

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: OCTOBER 11, 2004
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: KEITH NEUBERT, ASSISTANT PLANNER
RE: TENTATIVE PARCEL MAP- LOM 535-P

AGENDA ITEM NO. 1

A request by Kenneth Hampton, the property owner, for Planning Commission review and consideration of a proposal to subdivide a 21,000 square-foot parcel of land into two (2) parcels. The property is located in a Single Family Residential (7-R-1) Zoning District at 532 South J Street (Assessor Parcel Numbers: 91-203-09, 10, 11). A Mitigated Negative Declaration has been prepared and circulated through the State Clearinghouse (SCH No. 2004061027) pursuant to the California Environmental Quality Act (CEQA).

SITE DATA:

1. Property Owners.....Kenneth & Margaret Hampton
2. Site Location.....532 South J Street
3. Assessor Parcel Numbers.....91-203-09, 10, 11
4. Site Zoning.....Low Density Residential (7-R-1)
5. General Plan Designation.....Low Density Residential
6. Site Use.....One Single Family Dwelling/Accessory Buildings
7. Surrounding Uses/Zoning.....North: Residential/7-R-1
South: Residential/7-R-1
East: Residential/R-2
West: Residential/7-R-1
8. Site Area.....21,000 Square Feet

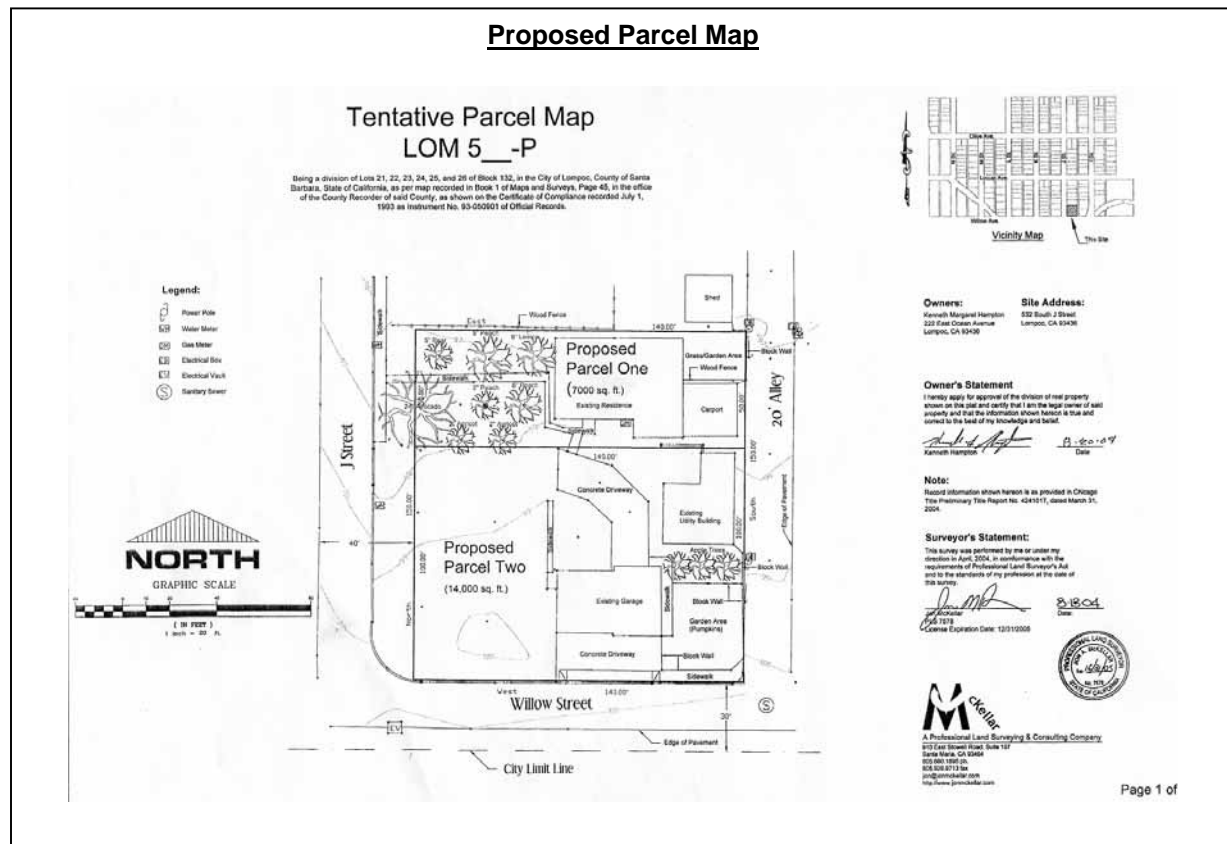
AUTHORITY:

The Planning Commission has the authority to approve, conditionally approve, or deny a Tentative Parcel Map (Lompoc City Code Section 2846). Once approved, the Tentative Map expires twenty-four months from the date of approval unless the applicant requests a time extension prior to the expiration. A Condition of Approval is included to advise the applicant of the map expiration date (COA P4). Government Code Section 65402 and LCC Section 2812 require a finding as to conformity of the proposed division with the General Plan which is included as part of the Commission action on this Parcel Map.

