

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: MARCH 8, 2004

TO: MEMBERS OF THE PLANNING COMMISSION

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

RE: GENERAL PLAN AMENDMENT – GP 04-02,
ZONE CHANGE – ZC 04-02, DEVELOPMENT
PLAN AMENDMENT – DR 98-08

AGENDA ITEM NO. 5

A request by Richard Fernbaugh, representing the City of Lompoc Airport, for Planning Commission review and consideration of:

- 1) **GP 04-02** – General Plan Amendment to change the existing land use designation for the project site from Business Park to Community Facility;
- 2) **ZC 04-02** – Zone Change to amend the City's Zoning Map designation for the site from Business Park (BP) to Public Facilities (PF);
- 3) **DR 98-08** – Amendment to the Development Plan (DR 98-08), approved in the Lompoc Airport Master Plan (LAMP), to move the future aviation use area from Assessor Parcel Number: 93-450-39 (an 11.74 acre parcel) to Assessor Parcel Number: 93-450-40 (a 13.3 acre parcel). No development is proposed at this time.

The property is 13.3 acres in size and located at the northwest corner of O Street and Aviation Drive (Assessor Parcel Number: 93-450-40). A Negative Declaration was prepared for the project pursuant to the California Environmental Quality Act (CEQA).

BACKGROUND:

On June 2, 1998, the City Council adopted the Lompoc Airport Master Plan (LAMP) which meets the requirements of the City's Zoning Ordinance to serve as the Development Plan (DR 98-08) for future airport projects. A site plan shown in the LAMP identifies an area adjacent to the airport and north of Wal-Mart for future aviation use. Due to property costs, the City was unable to purchase the property north of Wal-Mart.

PROPOSAL:

The proposal consists of an Amendment to the Development Plan (DR 98-08), approved in the Lompoc Airport Master Plan (LAMP). The City intends to move the future aviation use area from the 11.74 acre parcel between Wal-Mart and the existing airport property (Assessor Parcel Number: 93-450-39) to the 13.3 acre parcel west of North O Street and adjacent to the airport property (Assessor Parcel Number: 93-450-40). No development is proposed at this time. The City has installed improvements including Aviation Drive, and curb and gutter. Future airport related development would be approved at staff level.

CONFORMANCE WITH ADOPTED CITY POLICIES:

1. General Plan Amendment (GP 04-02)

The site currently has a General Plan Land Use Designation of *Business Park*. The City is proposing a change to *Community Facility*. The purpose of the *Community Facility* Land Use Designation is:

To provide areas to meet the public service, educational, recreational, social, and cultural needs of Valley residents.

The change would affect the entire 13.3 acre site contiguous to the existing airport with a General Plan Land Use Designation of *Community Facility*. The airport currently provides services that are within the stated purpose of the *Community Facility* Designation, and the proposal would allow expansion of the area providing these services.

The surrounding area south of the airport has a General Plan Designation of *Business Park*. The purpose of the *Business Park* designation is to provide for planned industrial centers. The General Plan Designation of *Community Facility* is compatible with the *Business Park* designation.

2. Zone Change (ZC 04-02)

The site is currently zoned *Business Park (BP)*. The City is proposing a change to *Public Facilities (PF)*. The stated purpose of the *Public Facilities (PF) District* is:

To provide for those uses and activities which serve the public and are generally conducted by government agencies or eleemosynary and philanthropic non-profit organizations.

The change would affect the entire 13.3 acre site contiguous to the existing airport zoned *Public Facilities*. The existing airport use of the property meets the stated purpose of the *Public Facilities* zone, and the proposal would allow expansion of the area providing this use.

