

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: OCTOBER 11, 2004
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: KEITH C. NEUBERT, ASSISTANT PLANNER
RE: TENTATIVE PARCEL MAP – LOM 541-P
DEVELOPMENT PLAN REVIEW – DR 04-17

AGENDA ITEM NO. 3

A request by Laura Hanson of LMH Design, representing the property owner, for Planning Commission review and consideration of:

- 1) LOM 541-P – a Tentative Parcel Map requesting subdivision of an approximately 20,293 square-foot parcel of land to create six (6) commercial condominiums.
- 2) DR 04-17 – Development Plan Review for the construction of an approximately 12,205 square foot professional office building including on-site parking and landscaping. The proposed building is three stories high and will be divided into six (6) individual commercial condominium office suites.

The project is proposed on an approximately 20,293 square foot parcel of land located at 1407 North H Street (Assessor Parcel Number: 93-450-33) and is zoned Planned Commercial Development (PCD). A Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

SITE DATA:

1. Property Owner.....Stephen F. LeRoy Trust
2. Site Location.....1407 North H Street
3. Assessor Parcel Number.....93-450-33
4. Site Zoning.....Planned Commercial Development (PCD)
5. General Plan Designation.....General Commercial
6. Site Use.....Vacant Land/Parking

7. Surrounding Uses/Zoning.....North: Commercial (PCD)
South: Commercial (PCD)
East: Commercial (PCD)
West: Commercial (PCD)
8. Project Area.....approximately 20,293 square feet

PROPOSAL:

The applicant is requesting approval of:

Tentative Parcel Map (LOM 541-P) – The site is approximately 20,293 square feet in size. The applicant is requesting a Tentative Parcel Map to create six (6) commercial condominiums.

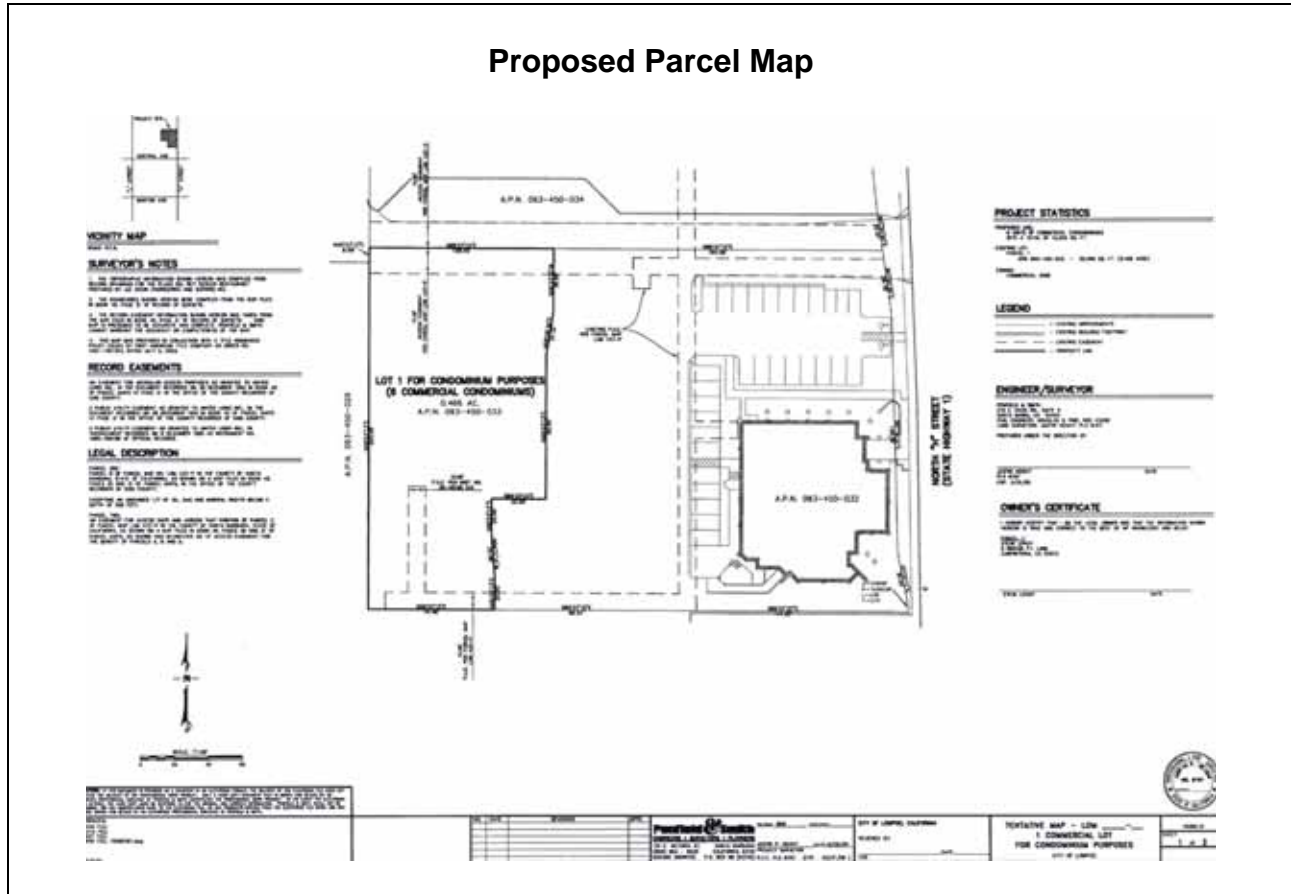
Development Plan Review (DR 04-17) - The request is for the construction of an approximately 12,205 square foot professional office building including on-site parking and landscaping. The proposed building is three stories high and will be divided into six (6) individual commercial condominium office suites.