PROPOSAL:

The proposed Tentative Parcel Map will divide an existing 21,000 square-foot parcel of land into two (2) parcels. Parcel One will be 7,000 square feet in size, and Parcel Two will be 14,000 square feet in size. The single-family dwelling on Parcel One will remain. The existing garage and utility building on Parcel Two will remain. The property is located in the Low Density Residential (7-R-1) Zoning District at 532 South J Street (Assessor Parcel Numbers: 91-203-09, 10, 11).

The proposed parcel map is shown below:



CONFORMANCE WITH GENERAL PLAN:

The General Plan designation for this property is Low Density Residential and the stated purpose is:

To provide residential areas which promote and encourage a suitable environment for life on a neighborhood basis.

The purpose of the proposed Parcel Map is to subdivide the existing parcel into two (2) parcels for residential use. As conditioned, LOM 535-P will be in conformance with the General Plan.

CONFORMANCE WITH ZONING ORDINANCE:

The zoning of the site is *Low Density Residential (7-R-1)*. The stated purpose is:

Section 7400 Purpose – To stabilize and protect the residential character of the district and to promote and encourage a suitable environment for family life on a neighborhood basis.

The purpose of the proposed Tentative Parcel Map is to subdivide the existing parcel into two (2) parcels for residential use.

Shown below is a table with the Zoning Ordinance Standards listed in Section 7405:

Category	Required/Maximum	Proposed
Building Site Area	7,000 square feet	Parcel One: 7,000 sq. ft. Parcel Two: 14,000 sq. ft.
Minimum Lot Depth	No minimum	140 feet
Minimum Lot Width	50 feet in specific urban blocks	Parcel One: 50 feet Parcel Two: 100 feet
Side Yard Setbacks	5 feet	Existing building on Parcel One: 5.23 feet Existing building on Parcel Two: 1.85

Section 8815 of the Zoning Ordinance, Minimum Building Site Widths, Central City, allows specific urban blocks to be developed with a fifty (50) foot building site width, provided that the following exists:

1. *The property is located in the R-1, R-2, or R-3 residential zoning districts.*
2. *The building site contains a minimum of 7,000 square feet of area.*
3. *Such a parcel, when created, cannot be further reduced.*

The subject parcel is located in block 203, which is listed as one of the specific urban blocks that allows a 50-foot lot width.

The existing utility building on Parcel Two is located 1.85 feet from the newly created property line to the north. Section 7407 of the Zoning Ordinance requires side yards of not less than five (5) feet in width. In order to process the Tentative Parcel Map, a portion of the utility building must be removed to allow a minimum setback of 5 feet from the property line. A Condition of Approval is included requiring a building permit final for the work to be performed on the building prior to recordation of the Parcel Map (COA P15).

Based upon the information provided and the conditions of approval imposed upon the project, LOM 535-P will be in conformance with the Zoning Ordinance.

CONFORMANCE WITH SUBDIVISION ORDINANCE:

Section 2844 of the Subdivision Ordinance requires Subdivision Review Board (SRB) review of Tentative Parcel Maps for conformance with the criteria listed in the Ordinance. The SRB is required to report its findings to the Planning Commission.

A Subdivision Review Board (SRB) meeting was held to review the Tentative Parcel Map on September 13, 2004. The applicant met with staff to discuss the proposal and draft Conditions of Approval for the Tentative Parcel Map were formulated. The following comment was received:

Building Division – Stated that the Uniform Building Code (UBC) will not allow the existing utility building on Parcel Two to be located so close to the proposed property line, unless the wall was fire rated construction – the applicant is unable to comply with this requirement due to the type of construction (COA B1).

The Subdivision Review Board (SRB) 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 plans provided for Commission review. A complete plan check occurs after plans have been submitted to the Engineering Division for review. 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. SRB members do not attend the Commission meeting and Planning staff cannot answer specific questions regarding conditions recommended by other departments/divisions.

In accordance with Section 2844 of the Lompoc City Code, the SRB recommends that the Planning Commission approve the proposed Tentative Parcel Map with the attached Conditions of Approval.

ENVIRONMENTAL REVIEW:

The subject property located at 532 South J Street (Assessor Parcel Numbers: 91-203-09, 10, 11) is identified in the City of Lompoc's General Plan as being in an area of high archaeological sensitivity. An Initial Environmental Study has been performed for the proposed use and sent to the State Clearinghouse to review the potential impact on an historic resource (SCH No. 2004061027). No comments were received from reviewing agencies regarding the project during the 30 day public review period of June 7, 2004 to July 6, 2004.

Based on the findings of the Initial Study, a Mitigated Negative Declaration has been prepared pursuant to the provisions of the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration contains Mitigation Measures that are included as Conditions of Approval for the project (COA P5-P14). An archeologist is required to be present on-site to monitor all ground disturbance. It is the applicant's responsibility to ensure that all Mitigation Measures are followed during construction.

It is recommended that the Commission review the document and certify the Mitigated Negative Declaration for the proposal. A Notice of Determination will be filed following the Planning Commission action.

NOTICE:

Notice of Public Hearing was published in the Lompoc Record on October 1, 2004 and all property owners of record within 300 feet of the subject property were notified by U.S. Mail on October 1, 2004.

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) Certify the Mitigated Negative Declaration; and,**
- 2) Adopt Resolution No. 382 (04) approving LOM 535-P, the proposed Tentative Parcel Map, based upon the Findings of Fact in the Resolution and subject to the attached Conditions of Approval.**

ATTACHMENTS:

- 1) Draft Resolution No. 382 (04) and Conditions of Approval
- 2) Initial Environmental Study and Mitigated Negative Declaration
- 3) Tentative Parcel Map
(PC only with staff report, documents available for review in Planning Division)

RESOLUTION NO. 382 (04)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A TENTATIVE PARCEL MAP TO SUBDIVIDE A 21,000 SQUARE FOOT PARCEL OF LAND INTO TWO (2) PARCELS (LOM 535-P).

