable air quality plan, or violate any air quality standard or contribute substantially to an existing or projected air quality violation. The tire shop will utilize an existing building and therefore, no construction will take place that will violate any air quality standard.
e) The tire shop will not create any objectionable odors affecting a substantial number of people.

| **IV. BIOLOGICAL RESOURCES**<br><br>Would the project: | Potentially Significant Impact | Less than significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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 |

| **IV. BIOLOGICAL RESOURCES**<br><br>Would the project: | Potentially Significant Impact | Less than significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | | | | X |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | | | X |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | | | | X |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | | | X |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | | | | X |

Comments:

a-d) The proposed tire shop will not have a substantial adverse effect on any species identified as a sensitive species in local or regional plans or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, nor will the project affect federally protected wetlands, nor will the project affect migratory wildlife corridors, nor will the project affect biological resources, because the tire shop is proposed on a site that was previously developed in an urbanized area and is not identified in the Lompoc General Plan as being in an area of biological significance.
e) The site is not identified on the “Biologically Significant Areas” Map located in the City of Lompoc General Plan adopted October 1997.
f) The use is proposed on property within an urbanized area on a site that was previously developed. The City of Lompoc Biological Resources Study, prepared by Arthur D. Little in February 1987, identifies no biological resources that will be impacted by the tire shop.

| **V. CULTURAL RESOURCES**<br><br>Would the project: | Potentially Significant Impact | Less than significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | | | | X |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | | | | X |

| **V. CULTURAL RESOURCES**<br><br>Would the project: | Potentially Significant Impact | Less than significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | | X |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | | | | X |

Comments:

a-b) The proposed tire shop 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 tire shop 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 tire shop 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**<br><br>Would the project: | Potentially Significant Impact | Less than significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:<br><br>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 reading, 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 |

| **VI. GEOLOGY AND SOILS**<br><br>Would the project: | Potentially Significant Impact | Less than significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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 as being located in an area subject to liquefaction, landslides, or seismic activity, therefore, the tire shop will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.
b-e) Based upon the 1987 study by the Morro Group, "City of Lompoc Seismic and Geologic Conditions Study", the area is not subject to unusual geologic activity nor does it have unique features.

| **VII. HAZARDS AND HAZARDOUS MATERIALS**<br><br>Would the project: | Potentially Significant Impact | Less than significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | | | X |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | | | | X |
| 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 |

| **VII. HAZARDS AND HAZARDOUS MATERIALS**<br><br>Would the project: | Potentially Significant Impact | Less than significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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-d) The use is proposed on a currently developed site. The proposed tire shop will utilize modern storage methods and be monitored by the appropriate agencies to assure compliance with storage requirements. The proposed project is located within one-quarter mile of an existing school; however, no impacts from the tire shop are anticipated. The site is listed on the Santa Barbara County Hazardous Materials Unit list of leaking underground fuel tanks; however, the tanks were removed in 2004. The site is currently being monitored by the Santa Barbara County Hazardous Materials Unit. The monitoring efforts may take several years and will not interfere with the use of the site as a tire shop. Once the monitoring is completed, it is required that the property owner provide documentation showing clearance from the County that possible hazardous wastes on the site have been addressed and the property has been properly rehabilitated.
e-f) The proposed tire shop is located within two miles of the Lompoc Municipal Airport, however, the project is proposed in an existing building, and 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 tire shop 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 tire shop 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 tire shop is located in the urbanized area of the City of Lompoc.

| **VIII. HYDROLOGY AND WATER QUALITY**<br><br>Would the project: | Potentially Significant Impact | Less than significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Violate any water quality standards or waste discharge requirements? | | | | X |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | | | | X |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | | | | X |

| **VIII. HYDROLOGY AND WATER QUALITY**<br><br>Would the project: | Potentially Significant Impact | Less than significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. | | | | X |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | | | | X |
| f) Otherwise substantially degrade water quality? | | | | X |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | | | | X |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | | | | X |
| I) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | | | | X |
| j) Inundation by seiche, tsunami, or mudflow? | | | | X |