CONFORMANCE WITH ADOPTED CITY POLICIES:

1. Tentative Parcel Map (LOM 541-P)

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 Parcel 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 (LOM 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.



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 on September 13, 2004. A Tentative Parcel Map for condominium purposes was proposed. The applicant met with staff to discuss the proposal and draft Conditions of Approval for the Tentative Parcel Map were formulated. No project specific comments were received regarding the Tentative Parcel Map.

In accordance with Section 2844 of the Lompoc City Code, the SRB recommends that the Planning Commission adopt Resolution No. 390 (04) and certify the Negative Declaration approving the proposed Tentative Parcel Map with the attached draft Conditions of Approval.

2. Development Plan Review (DR 04-17)

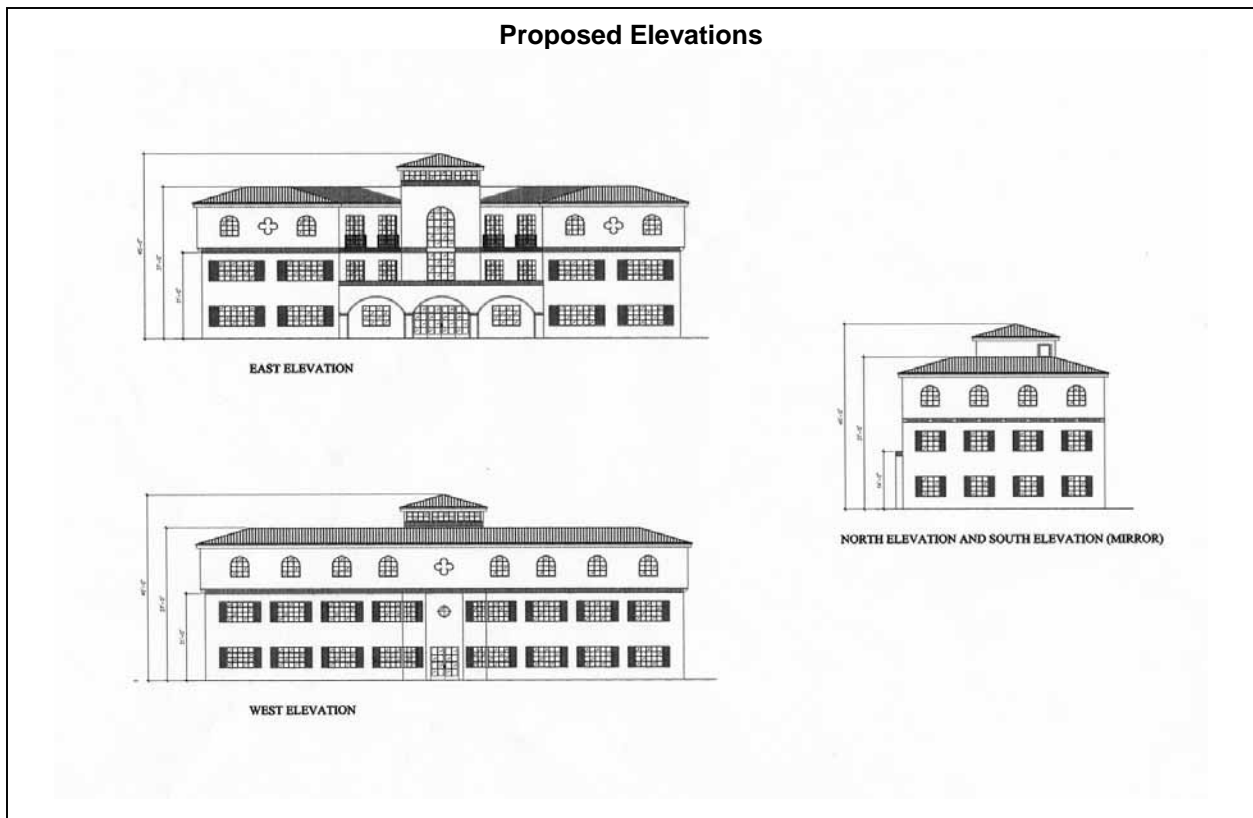
Authority:

The Planning Commission has the authority to approve, conditionally approve, or deny a Development Plan in the Planned Commercial Development District (Lompoc City Code Section 8103). The Planning Commission also has the authority to approve, conditionally approve, or deny project architecture (Lompoc City Code Section 8826 et seq.).