WHEREAS, a request was received from Kenneth and Margaret Hampton, the property owners, for Planning Commission review and consideration of a proposal to subdivide a 21,000 square-foot parcel of land into two (2) parcels. The property is located in a *Low Density Residential (7-R-1)* Zoning District at 532 South J Street (Assessor Parcel Numbers: 91-203-09,10,11) and;

WHEREAS, the request was considered by the Planning Commission at a duly-noticed public meeting on October 11, 2004; and

WHEREAS, at the meeting of October 11, 2004, _____ was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of October 11, 2004, _____ spoke in favor of, and _____ spoke in opposition to, the project.

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

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

- A. The General Plan designation for the site is *Low Density Residential*-which is consistent with the *Low Density Residential (7-R-1)* zoning, and the staff analysis provides a basis for the recommendation; therefore, it can be found that the proposed Tentative Parcel Map is consistent with the applicable General Plan designation and policies.
- B. The proposed Tentative Parcel Map creates lots that are of reasonable size to support residential development; therefore, it can be found that the subdivided land is physically suitable for the type and density of residential development.
- C. The proposed Tentative Parcel Map is in general compliance with the City's policies and ordinances, as conditioned; therefore, it can be found that the proposed Tentative Parcel Map is not likely to cause environmental damage or substantially and unavoidably injure fish or wildlife or their habitat or cause serious public health problems.

SECTION 2. Pursuant to Public Resources Code Section 21089 and Section 15074 of the California Environmental Quality Act Guidelines, the Initial Environmental Study and Mitigated Negative Declaration which have been prepared for the proposal and circulated through the State Clearinghouse (SCH No. 2004061027) show no substantial evidence that the project may have a significant effect on the environment, and therefore it can be found that:

- D. The proposed Tentative Parcel Map, as conditioned, does not have a significant effect on the environment; and
- E. Any effect of the proposed project 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, LOM 535-P is approved as proposed on October 11, 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 regular Planning Commission meeting of October 11, 2004 by the following vote:

AYES:

NOES:

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

Attachment: Exhibit A - Conditions of Approval

**DRAFT CONDITIONS OF APPROVAL
LOM 535-P – TENTATIVE PARCEL MAP
532 SOUTH J STREET – APN: 91-203-09, 10, 11**

The following Conditions of Approval apply to the plans for LOM 535-P, prepared by Jon McKellar, received by the Planning Division and stamped on August 24, 2004, and reviewed by the Planning Commission on October 11, 2004.

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. 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.

- P4. Planning Commission approval of LOM 535-P is valid for twenty-four (24) months, prior to the expiration of the Map the applicant may request a twelve (12) month extension. LOM 535-P shall expire on October 11, 2006 unless the applicant requests a time extension as outlined by City standards.

Planning - Mitigation Monitoring Conditions

- P5. All mitigation measures set forth in the *Mitigated Negative Declaration* for LOM 535-P are hereby incorporated into these Conditions of Approval, as if fully contained herein (SCH No. 2004061027).
- P6. The applicant shall enter into a Mitigation Monitoring Agreement with the City of Lompoc, which shall assure continuing compliance with the Mitigation Measures set forth in the *Mitigated Negative Declaration*. The Agreement shall be reviewed and approved by the City Attorney, and shall be recorded prior to the issuance of any construction permit.
- P7. The applicant shall pay the costs associated with implementation of the Mitigation Monitoring Program prior to issuance of a Certificate of Occupancy for the single-family dwelling. The costs associated with implementation of Mitigation Monitoring Program shall be calculated on a time and materials basis.
- P8. Minor changes to the Mitigation Monitoring Program may be made by the City Planner. Such changes shall not result in alteration of any mitigation measures, but shall be restricted to changes related to which phase of the Mitigation Monitoring Program (e.g., plan check, construction, pre-occupancy, post-occupancy) a mitigation measure is to be completed. Any such changes may be approved when it is found to be impractical to require completion of a mitigation measure during the phase specified in the Mitigation Monitoring Program.