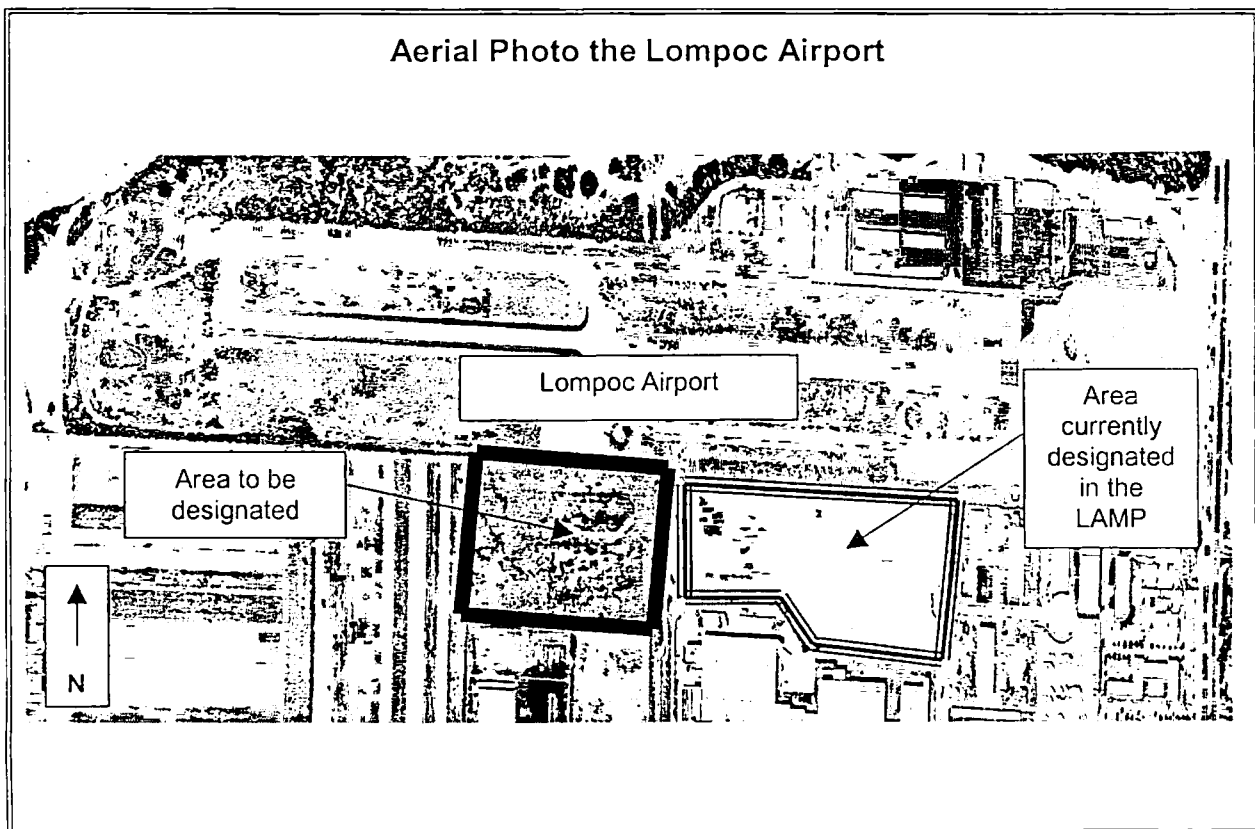
The surrounding area south of the airport is zoned *Business Park*. The uses allowed in this zone are compatible with the airport related uses allowed in the *Public Facilities* zone.

3. Development Plan Amendment (DR 98-08)

On June 2, 1998, the City Council adopted the Lompoc Airport Master Plan (LAMP) which meets the requirements of the City's Zoning Ordinance to serve as the Development Plan (DR 98-08) for future airport projects. A site plan shown in the LAMP identifies an area adjacent to the airport and north of Wal-Mart for future aviation use. Due to property costs, the City was unable to purchase the property north of Wal-Mart. It is proposed that the 13.3 acre parcel to the west, purchased by the City in June of 1997, be utilized to accommodate airport growth.

By amending the approved Development Plan (DR 98-08), future aviation uses will be allowed on the City owned property. The site has been improved with a 44 foot wide street, and curb and gutter.

Planning Commission review is not required for future airport development of the site; review will occur at staff level. Development will take place in accordance with the approved Lompoc Airport Master Plan (LAMP).



March 8, 2004

The Development Plan Amendment is contingent upon Council approval of General Plan Amendment GP 04-02 and Zone Change ZC 04-02 (COA P2).

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:

Notice of Public Hearing was published in the Lompoc Record on February 13, 2004 and all property owners of record within 300 feet of the subject property were notified by U.S. Mail on February 27, 2004.

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Certify the Negative Declaration;
2. Adopt Resolution No. 338 (04) recommending that the City Council approve the General Plan Amendment (GP 04-02) changing the land use designation on the site to *Community Facility*;
3. Adopt Resolution No. 339 (04) recommending that the City Council approve the proposed amendment to the Zoning Map designation (ZC 04-02) on the site to *Public Facilities (PF)*; and
4. Adopt Resolution No. 340 (04) approving Development Plan Amendment DR 98-08 for the Lompoc Airport Master Plan (LAMP).