Architectural Review Guidelines:

The proposed architecture for the building is Spanish-Mediterranean. The building is three stories high with an arched portico that leads to a covered front entryway. A recessed tower element extends upward from the second story located at the center of the building. A large outdoor terrace is provided on the second story and false balconies are located on the third story overlooking the terrace.

The exterior building finish proposed is a smooth trowel cream-colored stucco. The roof material is a medium brown clay tile. The window frames are dark brown with dusty blue-colored shutters. As an accent, bands of decorative glazed tile run horizontally in between stories and on the tower element.



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

The Architectural Review Guidelines state:

Page 5, Item 6

All proposed buildings or structures should be sensitive to the neighborhood character.

Page 6, Item 13

All building elevations visible to the public shall be designed and architecturally treated. The choice of materials, colors, and the level of detailing shall be thoughtfully integrated into the design. All elevations need not look alike; however, a sense of overall architectural continuity is encouraged.

The arched portico, second story terrace, and recessed tower element provide depth to the building. The colors and materials enhance the building's character. Architectural treatment utilized on the front of the building is carried to the sides and rear of the building. The applicant is dressing the area around the building and in the parking lot with landscaping. The landscape plan will be reviewed by the Planning Division Staff and a Landscape Maintenance Agreement will be required for the project (DR COA P22 & P23).

The surrounding area is commercial. This project provides an architectural style that is sensitive to the varied development that exists in the area. As proposed project is consistent with the City's Architectural Review Guidelines.

General Plan:

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

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

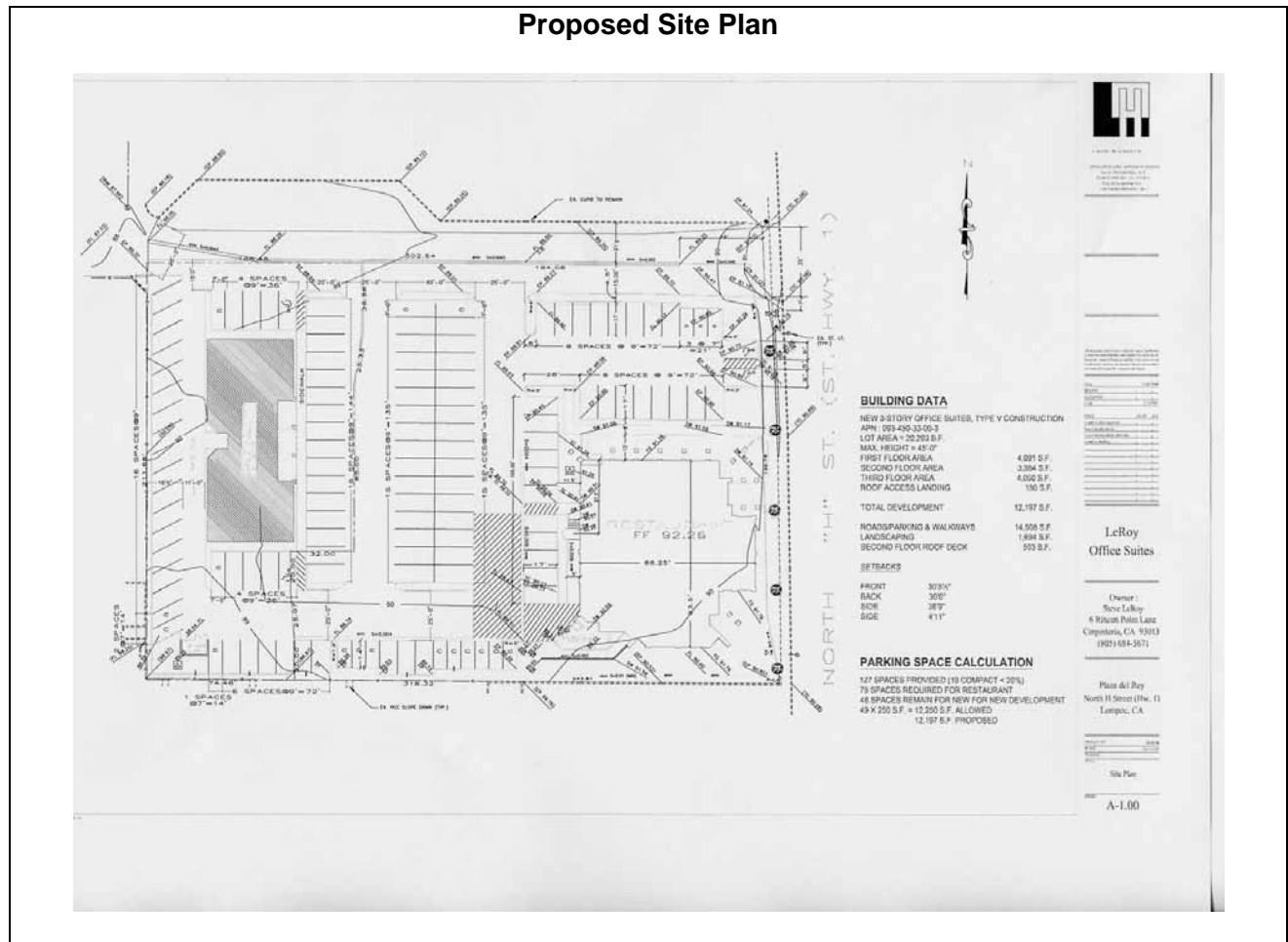
The proposed professional office building is being constructed to serve the existing population. It would be consistent with the General Plan designation and all applicable policies.