Comments:

a-e) The tire shop will not violate any water quality standards or waste discharge requirements; the tire shop will not substantially deplete groundwater supplies or interfere with groundwater recharge; the tire shop will not substantially alter the existing drainage pattern of the site or area; the tire shop will not create or contribute run-off water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off.
f) The proposed tire shop will not otherwise substantially degrade water quality. There are no rivers or creeks within the project area.
g) The proposed tire shop is located in Zone X of Community Panel No. 060334-0003D, revised 05 June 97 outside the 500-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
h) The proposed tire shop will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.
i-j) The proposed tire shop will not create a threat of inundation by seiche, tsunami, or mudflow. The subject site is located approximately 8 miles from the ocean, so tsunamis are very unlikely. The site is also not located near a water body or a significant slope or volcano, so mudflows and seiches are very unlikely.

| **IX. LAND USE AND PLANNING**<br><br>Would the project: | Potentially Significant Impact | Less than significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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 use will not physically divide an established community as it is located within the existing City limits in an established area.
b) The proposed tire shop will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect as the proposed use is consistent with the City General Plan and Zoning Ordinance. The City Planning Commission will review the plans to assure conformance with the City's Zoning Ordinance.
c) There is not a habitat conservation plan or natural community conservation plan, which applies to the site, therefore, there will be no conflict with such a plan.

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

Comments:

a-b) The proposed tire shop will not result in a loss of availability of a known mineral resource that would be of value to the region and the residents of the state as the "Mineral Resources" Map in the Lompoc General Plan, adopted October 1997, does not identify the project area as being a locally important mineral resource recovery site.

| **XI. NOISE**<br>Would the project: | Potentially Significant Impact | Less than significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | | | | X |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | | | | X |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | | | | X |

| **XI. NOISE**<br><br>Would the project: | Potentially Significant Impact | Less than significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | | | | X |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | | | | X |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | | | | X |

Comments:

a-b) The proposed tire shop will not expose persons to, or generate, noise levels in excess of standards established in the local general plan or noise ordinance, nor will it expose persons to excessive groundborne noise levels.
c) The proposed tire shop will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
d) The proposed tire shop will not create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.
e-f) The proposed tire shop is located within two miles of the Lompoc Municipal Airport, however, the project is proposed in an existing building, and would not expose people residing or working in the project area to excessive noise levels. The project is not located within the vicinity of a private airstrip.

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

Comments:

a) The proposed tire shop will not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads and other infrastructure).
b-c) The proposed tire shop will not displace any people or housing, necessitating the construction of replacement housing elsewhere.

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

Comments:

a-f) The proposed tire shop will not result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Fire, Police, Schools, Parks, or other public services, because the site is currently within an urbanized area which is already adequately served by City services. The City has sufficient resources to provide required services.

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

Comments:

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

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

Comments:

a) The proposed tire shop will not cause an increase in traffic which is substantial, in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections) because the use will not induce a substantial increase in traffic or impact street capacity.
b) The proposed tire shop will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways, because the tire shop will not substantially increase the amount of traffic in the area.
c) The proposed tire shop 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 use will be located in an existing building.
d) The proposed tire shop will not substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) as an existing building will be utilized on a previously developed site.
e-f ) The proposed tire shop will not result in inadequate emergency access or parking capacity, as the project will not result in blocked roadways and on site parking will be provided.
g) The proposed tire shop 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**<br><br>Would the project: | Potentially Significant Impact | Less than significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| a) Exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board? | | | | X |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | | X |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | | X |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | | | | X |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | | X |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | | | | X |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | | | | X |

Comments:

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

| **XVII. MANDATORY FINDINGS OF SIGNIFICANCE**<br><br>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:<br>On the basis of this initial evaluation: | |
|---|---|
| X | I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. |
| | I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. |
| | I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. |
| | I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. |
| | I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. |

Keith Neubert Date
Assistant Planner

# CITY OF LOMPOC
# NEGATIVE DECLARATION

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

**Title**: Conditional Use Permit – CUP 05-02

**Location**: 1500 East Ocean Avenue (Assessor Parcel Number: 85-360-05)

**Description:** A request by Eusebio and Javier Camarena of Camarena Tires, the applicant, for Planning Commission review and consideration of a Conditional Use Permit to operate an approximately 1,740 square-foot tire shop in an existing building at 1500 East Ocean Avenue (Assessor Parcel Number: 85-360-05). The site is located in the Planned Commercial Development (PCD) Zoning District and a tire shop (automobile service station) is listed as a use requiring a Conditional Use Permit.

The Planning Division of the City of Lompoc has determined that:

__X__ 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.

February 8, 2005
Date

Keith C. Neubert, Assistant Planner
for Planning Division