- P9. An archeologist meeting the professional qualifications of the Secretary of the Interior for Archeology, shall monitor all ground disturbance including grading, trenching, foundation work or vegetation removal necessary to construct an approximately 2,409 square foot single-family dwelling. Hand trenching shall be used unless the archeological monitor approves another method. On recommendation of the archeologist, a Native American monitor shall be required. In the event that cultural artifacts are unearthed, an evaluation of the artifacts and the site shall be conducted and an appropriate plan for the preservation of the artifacts shall be prepared and implemented under supervision of an experienced Archeologist. The artifacts shall be preserved, prior to the recommencement of any work that could damage those artifacts. The archeologist shall file a resource record detailing the materials found and their disposition, as required by the State Historic Preservation Office. The archeologist shall also file a report with the City Planning Division providing details of the monitoring effort and identifying any artifacts, or human remains discovered during the construction and the actions taken to address their discovery.
- P10. The owner and contractor shall be responsible for ensuring that, prior to ground disturbance on any portion of the project site or adjacent right of way, an archeologist meeting the professional qualifications of the Secretary of the Interior for Archeology, will be on-site during ground disturbing activities to ensure that significant historic artifacts are not damaged or lost through construction. The owner and contractor shall also ensure that the City is notified of any findings, the archaeologists' report is filed with the City and the recommendations of the Archeologist are followed.
- P11. If paleontological artifacts are unearthed or exposed during demolition or construction, the artifacts and the site shall be evaluated by an experienced Paleontologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Paleontologist.
- P12. The Archeological Monitor shall be responsible for notifying the contractor and the owner of the discovery of paleontological artifacts. The contractor and the owner shall ensure that project activity ceases, an experienced Paleontologist is called to the site and the paleontologist's recommendations are followed.
- P13. If human remains are discovered during construction, the County Coroner, and the Native American Heritage Commission shall be notified and their recommendations and requirements adhered to, prior to continuation of construction activity.
- P14. The Archeological Monitor shall be responsible for notifying the contractor and the owner of the discovery of human remains. The contractor and the owner shall ensure that project activity is halted, and that the County Coroner and the Native American Heritage Commission are notified and their recommendations and requirements are adhered to, prior to continuation of construction activity.

Planning – Project Specific Conditions

P15. A portion of the existing utility building located on Parcel Two must be removed to provide the required 5-foot side setback from the newly created property line. The building permit for the work to be performed on the building shall be finalized prior to recordation of the Parcel Map.

II. BUILDING AND FIRE SAFETY

Building and Fire Safety – General Conditions

B1. Property lines closer than three feet to a property line shall be required to be constructed of approved one-hour assemblies. Overhangs and similar appendages shall be one-hour construction and shall not project any more than 12 inches where openings are prohibited. No openings are allowed in walls if closer than three feet to a property line.

B2. Any new construction will be required to comply with the most recently adopted building codes.

III. AVIATION/TRANSPORTATION

No General or Project Specific Conditions

IV. POLICE DEPARTMENT

No General or Project Specific Conditions

V. ENGINEERING

Engineering – General Conditions

Parcel Map

EN1. A Parcel Map shall be required for this project as per the Subdivision Map Act, Section 66463. Upon approval or conditional approval of the Tentative Map by the Planning Commission, a complete review by the Engineering Division of all plans and documentation required by the Subdivision Ordinance of the City of Lompoc shall be required before the acceptance of the Parcel Map by the City Engineer.

EN2. “Development Assistance Brochures” are available at the Engineering Division to facilitate the preparation of maps by the Developer’s engineer and include “Checklists for Completeness of Subdivision Maps (Parcel & Final Maps).” The “Checklists for Completeness of Subdivision Maps (Parcel & Final Maps)” is an essential aid in the preparation of the Parcel Map.

EN3. In conformance with Chapter 27, Section 2824 of the Lompoc City Code, the Parcel Map shall be prepared based upon the control monuments as established by the City of Lompoc Coordinate Control System by Record Of Survey filed August 22, 2003, in Book 172, Pages 4 through 7, Santa Barbara County Records. The Parcel Map shall indicate and identify the control monuments utilized in the preparation thereof. The Final Map shall be delivered in a computer format readily compatible for transfer to the City Geographic Information System at the time of map approval. The following computer formats are acceptable for delivery: DGN (native Microstation); DWG (same as or less than Version 14); DXF.

EN4. Compliance with the Subdivision Map Act pertaining to monument security, Section 66496, is required if the interior monuments are not set at the time the Parcel Map is recorded. The Monument security shall be received and approved by the Engineering Division prior to final acceptance of the Parcel Map.

A cost estimate for setting the interior monuments shall be provided by the registered engineer or surveyor responsible for setting the monuments for determining the amount of the Monument Security.

The City will release the Monument Security after the Engineering Division has received the following: (reference Section 66497 of the Subdivision Map Act)

1. Written notice from the engineer or surveyor indicating that the final monuments have been set.
2. Evidence indicating payment has been made to the engineer or surveyor for setting the final monuments.

EN5. At completion of plan review and before final approval of the Parcel Map, the Engineering Division will submit a letter to the Developer, or his/her representative, requesting the following documentation, fees, and submittals:

1. A Title Report current within the last ninety (90) days.
2. A Parcel Map Application Fee per current fee schedule at time Parcel Map is filed.
3. Recording Fees and Duplicating Fees.
4. Monument Security (if required)
5. Proof "TAX BOND" has been posted with County of Santa Barbara.
6. Parcel Map delivered in a computer format readily compatible for transfer to the City Geographic Information System.

VI. SOLID WASTE

No General or Project Specific Conditions

VII. ELECTRIC

No General or Project Specific Conditions

VIII. WATER

No General or Project Specific Conditions

IX. WASTEWATER

No General or Project Specific Conditions

I, Kenneth Hampton, property owner, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the proposed Tentative Parcel Map. As property owner, 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:

<p>Project Title: Hampton Parcel Map and Dwelling</p>	<p>Project No: LOM 535</p>
<p>Lead Agency Name and Address: City of Lompoc 100 Civic Center Plaza, Lompoc, CA 93436 P.O. Box 8001, Lompoc, CA 93438-8001</p>	<p>Contact Person and Phone Number: Keith Neubert Assistant Planner (805) 875-8277</p>
<p>PROJECT DESCRIPTION / LOCATION:</p> <p>The proposed project is located on parcels identified as APN: 91-203-09 and 91-203-10 with the address of 532 South J Street, Lompoc, CA 93436. The property owner is requesting review of a two-lot parcel map and the construction of one single-family dwelling. The proposed dwelling is approximately 2,409 square feet in size.</p> <p>The subject site is located in the vicinity of a known archeological resource. Within this area, soil disturbance has the potential to unearth or disturb significant historic artifacts. Specific mitigation measures have been incorporated to ensure that any ground disturbance, including site grading, removal or placement of foundations and utilities, and vegetation removal do not adversely impact the historic resources on the project site.</p> <p>A qualified archeologist shall be on-site to monitor all trenching and excavation activities to ensure that important or unique historic artifacts are not damaged or lost during construction work. On recommendation of the archeologist, a Native American monitor may be required. Trenching work shall take place by hand, unless alternative methods of trenching (such as work with a flat bladed backhoe in 4" lifts) are approved by the archeological monitor .</p> <p>In the event that paleontological artifacts are unexpectedly unearthed during excavation, an evaluation of the artifacts and the site shall be conducted by an experienced Paleontologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared by an experienced Paleontologist and implemented while being overseen by that Paleontologist.</p> <p>If human remains are discovered during construction, the County Coroner, and the Native American Heritage Commission shall be notified and their recommendations and requirements adhered to, prior to continuation of construction activity.</p>	
<p>Public Agencies with Approval Authority: City of Lompoc</p>	
<p>Project Applicant, Name and Address: Kenneth & Margaret Hampton 528 South "J" Street Lompoc, CA 93436 Phone: 736-4777</p>	<p>Project Consultant: N/A</p>
<p>General Plan Designation: Low Density Residential</p>	<p>City Zoning Designation: 7-R-1</p>
<p>Surrounding Land Use Designation: North – Low Density Residential South – Very Low Density Residential East – Medium Density Residential West – Low Density Residential</p>	

<p>Surrounding Land Uses: North – Residential South – Residential East – Residential West – Residential</p>
<p>Environmental Setting: Existing developed neighborhood.</p>
<p>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.</p> <p> <input type="checkbox"/> Aesthetics <input type="checkbox"/> Agriculture Resources <input type="checkbox"/> Air Quality <input type="checkbox"/> Biological Resources <input checked="" type="checkbox"/> Cultural Resources <input type="checkbox"/> Geology / Soils <input type="checkbox"/> Hydrology / Water Quality <input type="checkbox"/> Land Use / Planning <input type="checkbox"/> Utilities / Service Systems <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"/> Hazards & Hazardous Materials <input type="checkbox"/> Mandatory Findings of Significance </p>

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 proposal:				
a) Have a substantial adverse impact on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

Comments:

- a) The proposed project will not have a substantial adverse impact on a scenic vista, as the scale of the improvements will not adversely affect views from the scenic vista above the project area, identified in the Lompoc General Plan.
- b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, as it is not located within the viewshed of a state scenic highway. The project area is fully urbanized.
- c) The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings, as trenching will be closed and landscaping will be replaced.
- 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 the proposed construction will be accomplished during daylight hours. The proposed project is residential in nature.

II. AGRICULTURAL RESOURCES Would the proposal:	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 project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, because the project site has not been farmed and is located within the city's urban limit line.
- b) The proposed project site is zoned for residential development. The project site is not under Williamson Act Contract and the existing zoning is not agricultural.
- c) The proposed project will not involve other changes in the existing environment that, due to their location or nature, could result in conversion of farmland to non-agricultural use because the project area is fully included in an existing urbanized area and the two-lot parcel map and construction of one single-family dwelling unit are not proposed on agricultural land.

III. AIR QUALITY Would the proposal:	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 in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

Comments:

a-d) The proposed project will not conflict with, or obstruct implementation of, the applicable air quality plan, or violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed two-lot parcel map and construction of one single-family dwelling unit will not add a significant amount of additional vehicle trips or result in a significant amount of air emissions.

e) The proposed project will not create objectionable odors affecting a substantial number of people, as the single-family residences are not expected to be the source of objectionable odors affecting a substantial number of people.

IV. BIOLOGICAL RESOURCES Would the proposal:	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) The proposed project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, because the project area is fully developed and urbanized and is not identified in the Lompoc General Plan as being an area of biological significance.

b) The proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The proposed project is located in a fully urbanized area.

- c) The proposed project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. The proposed project area is fully urbanized and no wetlands are present, on or adjacent to the site.
- d) The proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because the existing urban neighborhood has not been identified as significant wildlife habitat.
- e) The proposed project will not conflict with any local policies or ordinances protecting biological resources. The proposed two-lot parcel map and construction of one single-family dwelling unit will not require the removal of trees. There are no existing trees in the location of the proposed house.
- f) The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, as no such plans apply to this area.