Zoning Ordinance:

The zoning for the site is Planned Commercial Development (PCD). The purpose of this zone is to *provide for the orderly development of commercial centers in conformance with the comprehensive land use element of the City. This district is intended to provide flexibility in the design arrangements of various types of commercial developments.* Planning Commission review and approval of the development plan for this project will assure the orderly development of the site.

Site Plan –

The project is located on an approximately 20,293 square foot parcel located at 1407 North H Street and west of the parcel currently occupied by the Denny’s restaurant. The proposed building is located at the center of the site with parking surrounding the building. A reciprocal access and parking agreement exists between the subject parcel and three adjoining parcels; 1405 North H Street currently occupied by Denny’s, 1413 North H Street currently vacant, and 1417 North H Street currently occupied by Holiday Inn Express.



As shown in the table below, the project meets Zoning Ordinance Section 8003 Standards of Development for the C2/PCD zone.

Category	Required/Maximum	Proposed
Height	50 feet	45 feet
Front Yard Setback	None	approx. 30 feet
Rear Yard Setback	None	approx. 30 feet
Side Yard Setback	None	approx. 5 feet (south) approx. 38 feet (north)

Parking –

A. Parking Spaces – Professional Office Buildings are required to provide 1 space per 250 square feet of gross floor area per Section 8851 Schedule of Off-Street Parking Requirements of the Zoning Ordinance. The building is 12,025 square feet, excluding the 180 square-foot roof access landing.

Required:

12,025 sq ft / 250 =
 48 parking spaces

Proposed:

48 parking spaces

As previously noted, a reciprocal access and parking agreement exists between the subject parcel and three adjoining parcels. To accommodate the proposed office building, the parking layout for the Denny’s restaurant has changed. The number of spaces remains the same.

The following table shows the parking distribution:

Address	Use	Required Parking	Existing/Proposed Parking
1405 North H Street	Denny’s Restaurant	88 spaces	79 spaces
1407 North H Street	Proposed Office Building	48 spaces	48 spaces
1413 North H Street	Vacant	N/A	N/A
1417 North H Street	Holiday Inn Hotel	96 spaces	105 spaces
TOTAL		232 spaces	232 spaces

B. Loading Spaces – A non-residential structure containing less than 25,000 square feet of gross floor area is required to provide one off-street loading space. The minimum size of the loading space is 12 feet wide, and a net area of not less than 360 square feet, exclusive of necessary area for maneuvering, ingress and egress per Section 8852 Off Street Loading Requirements of the Zoning Ordinance.

The proposed site plan shows the required loading space located at the southwest corner of the Denny’s restaurant. Due to the reciprocal access and parking between parcels, the existing loading space may be utilized for both uses.

Signage –

The applicant is not requesting review of signage by the Planning Commission at this time. If on building signage is proposed for individual tenants in the future, a sign program would be required. A Condition of Approval is included requiring Planning Commission review of a sign program at the time on building signage for individual tenants is proposed (COA P7).

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

Staff Review:

A Development Review Board (DRB) meeting was held for this project on September 13, 2004. The applicant met with staff to discuss the proposal and draft Conditions of Approval were formulated. The following comments were received:

Engineering Division – Stated that street and traffic signal impact fees will be imposed upon the issuance of building permits (DR COA EN33).

Solid Waste – Stated that the Owner must sign an agreement stating that they will be responsible for refuse containers being placed out on the day of service. The agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project (DR COA SW 5).

Electric Division – Stated that the transformer shall be located outside the trash enclosure (DR COA EL10).

Water Division – Stated that the applicant shall provide flow calculations to the Water Division that confirm that the existing 1-inch meter service will provide adequate water supply and if a larger water meter service is required it shall be installed per City Standard Specifications at the Developer's expense. Additionally, if the existing 1-inch water service is not utilized, it shall be abandoned in accordance with City Standard Specifications at the Developer's expense (DR COA W8); and a Reduce Pressure (RP) backflow assembly shall be installed at the water meter service per City Standard Specifications at the Developer's expense (DR COA W9).

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

ENVIRONMENTAL DETERMINATION:

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

NOTICING:

Notice of Public Hearing was published in the Lompoc Record on September 17, 2004 and all property owners of record within 300 feet of the subject property were notified by U.S. Mail on October 1, 2004.

APPEAL RIGHTS:

Any person has the right to appeal the Planning Commission action to the City Council within ten days of the action. Contact a Planning Division staff member for the required appeal form, the fee is \$34.30.