ATTACHMENTS:

1. Draft Resolution No. 338 (04)
2. Draft Resolution No. 339 (04)
3. Draft Resolution No. 340 (04) and Conditions of Approval
4. Initial Environmental Study and Negative Declaration

RESOLUTION NO. 338 (04)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT – GP 04-02

WHEREAS, a request was submitted by Richard Fernbaugh, representing the City of Lompoc Airport, for Planning Commission consideration of a proposal to amend the City's General Plan Land Use Element Map designation for the property located at the northwest corner of O Street and Aviation Drive (Assessor Parcel Number: 93-450-40) from Business Park to *Community Facility*. The request includes an amendment to the Development Plan for the airport master plan; and

WHEREAS, the request was considered by the Planning Commission at a duly-noticed public meeting on March 8, 2004; and

WHEREAS, at the meeting of March 8, 2004, _____ was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of March 8, 2004, _____ spoke in favor of, and _____ spoke in opposition to, the proposal.

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

SECTION 1: The proposed General Plan Land Use Designation amendment for the subject site is *Community Facility*, which provides areas to meet the public service, educational, recreational, social, and cultural needs of Valley residents; therefore it can be found that:

- A. The proposed General Plan amendment is beneficial to the residents of the community.

The proposed General Plan Land Use Designation amendment will provide a designation compatible with the existing adjacent land uses; therefore, it can be found that:

- B. The proposed modification is required for the public necessity, convenience, and general welfare.

SECTION 2: The Initial Environmental Study and Negative Declaration prepared for the General Plan Land Use Designation amendment show that there is no substantial evidence that the proposed amendment may have a significant effect on the environment, therefore, it can be found that:

- C. The proposed General Plan Land Use Designation amendment does not have a significant effect on the environment; and
- D. Any effect of the proposed amendment 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 3: The Planning Commission resolves that this resolution shall be forwarded to the City Council with the Commission recommendation that the Council approve GP 04-02 to change the General Plan Land Use designation to *Community Facility*.

The foregoing resolution, on motion by Commissioner _____, seconded by Commissioner _____, was adopted at the Planning Commission meeting of March 8, 2004 by the following vote:

AYES:

NOES:

Arleen T. Pelster, AICP, Secretary

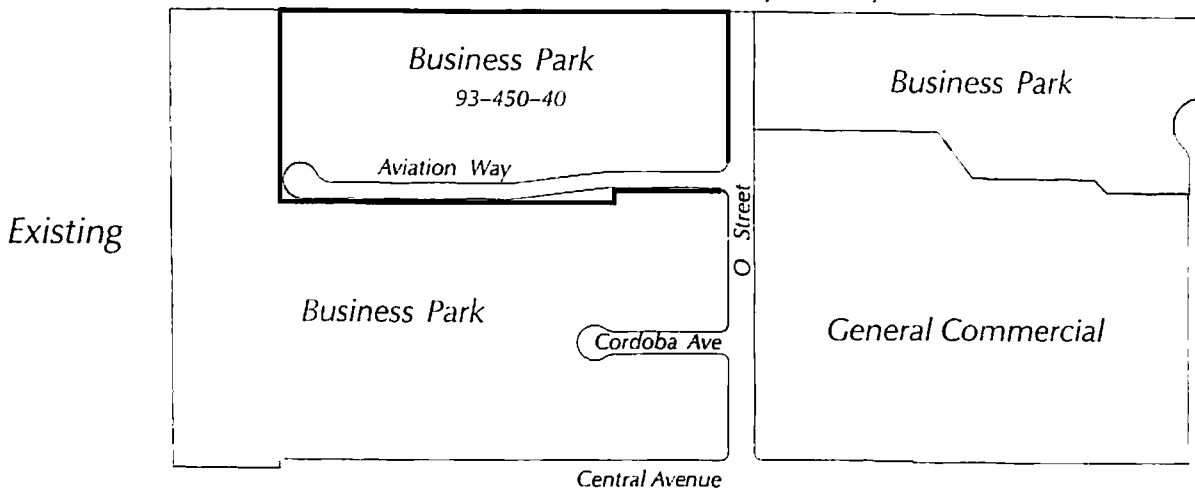
Jack Rodenhi, Chair

Attachment: Exhibit A - Map

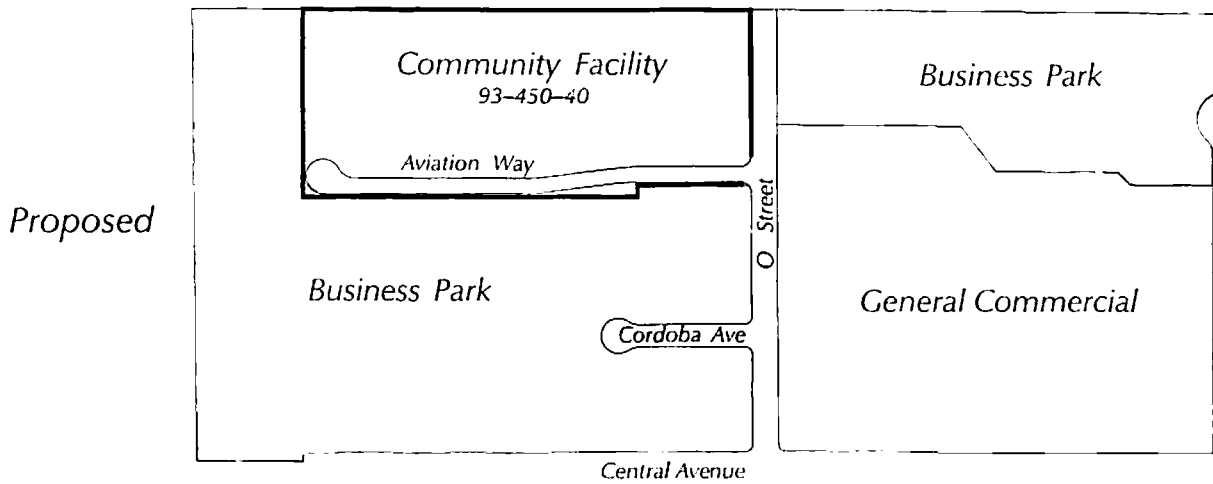
General Plan Change

Exhibit A

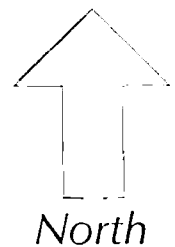
Lompoc Airport
Community Facility



Lompoc Airport
PF



GP 04-02



0 - 150 ft

RESOLUTION NO. 339 (04)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE – ZC 04-02

WHEREAS, a request was submitted by Richard Fernbaugh, representing the City of Lompoc Airport, for Planning Commission consideration of a proposal to amend the City's Zoning Map for the property located at the northwest corner of O Street and Aviation Drive (Assessor Parcel Number: 93-450-40) from Business Park to *Public Facilities*. The request includes an amendment to the Development Plan for the airport master plan; and

WHEREAS, the request was considered by the Planning Commission at a duly-noticed public meeting on March 8, 2004; and

WHEREAS, at the meeting of March 8, 2004, _____ was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of March 8, 2004, _____ spoke in favor of, and _____ spoke in opposition to, the proposal.

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

SECTION 1: The General Plan Land Use designation recommended in Resolution No. 338 (04) for the subject site is *Community Facility*, which is consistent with the proposed *Public Facilities (PF)* zoning; therefore, it can be found that:

- A. The proposed zoning is consistent with the General Plan Land Use Designation.

The site is adjacent to streets, which contain necessary infrastructure to support the proposed use of the property; therefore, it can be found that:

- B. The area is afforded the services and facilities appropriate for the proposed zoning.

The proposed Zone Change will provide a designation compatible with the existing adjacent land uses; therefore, it can be found that:

- C. The proposed modification is required for the public necessity, convenience, and general welfare.

SECTION 2: The Initial Environmental Study and Negative Declaration prepared for the Zone Change show that there is no substantial evidence that the proposed amendment may have a significant effect on the environment, therefore, it can be found that:

- D. The proposed Zone Change does not have a significant effect on the environment; and
- E. Any effect of the proposed Zone Change 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 3: The Planning Commission resolves that this resolution shall be forwarded to the City Council, pursuant to Section 8887. 3 c. of the Lompoc City Code, with the Commission recommendation that the Council approve ZC 04-02, to change the zoning on the subject site to *Public Facilities (PF)*.

The foregoing resolution, on motion by Commissioner _____, seconded by Commissioner _____, was adopted at the Planning Commission meeting of March 8, 2004 by the following vote:

AYES:

NOES:

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

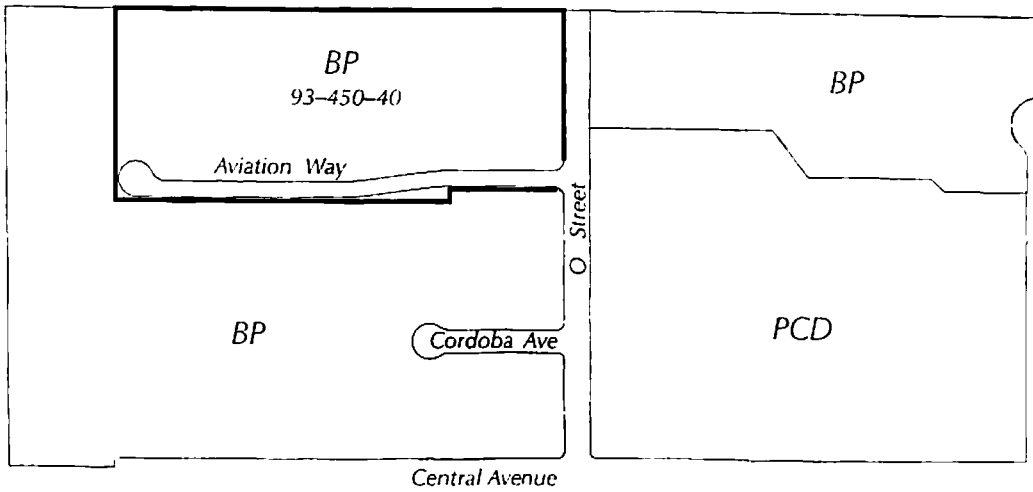
Attachment: Exhibit A – Map

Zone Change

Exhibit A

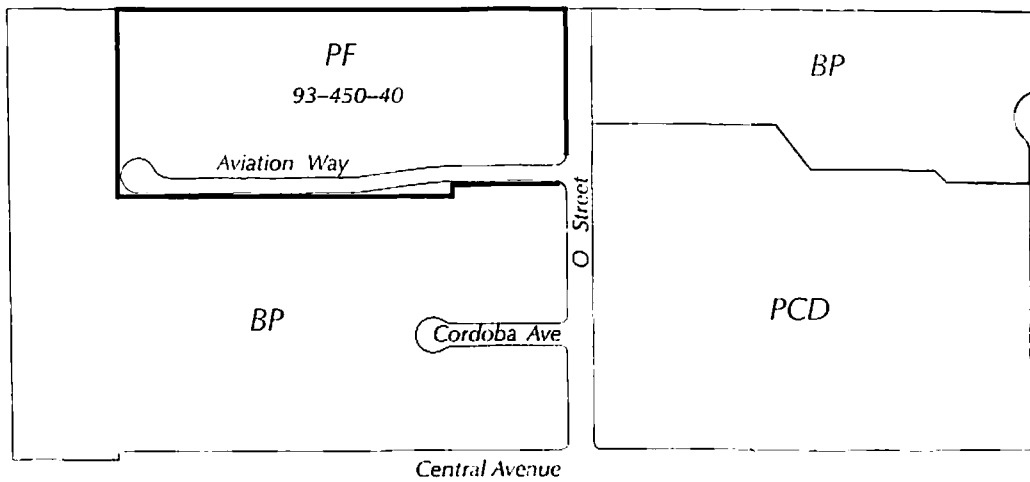
Lompoc Airport
PF

Existing



Lompoc Airport
PF

Proposed

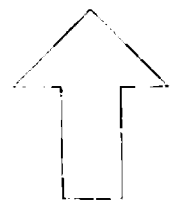


BP: Business Park

PCD: Planned Commercial Development

PF: Public Facilities

ZC 04-02



North

0 - 150 ft

RESOLUTION NO. 340 (04)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING AN AMENDMENT TO THE LOMPOC AIRPORT MASTER PLAN (LAMP) APPROVED DEVELOPMENT PLAN (DR 98-08)

WHEREAS, a request was submitted by Richard Fernbaugh, representing the City of Lompoc Airport, for Planning Commission consideration of a proposal for an amendment to the Development Plan (DR 98-08), approved in the Lompoc Airport Master Plan (LAMP), to move the future aviation use area from Assessor Parcel Number: 93-450-39 (an 11.74 acre parcel) to Assessor Parcel Number: 93-450-40 (a 13.3 acre parcel); and

WHEREAS, the request was considered by the Planning Commission at a duly-noticed public meeting on March 8, 2004; and

WHEREAS, at the meeting of March 8, 2004, _____ was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of March 8, 2004, _____ spoke in favor of, and _____ spoke in opposition to, the proposal.

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

SECTION 1: After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that the proposed Development Plan Amendment 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 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 location to streets and highways are adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use.

- C. The proposed Development Plan Amendment will have no adverse effect upon the abutting and surrounding property from the permitted use thereof.

SECTION 2: Based upon the foregoing, DR 98-08 is approved as proposed on March 8, 2004, 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 Planning Commission meeting of March 8, 2004 by the following vote:

AYES:

NOES:

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

Attachments: Exhibit A – Conditions of Approval
Exhibit B – Map

CONDITIONS OF APPROVAL

DR 98-08 – Northwest Corner of O Street and Aviation Drive
Lompoc Airport Development Plan Amendment (APN: 93-450-40)

The following Conditions of Approval apply to the Development Plan Amendment (DR 98-08) for the Lompoc Airport Master Plan (LAMP).

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.

Planning - Project Specific Conditions

P2. Approval of DR 98-08 is contingent upon City Council approval of GP 04-02 and ZC 04-02.

P3. The conditions hereby imposed are in addition to the conditions imposed in City Council Resolution No. 4695 (98). In the case of any conflicts, the conditions listed herein shall prevail.