V. CULTURAL RESOURCES				
Would the proposal:	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 identified in Section 15064.5?				x
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
d) Disturb any human remains, including those interred outside of formal cemeteries?		X		

Comments:

a) The proposed project will not cause a substantial adverse change in the significance of a historical resource as identified in Section 15064.5. The existing garages on the site are to remain, and building permit records indicate that they are less than 50 years old. The existing structures on-site have not been identified as historically significant in the City of Lompoc's Cultural Resources Study prepared by Laurence W. Spanne M.A., October 1988.

b) The proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5. The subject property is located in the vicinity of a known archeological resource. Specific mitigation measures have been proposed to ensure that any ground disturbance does not adversely impact the historic resources on the project site. A qualified archeologist will be on-site to monitor all ground disturbance including trenching and excavation activities to ensure that important or unique historic artifacts are not damaged or lost during construction work. On recommendation of the archeologist, a Native American monitor may be required. In the event that cultural artifacts are unearthed, an evaluation of the artifacts and the site shall be conducted and an appropriate plan for the preservation of the artifacts from the site shall be prepared by an experienced Archeologist and implemented while being overseen by that Archeologist.

c) The proposed project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, as the site has not been identified as being in an area of paleontological significance in the City of Lompoc's Cultural Resource Study. The site has no unique geologic features, per the City of Lompoc's Seismic and Geologic Conditions Study. In the

event that paleontological artifacts are unexpectedly unearthed during grubbing, excavation or grading activity, an evaluation of the artifacts and the site shall be conducted by an experienced Paleontologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared by an experienced Paleontologist and implemented while being overseen by that Paleontologist.

d) The proposed project will not disturb any human remains, including those interred outside of formal cemeteries, as the subject site is not a known formal or informal cemetery. If human remains are discovered during construction, the County Coroner, and the Native American Heritage Commission shall be notified and their recommendations and requirements adhered to, prior to continuation of construction activity.

VI. GEOLOGY AND SOILS Would the proposal:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong Seismic ground shaking?				X
iii) Seismic related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Comments:

a-e) The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, soils incapable of supporting septic tanks, strong seismic ground shaking, unstable soils, landslides, lateral spreading, subsidence, liquefaction or collapse, based on information in the City's General Plan, Safety Element. The proposed project will not result in substantial soil erosion or the loss of topsoil. No septic tanks are proposed. No fault identified on Alquist Priolo Maps occurs on or near the project site.

VII. HAZARDS AND HAZARDOUS MATERIALS Would the proposal:	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
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) The proposed project will not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. The proposed project involves only the two-lot parcel map and construction of one single-family dwelling unit.

b) The proposed project will not 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. Acutely hazardous or hazardous materials are not expected to be used in large amounts to accomplish the proposed project because the project is solely a two-lot parcel map and construction of one single-family dwelling unit limited to residential use.

c) The proposed project will not involve hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste, within one-quarter mile of an existing or proposed school. Although the project is within a 1/4 mile of an existing school, it is not anticipated that there will be any use of hazardous materials other than household hazardous materials in small amounts on or near the project site and therefore there is no reasonably foreseeable instance in which hazardous emissions from the project area would occur.

- d) The proposed project site is not on a list of properties, 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) The proposed project is not located within the Lompoc Municipal Airport's Master Plan area. The Lompoc Municipal Airport, at approximately 2 miles away, is the closest airfield to the project site. The two-lot parcel map and construction of one single-family dwelling unit will not impact or be impacted by airport activity.
- f) The proposed project is not located within the vicinity of a private airstrip, based on review of the Lompoc General Plan and discussions with the Lompoc Airport Administrator.
- g) The proposed project will not impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan because the project will not involve the installation of permanent barriers to travel or a revision to the circulation pattern around the project site. Emergency access to residences will be maintained at all times.
- h) The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires. The project is not located adjacent to wildlands or where residences are intermixed with wildlands. The proposed project involves only the two-lot parcel map and construction of one single-family dwelling unit in an existing residential area located within the City of Lompoc.

VIII. HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the proposal:				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including, through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site.				X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				

which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Comments:

- a) The proposed project will not violate any water quality standards or waste discharge requirements. Surface disruption will be minimal and pollutants will not be discharged into surface water or a storm drain system.
- b) The proposed project will not substantially deplete groundwater supplies or interfere with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table. The single-family dwelling is not expected to require substantial additional water.
- c) The proposed project will not substantially alter the existing drainage pattern of the site or area, including, through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The proposed two-lot parcel map and construction of one single-family dwelling unit will not alter the existing drainage pattern of this developed residential area because there is no creek or river near the site, and it is surrounded by pervious vegetated space.
- d) The proposed project will not substantially alter the existing drainage pattern of the site or area, including, through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface run-off in a manner which would result in flooding on- or off-site.
- e) The proposed project will not create or contribute run-off water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off. The amount of soil disturbance will be minimized, as the project site is located in a highly sensitive archaeological area. The two-lot parcel map and construction of one single-family dwelling unit will not result in significant run-off water because it is surrounded by pervious landscaped yard space.
- f) The proposed project will not otherwise substantially degrade water quality. There are no rivers or creeks on or adjacent to the project site.
- g,h) The proposed project will not place housing or structures within a 100-year flood hazard area structures which would impede or redirect flood flows. The project site is outside of the 100-year flood hazard area, based on FIRM Map – Community-Panel Number 060334 0003 D.
- i) The proposed project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. The proposed project is located on the south side of Lompoc, a significant distance from the river, and is well beyond the reach of expected flooding areas. Bradbury Dam has recently been retrofitted to strengthen it in case of earthquake or other significant ground disturbance, thereby significantly reducing the potential for flooding due to dam failure.
- j) The proposed project will not create a threat of inundation by seiche, tsunami, or mudflow. The subject site is located approximately 9 miles from the ocean, so tsunamis are very unlikely. The two-lot parcel map and construction of one single-family dwelling unit will not cause any of these catastrophic events to occur.