RECOMMENDATION:

It is recommended that the Planning Commission:

- 1. Certify the Negative Declaration;**
- 2. Adopt Resolution No. 390 (04) approving LOM 541-P, the proposed Tentative Parcel Map to create six (6) commercial condominiums, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval; and**
- 3. Adopt Resolution No. 391 (04) approving DR 04-17 allowing the construction of a professional office building, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.**

ATTACHMENTS:

1. Draft Resolution No. 390 (04) and Conditions of Approval
2. Draft Resolution No. 391 (04) and Conditions of Approval
3. Initial Study and Negative Declaration
4. Site Plan, Floor Plans, Elevations, Tentative Parcel Map
(PC only with staff report, documents available for review in Planning Division)

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RESOLUTION NO. 390 (04)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING TENTATIVE PARCEL MAP LOM 541-P

WHEREAS, a request was submitted by Laura Hanson of LMH Design, representing the property owner, for Planning Commission review and consideration of a Tentative Parcel Map requesting subdivision of an approximately 20,293 square-foot parcel of land to create six (6) commercial condominiums. The site is located at 1407 North H Street (Assessor Parcel Number: 93-450-33) and is zoned Planned Commercial Development (PCD); 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. Inasmuch as the proposed zoning for the project is *Planned Commercial Development (PCD)* with a General Plan Land Use designation of *General Commercial*; and the data and analysis in the staff report addresses the project's consistency with General Plan policies, it can be found that:
 1. The proposed subdivision is consistent with the applicable General Plan designation and policies, and with the Zoning Ordinance.
 2. The design and improvements of the proposed subdivision, as conditioned, are consistent with the General Plan designation and policies, the Zoning Ordinance design criteria, and the Subdivision Review Ordinance.

- B. Inasmuch as the proposed lots are of a reasonable size, it can be found that:
 - 3. The site is physically suitable for the type of commercial development proposed.
 - 4. The site is physically suitable for the proposed density of the development.

- C. Pursuant to Public Resources Code Section 21089 and Section 15074 of the California Environmental Quality Act Guidelines, the Initial Environmental Study and Negative Declaration which have been prepared for the proposal show no substantial evidence that the project may have a significant effect on the environment, and therefore it can be found that:
 - 5. The proposed subdivision, as conditioned, does not have a significant effect on the environment; and
 - 6. Any effect of the proposed use upon fish and wildlife is de minimis and therefore no filing fee is required pursuant to the Fish and Game Code Section 711.4.

SECTION 2: Based upon the foregoing, the Planning Commission approves LOM 541-P 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 541-P – TENTATIVE PARCEL MAP
1407 NORTH H STREET – APN: 93-450-33**

The following Conditions of Approval apply to the plans for LOM 541-P, prepared by Penfield & Smith, received by the Planning Division and stamped on August 30, 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 541-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 541-P shall expire on October 11, 2006 unless the applicant requests a time extension as outlined by City standards.

II. BUILDING AND FIRE SAFETY

No General or Project Specific Conditions

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 (one lot subdivision for commercial condominium purposes) is required for this project per Subdivision Map Act, Section 66463. Upon 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. 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.

EN3. "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.

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 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, Stephen LeRoy, the property owner, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the 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

RESOLUTION NO. 391 (04)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A DEVELOPMENT PLAN/ARCHITECTURAL REVIEW TO CONSTRUCT A PROFESSIONAL OFFICE BUILDING AT 1407 NORTH H STREET WITH PARKING AND LANDSCAPING (DR 04-17)

WHEREAS, a request was received by Laura Hanson of LMH Design, representing the property owner, for Planning Commission review and consideration of the construction of an approximately 12,205 square foot professional office building including on-site parking and landscaping. The proposed building is three stories high and will be divided into six (6) individual commercial condominium office suites. The site is located at 1407 North H Street (Assessor Parcel Number: 93-450-33) and is zoned Planned Commercial Development (PCD); 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 the proposed professional office building, as conditioned, meets the requirements of the Lompoc City Code and is consistent with the applicable policies and development standards, therefore it can be found that:

- A. The site for the proposed use is adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, parking, loading, and landscaping are adequate to properly adjust such use with the land and uses in the vicinity.
- B. The conditions stated in the decision are deemed necessary to protect the public health, safety, and welfare.
- C. The site of the proposed use relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use.

- D. The proposed use will have no adverse effect upon the abutting and surrounding property from the permitted use thereof.

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

- E. That the proposed site plan, as conditioned, will not have a significant effect on the environment and;
- F. That any effects of the proposed use upon fish and wildlife are de minimis and therefore no filing fee is required pursuant to Fish and Game Code Section 711.4 and Public Resources Code Section 21089.