II. BUILDING AND FIRE SAFETY

No General or Project Specific Conditions

III. PARKS & URBAN FORESTRY

No General or Project Specific Conditions

IV. AVIATION/TRANSPORTATION

No General or Project Specific Conditions

V. POLICE DEPARTMENT

No General or Project Specific Conditions

VI. ENGINEERING

No General or Project Specific Conditions

VII. SOLID WASTE

No General or Project Specific Conditions

VIII. ELECTRIC

No General or Project Specific Conditions

IX. WATER

No General or Project Specific Conditions

X. WASTEWATER

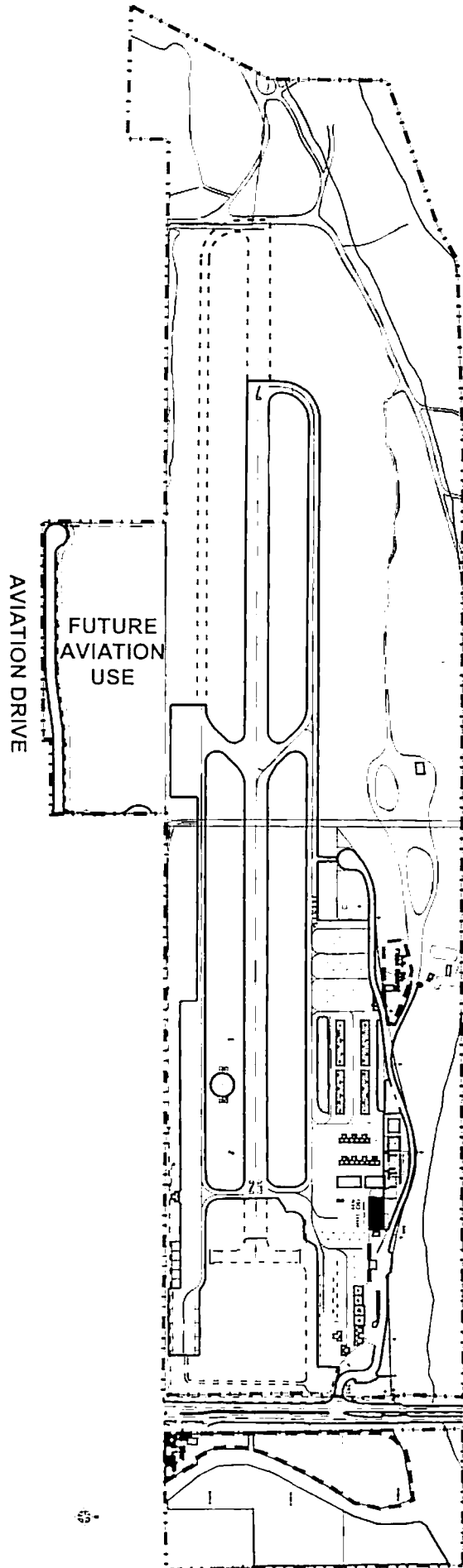
No General or Project Specific Conditions

I, Richard Fernbaugh, a representative of the City of Lompoc Airport, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the proposed development plan amendment. As a representative of the City of Lompoc Airport, I agree to comply with these conditions and all other applicable laws and regulations at all times.

Name

Date

LOMPOC AIRPORT DEVELOPMENT PLAN AMENDMENT



CITY OF LOMPOC
ENVIRONMENTAL CHECKLIST FORM

ATTACHMENT 4

A. PROJECT INFORMATION:

Project Title: General Plan Amendment, Zone Change, Development Plan Amendment	Project No: GP 04-02, ZC 04-02, DR 98-08
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 Neubert Assistant Planner (805) 875-8277
PROJECT DESCRIPTION / LOCATION: A request by Richard Fernbaugh, representing the City of Lompoc Airport, for Planning Commission review and consideration of: <ol style="list-style-type: none"> 1) GP 04-02 – General Plan Amendment to change the existing land use designation for the project site from Business Park to Community Facility; 2) ZC 04-02 – Zone Change to amend the City's Zoning Map designation for the site from Business Park (BP) to Public Facilities (PF); 3) DR 98-08 – Amendment to the Development Plan (DR 98-08), approved in the Lompoc Airport Master Plan (LAMP), to move the area from Assessor Parcel Number: 93-450-39 (an 11.74 acre parcel) to Assessor Parcel Number: 93-450-40 (a 13.3 acre parcel). No development is proposed at this time. <p>The property is 13.3 acres in size and located at the northwest corner of O Street and Aviation Drive (Assessor Parcel Number: 93-450-40).</p>	
Public Agencies with Approval Authority (Including permits, funding, or participation agreements): City of Lompoc	
Project Applicant, Name and Address: Richard Fernbaugh City of Lompoc Aviation / Transportation Division 100 Civic Center Plaza Lompoc, CA 93436 Phone: (805) 875-8268	Project Consultant: same as applicant
General Plan Designation: Business Park	City Zoning Designation: Business Park
Surrounding Land Use Designation: North – Community Facility South – Business Park East – Business Park West – Business Park	Surrounding Land Uses: North – Lompoc Airport South – Business Park 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.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology / Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation / Traffic
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mandatory Findings of Significance	