IX. LAND USE AND PLANNING Would the proposal:	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 project will not physically divide this established community, as the area is residential and built-out. The project involves only a two-lot parcel map and construction of one single-family dwelling unit.

b) The proposed project will not conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, as it will comply with the existing zoning of the project site. The proposal is consistent with the City's General Plan, in that the project, with the recommended mitigation measures, will "protect significant archaeological resources for the enjoyment and edification of future generations (General Plan Resource Management Element, Goal 3, Policy 3.4). The zoning of the project area is 7-R-1, Single Family Residential, 7,000 square foot minimum, lot size. The proposed construction is consistent with the site's zoning.

c) There is no habitat conservation plan or natural community conservation plan that applies to the site, therefore, there will be no conflict with such a plan.

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

Comments:

a) The proposed project will not result in a loss of availability of a known mineral resource that would be of value to the region and the residents of the state because it is not located in an area identified as having a mineral resource of value according to the City's General Plan.

b) The proposed project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, as the Lompoc General Plan does not identify the project area as being a locally important mineral resource recovery site.

XI. NOISE Would the proposal result in:	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 ground-borne vibration or ground-borne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		x		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private air strip, would the project expose people residing or working in the project area to excessive noise levels?				X

Comments:

- a) The proposed project will not expose persons to, or generate, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies because the proposed improvements are not expected to increase noise on-site beyond acceptable levels. The construction activity will be conducted during allowable construction hours (7:30am-5pm) only.
- b) The proposed project will not expose persons to, or generate, excessive ground-borne vibration or groundborne noise levels because the construction will not involve significant excavation or drilling.
- c) The proposed project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, as the proposed use is residential.
- d) The proposed project will not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. The expected noise from construction will not be significant and will be limited to allowable construction hours only.
- e) The proposed project is not located within an airport land use plan, per review of the Lompoc Airport Master Plan.
- f) The proposed project is not located within the vicinity of a private air strip, as per the Lompoc General Plan and discussions with the Lompoc Airport Administrator.

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

Comments:

a-c) The proposed two-lot parcel map and construction of one single-family dwelling unit will not induce substantial growth, directly or indirectly, or displace substantial numbers of existing housing or people. The proposed project will not expand the availability of electrical, water or wastewater service beyond the existing service area and therefore, will not induce growth. No homes will be removed and no people will be displaced. There will be no net loss of residential units.

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

Comments:

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

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

Comments:

- a) The proposed project should have no substantial effect on the use of existing neighborhood and regional parks or other recreational facilities, as only one additional residential unit is proposed.
- b) The proposed project does not include the construction or expansion of recreational facilities.

XV. TRANSPORTATION/CIRCULATION Would the proposal:	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 project will not cause a substantial increase in traffic, as a substantial increase in vehicle trips will not result from construction or occupancy of a single-family dwelling unit. The limited number of trips necessary during construction will not be significant.
- b) 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 of its small size, the project will not substantially increase the number of vehicle trips from the project site.

c) The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks because the proposed project is located a substantial distance from the Lompoc Airport and the Vandenberg Air Force Base Airfield. The work to be done will be limited to the construction of one single-family dwelling unit.

d) The proposed project will not substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) because the project, adjacent to residential uses, will not change traffic patterns or roadways in the area.

e, f) The proposed project will not result in inadequate emergency access or parking capacity, as it will not require roadway closures and required residential parking will be available on-site.

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

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

Comments:

a) The proposed project will not exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board, as new capacity will not be significant with the addition of one single-family dwelling.

b) The existing utilities serving the site are adequate. The number of homes in the area will increase by only one.


c) The proposed project will not 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, because the proposed single-family dwelling unit will not contribute significant additional surface flow.

- d) The proposed project does not require substantial additional water service.
- e) The proposed project does not require substantial additional wastewater service.
- f) The proposed project's solid waste collection requirements will not be heavily impacted. The capacity of the City's Landfill will be able to support the additional single-family dwelling.
- g) The proposed project will comply with applicable solid waste regulations.

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

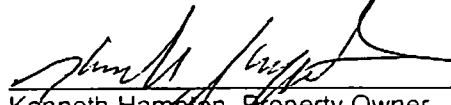
DETERMINATION: On the basis of this initial evaluation:	
	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	I find that although the proposed project could have a significant effect on the environment, there will not 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.

Prepared by:

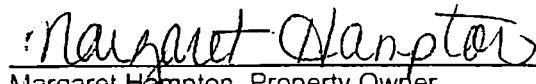

Keith C. Neubert, Assistant Planner

6/3/04
Date

I hereby confirm that the project description is correct and that the mitigation and monitoring measures set out in the Mitigation and Monitoring Plan are acceptable.


Kenneth Hampton, Property Owner

6.3.04
Date


Margaret Hampton, Property Owner

06.03.04
Date

MITIGATION AND MONITORING PLAN:

The following Mitigation Measures shall be Conditions of Approval for LOM 535:

V. CULTURAL RESOURCES

Mitigation:

1) An archeologist meeting the professional qualifications of the Secretary of the Interior for Archeology, shall monitor all ground disturbance including grading, trenching, foundation work or vegetation removal necessary to construct an approximately 2,409 square foot single-family dwelling. Hand trenching shall be used unless the archeological monitor approves another method. On recommendation of the archeologist, a Native American monitor shall be required. In the event that cultural artifacts are unearthed, an evaluation of the artifacts and the site shall be conducted and an appropriate plan for the preservation of the artifacts shall be prepared and implemented under supervision of an experienced Archeologist. The artifacts shall be preserved, prior to the recommencement of any work that could damage those artifacts. The archeologist shall file a resource record detailing the materials found and their disposition, as required by the State Historic Preservation Office. The archeologist shall also file a report with the City Planning Division providing details of the monitoring effort and identifying any artifacts, or human remains discovered during the construction and the actions taken to address their discovery.