SECTION 2: Based upon the foregoing DR 04-17 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
DR 04-17 – COMMERCIAL OFFICE BUILDING
1407 NORTH H STREET – APN: 93-450-33**

The following Conditions of Approval apply to the plans for DR 04-17, prepared by LMH Design, received by the Planning Division and stamped on July 7, 2004 and September 27, 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. The applicant is advised that certain fees and charges will be collected by the City prior to issuance of building permits and/or prior to issuance of certificates of occupancy.
- P4. These conditions of approval shall be noted on the construction drawings filed for any building permits, including the Planning Commission resolution number and the applicant's signed affidavit agreeing to comply with the conditions.
- P5. All revisions made by the Planning Commission and specified in the planning conditions of approval shall be shown on a revised site plan, which shall be reviewed by the Planning Division prior to submittal of construction drawings.
- P6. Minor changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Community Development Director and approved if acceptable. Major changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Commission and approved if acceptable.
- P7. Prior to the installation of any signage or sign related construction the applicant shall obtain all appropriate permits. If on building signage for individual tenants is proposed, Planning Commission review of a sign program is required.

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

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

P9. A Property Owners Association shall be formed to assume maintenance responsibility for the common areas. The documentation shall be reviewed by the City Attorney prior to recordation of the final map.

P10. The Covenants, Conditions & Restrictions (CC&R's) shall be reviewed and approved as to form by the City Attorney prior to issuance of building permits. The CC&R's shall state that no provision in the document may be amended without the prior written approval of the City of Lompoc. The CC&R's shall be recorded prior to the issuance of building permits.

Planning - Architectural Conditions

P11. The Architectural Review approval granted by the Planning Commission is valid for one year from date of approval and will expire on October 11, 2005. A one-year extension may be granted by the Community Development Director if the applicant so requests prior to the expiration date.

P12. All facades which extend above the roof line shall be finished on all elevations exposed to public view.

- P13. All mechanical and ventilation equipment on the roof shall be architecturally screened to prevent visibility from public view and shall be designed and placed to harmonize with the major structures on the site and with the neighborhood.
- P14. Protective bollards shall be installed near all down spouts that are adjacent to traffic.
- P15. Foam material shall not be used for architectural features from the ground level to six (6) feet above ground level. Foam material may be used on portions of the building which are a minimum of six feet above ground level.

Planning - Site Plan Conditions

- P16. No outside vending machines, except fully enclosed newspaper racks, shall be allowed on site. All newspaper racks shall be pedestal-mounted.
- P17. The applicant shall submit a lighting plan which incorporates the following:
 - a. All lighting shall be shielded to prevent glare and minimize light intrusion to adjacent properties. The adequacy and design of the on-site lighting and shielding shall be reviewed by staff at plan check. The plan shall provide specifics for external light fixtures both on and off the building, external illuminated signage, and any lighting fixtures at ground level.

Planning - Stormwater Conditions

- P18. Drainage from new parking areas shall be collected and filtered, prior to discharge onto City Streets. Filters that will remove sediment, oil, and grease shall be provided to treat all water that will drain from on-site paved areas. Filter(s) location(s) and type(s) shall be shown/detailed on grading and drainage plans.
- P19. Provisions shall be made to ensure adequate maintenance and replacement of private storm water filters. Filters installed shall be adequately maintained and replaced. Filters must be cleaned out at least twice a year, before and after the storm season. Filters must be cleaned out and replaced, if necessary, at any time they are not functioning correctly and water is ponding as a result.
- P20. Grading and drainage plans and filter(s) location and type, the storm water pollution prevention plan, and associated maps, shall be reviewed by the City Planning and Engineering Divisions, prior to issuance of grading permits.
- P21. The CC&R's shall include provisions for adequate maintenance and replacement of filters.

Planning - Landscaping General Conditions

P22. One set of the landscape and irrigation plans, shall be submitted to the Engineering Division with the grading plans. A separate submittal of two sets of the landscape and irrigation plans shall be made to the Planning Division simultaneously. The landscape and irrigation plans shall be reviewed and approved by the Planning Division prior to issuance of grading or encroachment permits. After the final review and approval of these Plans, mylar copies shall be submitted to the Engineering Division with the grading and/or improvement plans.

These landscape and irrigation plans shall be prepared by a licensed landscape architect or other qualified professional project designer as designated by City staff; shall have overall dimensions of 24" x 36"; shall contain an approval block for the Community Development Director; and shall show all existing and proposed public utilities within the project limits.

P23. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.

P24. The project must conform with the Urban Forestry Administrative Guidelines.

P25. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

Planning - Landscaping Irrigation Conditions

P26. The project must conform with sections 3331.1 - 3331.6 of the Lompoc City Code Water Efficient Landscape Standards.

P27. All irrigation must be low-water use, per manufacturer's specifications. A copy of the specifications must be provided to the Planning Division before installation. Installation must include check valves as needed to prevent runoff.

P28. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

Planning - Landscaping Tree Conditions

P29. The number and size of trees installed on the site shall meet the tree density requirements, as set forth in Chapter 31 of the City Code. The density will be approved or denied during Plan Check.

P30. All trees must be planted at least ten feet away from public utilities, to include but not limited to water, sewer, electric, storm drain, cable, telephone, etc.