B. ENVIRONMENTAL IMPACTS:

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

I. AESTHETICS	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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 development of airport related uses on the property 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 development of airport related uses on the property 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 development of airport related uses on the property will not degrade the existing visual character or quality of the site and its surroundings. Development of the site was anticipated and included in review of the City's General Plan, adopted in October of 1997. Additionally, the proposal is an amendment to the Development Plan (DR 98-08), approved in the Lompoc Airport Master Plan (LAMP), to move the area from Assessor Parcel Number: 93-450-39 (an 11.74 acre parcel) to Assessor Parcel Number: 93-450-40 (a 13.3 acre parcel). Development of airport property was reviewed at the time Development Plan DR 98-08 was approved.
- 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 no lighting is proposed at this time.

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

Comments:

- a) The development of airport related uses on the property 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 development of the site was anticipated and included in review of the City's General Plan, adopted in October of 1997.
- b) The proposed project will not conflict with existing zoning for agricultural use, or a Williamson Act contract as the site is not under Williamson Act contract or zoned for agricultural use.
- c) The development of airport related uses on the property 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 is within the existing City limits and development of the site was anticipated and included in review of the City's General Plan, adopted in October of 1997.

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

Comments:

a-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. Development of the site was anticipated and included in review of the City's General Plan, adopted in October of 1997. Additionally, the proposal is an amendment to the Development Plan (DR 98-08), approved in the Lompoc Airport Master Plan (LAMP), to move the area from Assessor Parcel Number: 93-450-39 (an 11.74 acre parcel) to Assessor Parcel Number: 93-450-40 (a 13.3 acre parcel). Development of airport property was reviewed at the time Development Plan DR 98-08 was approved.

e) The airport use of the property will not create any objectionable odors affecting a substantial number of people.

IV. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
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 development of airport related uses on the property 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 project is proposed on a site 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. 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 development of the site.

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

Comments:

a-b) The development of airport related uses on the property 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 development of airport related uses on the property 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 project:				
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				X

VI. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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.				
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 as being located in an area subject to liquefaction, landslides, or seismic activity, therefore, the project 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 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				X

VII. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
within one-quarter mile of an existing or proposed school?				
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) Development of the site was anticipated and included in review of the City's General Plan, adopted in October of 1997. Additionally, the proposal is an amendment to the Development Plan (DR 98-08), approved in the Lompoc Airport Master Plan (LAMP), to move the area from Assessor Parcel Number: 93-450-39 (an 11.74 acre parcel) to Assessor Parcel Number: 93-450-40 (a 13.3 acre parcel). Transport, use, and disposal of hazardous materials was reviewed at the time Development Plan DR 98-08 was approved.

d) The proposed site is not 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 site will be a part of the Lompoc Airport, however, the project will not result in a safety hazard for people residing or working in the area. Development of the site was anticipated and included in review of the City's General Plan, adopted in October of 1997. Additionally, the proposal is an amendment to the Development Plan (DR 98-08), approved in the Lompoc Airport Master Plan (LAMP), to move the area from Assessor Parcel Number: 93-450-39 (an 11.74 acre parcel) to Assessor Parcel Number: 93-450-40 (a 13.3 acre parcel). Development of airport property was reviewed at the time Development Plan DR 98-08 was approved.

g) The development of airport related uses on the property 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 development of airport related uses on the property 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 project site is located adjacent to the Lompoc Airport in the urbanized area of the City of Lompoc.

VIII. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
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-f) The project will not violate any water quality standards or waste discharge requirements; the project will not substantially deplete groundwater supplies or interfere with groundwater recharge; the project will not substantially alter the existing drainage pattern of the site or area; the 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. Development of the site was anticipated and included in review of the City's General Plan, adopted in October of 1997. Additionally, the proposal is an amendment to the Development Plan (DR 98-08), approved in the Lompoc Airport Master Plan (LAMP), to move the area from Assessor Parcel Number: 93-450-39 (an 11.74 acre parcel) to Assessor Parcel Number: 93-450-40 (a 13.3 acre parcel). Development of airport property was reviewed at the time Development Plan DR 98-08 was approved.
- g) The site is located in Zone X of Community Panel No. 060334-0002D, 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 development of airport related uses on the property will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.
- i-j) The proposed project will not create a threat of inundation by seiche, tsunami, or mudflow. The subject site is located approximately 8 miles from the ocean, so tsunamis are very unlikely. The site is also not located near a water body or a significant slope or volcano, so mudflows and seiches are very unlikely.