Monitoring:

The owner and contractor shall be responsible for ensuring that, prior to ground disturbance on any portion of the project site or adjacent right of way, an archeologist meeting the professional qualifications of the Secretary of the Interior for Archeology, will be on-site during ground disturbing activities to ensure that significant historic artifacts are not damaged or lost through construction. The owner and contractor shall also ensure that the City is notified of any findings, the archaeologists' report is filed with the City and the recommendations of the Archeologist are followed.

Mitigation:

2) If paleontological artifacts are unearthed or exposed during demolition or construction, the artifacts and the site shall be evaluated by an experienced Paleontologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Paleontologist.

Monitoring:

The Archeological Monitor shall be responsible for notifying the contractor and the owner of the discovery of paleontological artifacts. The contractor and the owner shall ensure that project activity ceases, an experienced Paleontologist is called to the site and the paleontologist's recommendations are followed.

Mitigation:

3) If human remains are discovered during construction, the County Coroner, and the Native American Heritage Commission shall be notified and their recommendations and requirements adhered to, prior to continuation of construction activity.

Monitoring:

The Archeological Monitor shall be responsible for notifying the contractor and the owner of the discovery of human remains. The contractor and the owner shall ensure that project activity is halted, and that the County Coroner and the Native American Heritage Commission are notified and their recommendations and requirements are adhered to, prior to continuation of construction activity.

Noise Mitigation

Hours of construction shall be limited to: Monday through Friday - between the hours of 7:30 am and 5 pm; Saturday - between the hours of 8 am and 5 pm; Sunday – None. Minor modifications to the hours of construction may be granted by the Community Development Director.

Monitoring:

The owner and contractor shall be responsible for ensuring that the hours of construction are adhered to.

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: Hampton Parcel Map and Dwelling – LOM 535

Location: 532 South J Street APN: 91-203-09,10

Description: Review of a two-lot parcel map and the construction of one single-family dwelling, approximately 2,409 square feet.

The City of Lompoc has determined that:

There are no significant adverse environmental impacts created by this project.

There will be no significant adverse environmental impacts associated with this project if the following conditions/mitigation measures are met.

MITIGATION AND MONITORING PLAN:

The following Mitigation Measures shall be Conditions of Approval for LOM 535:

Cultural Resources

Mitigation:

1) An archeologist meeting the professional qualifications of the Secretary of the Interior for Archeology, shall monitor all ground disturbance including grading, trenching, foundation work or vegetation removal necessary to construct an approximately 2,409 square foot single-family dwelling. Hand trenching shall be used unless the archeological monitor approves another method. On recommendation of the archeologist, a Native American monitor shall be required. In the event that cultural artifacts are unearthed, an evaluation of the artifacts and the site shall be conducted and an appropriate plan for the preservation of the artifacts shall be prepared and implemented under supervision of an experienced Archeologist. The artifacts shall be preserved, prior to the recommencement of any work that could damage those artifacts. The archeologist shall file a resource record detailing the materials found and their disposition, as required by the State Historic Preservation Office. The archeologist shall also file a report with the City Planning Division providing details of the monitoring effort and identifying any artifacts, or human remains discovered during the construction and the actions taken to address their discovery.

Monitoring:

The owner and contractor shall be responsible for ensuring that, prior to ground disturbance on any portion of the project site or adjacent right of way, an archeologist meeting the professional qualifications of the Secretary of the Interior for Archeology, will be on-site during ground disturbing activities to ensure that significant historic artifacts are not damaged or lost through construction. The owner and contractor shall also ensure that the City is notified of any findings, the archaeologists' report is filed with the City and the recommendations of the Archeologist are followed.

Mitigation:

2) If paleontological artifacts are unearthed or exposed during demolition or construction, the artifacts and the site shall be evaluated by an experienced Paleontologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Paleontologist.

Monitoring:

The Archeological Monitor shall be responsible for notifying the contractor and the owner of the discovery of paleontological artifacts. The contractor and the owner shall ensure that project activity ceases, an experienced Paleontologist is called to the site and the paleontologist's recommendations are followed.

Mitigation:

3) If human remains are discovered during construction, the County Coroner, and the Native American Heritage Commission shall be notified and their recommendations and requirements adhered to, prior to continuation of construction activity.

Monitoring:

The Archeological Monitor shall be responsible for notifying the contractor and the owner of the discovery of human remains. The contractor and the owner shall ensure that project activity is halted, and that the County Coroner and the Native American Heritage Commission are notified and their recommendations and requirements are adhered to, prior to continuation of construction activity.

Noise Mitigation

Hours of construction shall be limited to: Monday through Friday - between the hours of 7:30 am and 5 pm; Saturday - between the hours of 8 am and 5 pm; Sunday - None. Minor modifications to the hours of construction may be granted by the Community Development Director.

Monitoring:

The owner and contractor shall be responsible for ensuring that the hours of construction are adhered to.

June 4, 2003

Date



Keith Neubert, Assistant Planner