P31. All trees must be installed with support staking. All nursery stakes must be removed from trees.

- P32. All trees and plant material selection shall be made with the concurrence of the Planning Division.

Planning - Landscaping Installation Conditions

- P33. Installation of all irrigation and landscaping shall be performed by a licensed landscape contractor. Open trench inspection of the irrigation installation is subject to approval of City officials. Prior to the final inspection by the Planning Division, a letter confirming substantial conformance with the approved plans must be submitted by the project landscape designer.
- P34. A layer of bark two to four inches deep must be applied in all landscape areas. A sample of the bark shall be submitted to the Planning Division for review and approval prior to the issuance of building permits.
- P35. All plant material is subject to inspection by the Planning Division and must be guaranteed for one year from the date of final inspection.

Planning - Air Quality Conditions

- P36. Dust (PM₁₀) - a dust abatement program shall be prepared by the applicant. The program shall be reviewed and approved by the City Engineer, Senior Environmental Coordinator, and City Planner prior to issuance of grading permits. The dust abatement program shall include the following dust control measures:
- a. Sprinkle all construction areas with water (recycled when possible) at least twice a day, during excavation and other ground-preparing operations, to reduce fugitive dust emissions.
 - b. Construction sites shall be watered and all equipment cleaned in the morning and evening to reduce particulate and dust emissions.
 - c. Cover stockpiles of sand, soil, and similar materials, or surround them with windbreaks.
 - d. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or have adequate freeboard to prevent spillage.
 - e. Post signs that limit vehicle speeds on unpaved roads and over disturbed soils to 10 miles per hour during construction.
 - f. Soil binders shall be spread on construction sites, on unpaved roads, and on parking areas; ground cover shall be re-established through seeding and watering.
 - g. Sweep up dirt and debris spilled onto paved surfaces immediately to reduce resuspension of particulate matter through vehicle movement over those surfaces.

- h. Require the construction contractor to designate a person or persons to oversee the implementation of a comprehensive dust control program and to increase watering, as necessary.
- i. The name and 24/7 contact information for the person responsible for dust control shall be provided to the City prior to issuance of grading permits.
- j. If dust is not controlled on the site, the City shall shut down work on the project until the applicant can provide adequate dust control.
- k. Streets and alleys surrounding the project shall be kept clean and free of dirt.

P37. Ozone (O₃) Precursors: (NO_x and ROC)

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

P38. Conditions for Long-term and Operational Impacts

Commercial Projects over 5,000 square feet:

- 1. All commercial construction or remodel projects of more than 5,000 square feet of floor area shall provide preferential parking spaces for employee carpools at a ratio of 1 preferential space for every 50 required spaces. This condition does not apply to projects with less than 50 spaces.

Planning – Mitigation Monitoring Conditions

P39. Hours of construction shall be limited to:

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

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

Sunday - None

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

II. BUILDING AND FIRE SAFETY

Building - General Conditions

- B1. Project shall comply with the most recent adopted City and State building codes.
- B2. Plans shall be submitted by a California licensed architect and/or engineer.
- B3. Approved fire-resistive assemblies shall be provided for occupancy, area and/or exterior wall protection. Parapets may be required in accordance with the UBC and UFC.
- B4. Dimensioned building setbacks and property lines, street centerlines, and between buildings or other structures shall be designated on plot plans.
- B5. All property lines and easements must be shown on the plot plan. A statement that such lines and easements are shown is required.
- B6. The Title Sheet of the plans shall include:
 - a. Occupancy group
 - b. Description of use
 - c. Type of construction
 - d. Height of the building
 - e. Floor area of building(s)
- B7. California disabled access regulations shall be incorporated within the plans. Each floor shall be required to be fully compliant with Chapter 10/11 of the California Building Code
- B8. Project shall comply with current City and State water conservation regulations.
- B9. Dust and erosion control shall be in conformance with standards and regulations of the City of Lompoc.
- B10. Certification of compliance with the grading plans and soils report shall be submitted to the Building Division prior to final approvals.
- B11. A licensed surveyor/engineer shall verify pad elevations, setbacks, and roof elevations.
- B12. Stairs, decks, platforms shall meet the strict guidelines in the most recent adopted Building Code.
- B13. Buildings shall comply with the State's Energy Regulations.

III. FIRE

Fire - Access Conditions

- F1. All required access roads on the site shall be in service prior to the start of framing construction. The roads shall have: 1) an all-weather surface; 2) a minimum vertical clearance of 14 feet; and 3) a minimum width of 20 feet. All dead-end access roads in excess of 150 feet in length shall have a minimum outside turn around radius of forty (40) feet and/or a minimum inside turn around radius of thirty (30) feet.
- F2. All permanent gates on required access roads shall have a means for Fire Department access either: 1) an approved key box containing appropriate keys or gate combination, or 2) if electrically operated, an approved key operated switch. Provisions must be made to open electrically operated gates in the event of a power failure.
- F3. Approved key boxes are required on all new buildings.
- F4. Fire Department access shall comply with UFC Appendix 3-D and UFC Chapter 9.