IX. LAND USE AND PLANNING 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 adjacent to the Lompoc Airport.
- b) The development of airport related uses on the property 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.
- 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 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 project will not result in a loss of availability of a known mineral resource that would be of value to the region and the residents of the state as the "Mineral Resources" Map in the Lompoc General Plan, adopted October 1997, does not identify the project area as being a locally important mineral resource recovery site.

XI. NOISE Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Comments:

a-d) Development of the site was anticipated and included in review of the City's General Plan, adopted in October of 1997. Additionally, the proposal is an amendment to the Development Plan (DR 98-08), approved in the Lompoc Airport Master Plan (LAMP), to move the area from Assessor Parcel Number: 93-450-39 (an 11.74 acre parcel) to Assessor Parcel Number: 93-450-40 (a 13.3 acre parcel). Noise was reviewed at the time Development Plan DR 98-08 was approved.

e-f) The project is a part of the Lompoc Airport.

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

Comments:

a) The proposed use 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), as development of the site was anticipated and included in review of the City's General Plan, adopted in October of 1997. Additionally, the proposal is an amendment to the Development Plan (DR 98-08), approved in the Lompoc Airport Master Plan (LAMP), to move the area from Assessor Parcel Number: 93-450-39 (an 11.74 acre parcel) to Assessor Parcel Number: 93-450-40 (a 13.3 acre parcel). Development of airport property was reviewed at the time Development Plan DR 98-08 was approved. .

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

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

Comments:

a-f) The development of airport related uses on the property 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 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 development of airport related uses on the property 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 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-b) The development of airport related uses on the property 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. The proposed project 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 project will not substantially increase the amount of traffic in the area. Development of the site was anticipated and included in review of the City's General Plan, adopted in October of 1997. Additionally, the proposal is an amendment to the Development Plan (DR 98-08), approved in the Lompoc Airport Master Plan (LAMP), to move the area from Assessor Parcel Number: 93-450-39 (an 11.74 acre parcel) to Assessor Parcel Number: 93-450-40 (a 13.3 acre parcel). Development of airport property was reviewed at the time Development Plan DR 98-08 was approved.

c-d) Development of the site was anticipated and included in review of the City's General Plan, adopted in October of 1997. Additionally, the proposal is an amendment to the Development Plan (DR 98-08), approved in the Lompoc Airport Master Plan (LAMP), to move the area from Assessor Parcel Number: 93-450-39 (an 11.74 acre parcel) to Assessor Parcel Number: 93-450-40 (a 13.3 acre parcel). Development of airport property was reviewed at the time Development Plan DR 98-08 was approved.

e-f) The development of airport related uses on the property will not result in inadequate emergency access or parking capacity, as the project will not result in blocked roadways.

g) The development of airport related uses on the property 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 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
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Comments:

- a) The development of airport related uses on the property will not exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board.
- b-c) The development of airport related uses on the property 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) Substantial amounts of solid waste will not be created and the City of Lompoc landfill has sufficient capacity to service the project.

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.


Keith Neubert
Assistant Planner

2/10/04
Date



CITY OF LOMPOC

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: General Plan Amendment - GP 04-02, Zone Change - ZC 04-02, Development Plan Amendment - DR 98-08

Location: Northwest corner of O Street and Aviation Drive (Assessor Parcel Number: 93-450-40)

Description: A request by Richard Fernbaugh, representing the City of Lompoc Airport, for Planning Commission review and consideration of:

- 1) GP 04-02 – General Plan Amendment to change the existing land use designation for the project site from Business Park to Community Facility;
- 2) ZC 04-02 – Zone Change to amend the City's Zoning Map designation for the site from Business Park (BP) to Public Facilities (PF);
- 3) DR 98-08 – Amendment to the Development Plan (DR 98-08), approved in the Lompoc Airport Master Plan (LAMP), to move the area from Assessor Parcel Number: 93-450-39 (an 11.74 acre parcel) to Assessor Parcel Number: 93-450-40 (a 13.3 acre parcel). No development is proposed at this time.

The property is 13.3 acres in size and located at the northwest corner of O Street and Aviation Drive (Assessor Parcel Number: 93-450-40).

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.

February 10, 2004

Date

Keith Neubert, Assistant Planner
for Planning Division