Fire - Water Supply Conditions

- F5. Fire Hydrants shall be provided in accordance with UFC Chapter 9 and UFC Appendix 3-B.
 - a. The number and spacing of fire hydrants shall be in accordance to UFC Table A-3-B-1.
 - b. Fire Department access and water supply shall be in accordance with UFC Article 9 and UFC Appendix 3-A.
- F6. All fire hydrants shall be in service prior to the start of framing construction.
- F7. Fire sprinkler connections shall have unobstructed access to a fire hydrant within 150 feet (where applicable).

Fire - Equipment and Protection System Conditions

- F8. Fire alarm systems are required in accordance with the most restrictive of the following: the Uniform Fire Code, the Uniform Building Code, or the Lompoc City Code.
- F9. Automatic sprinkler systems are required in accordance with the most restrictive of the following: the Uniform Fire Code, the Uniform Building Code, and the Lompoc City Code.

- F10. When required by the Fire Code, fire alarm systems and automatic sprinkler systems shall be supervised on a 24-hour basis at a location approved by the Fire Department.
- F11. When required, four sets of plans for fire alarm systems and sprinklers shall be submitted to the Building and Fire Safety Division for review and approval, prior to the start of framing construction. When approved, two sets of the plans will be returned to the applicant, two sets will be retained by the Building and Fire Safety Division. Plan submittal and installation shall be in accordance with National Fire Protection Association and UFC standards.
- F12. All fire extinguishers required to have an 'A' rating shall have a minimum rating of 2A10BC. Location, number and types shall be in accordance to UFC Standard 10-1.
- F13. Access-ways less than 40 feet wide shall be clearly marked as fire lanes. Appropriate markings and signage to be approved by the Fire Marshal.

IV. AVIATION/TRANSPORTATION

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

V. POLICE DEPARTMENT

No General or Project Specific Conditions

VI. ENGINEERING

Engineering – General Conditions

Grading and Public Improvement Plans

- EN1. Grading and Public Improvement Plans (The Plans) approved by the City Engineer are required prior to beginning site development. The Plans shall include:
 - 1. Earthwork
 - 2. Site drainage, parking lot paving, planters & trash enclosures
 - 3. Public improvements, including:
 - a. Electric, water, sewer, storm drain and surface improvements.
 - b. Connection points to utility mains for sewer laterals and water services;
 - c. Electrical services up to and including transformer;
 - d. All existing and proposed public easements (permanent structures shall not be constructed over any on-site public easements).
- EN2. All public utilities such as fire lines, electric lines, electric transformers, etc., within the development shall be located within public utilities easements.

- EN3. All public improvements shall be provided at the developer's expense and constructed to City Standard Specifications as determined by the City Engineer.
- EN4. Plans shall be prepared by or under the supervision of a registered Civil Engineer.
- EN5. In conformance with Chapter 27, Section 2774.E of the Lompoc City Code, the Plans, including but not limited to, grading, water, sewer, streets, electrical system, and other surface and subsurface improvements, shall be prepared based upon the control monuments as established by the City of Lompoc Coordinate Control System by Record Of Survey filed August 22, 2003, in Book 172, Pages 4 through 7, Santa Barbara County Records. All drawings, improvement plans and survey maps shall be prepared in accordance with the requirements currently in effect.
- EN6. Grading and public improvements shall be designed in accordance with the City's "Standard Requirements for The Design and Construction for Subdivisions and Special Developments," as last revised. Said Standard Requirements are available at the office of the City Engineer.
- EN7. The Plans shall be prepared in conformance with City of Lompoc Development Assistance Brochures, available upon request from the Engineering Division, and shall comply with Appendices Chapter 33 of the 2001 California Building Code, including all supplementary pamphlets.

Plan Submittal

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

Permits & Fees

- EN11. Grading and Encroachment fees are based on the City fee schedule in effect at the time first plan check is submitted.
- EN12. A Grading Plan Review Fee shall be paid after first plan review and before any additional plan check submittals. Plan Check Fee is based on estimated grading quantities identified on The Plans.

- EN13. A Grading Permit issued by the Engineering Division is required prior to any excavation or filling on the site. Any stockpiling of fill dirt will require a Temporary Grading Permit.
- EN14. An Encroachment Permit shall be obtained from the Engineering Division for any work within City street right-of-way or easement. An itemized Engineer's cost estimate for construction of the required public improvements shall be submitted to the Engineering Division and is used for determining the Encroachment Permit Fee.
- EN15. STREET IMPROVEMENT and TRAFFIC SIGNAL IMPACT FEES will be imposed upon the issuance of a building permit and are based on the City of Lompoc Development Impact Fee Schedule in effect at the time of permit issuance.

Drainage

- EN16. Site drainage shall conform to Section 3315, Appendix Chapter 33 of the 2001 California Building Code.
- EN17. All drainage plans must take into account Section 2506.5, "Application of Metal Plaster Bases" of the 1997 Uniform Building Code.
- EN18. Foundation elevation must be as required by Section 1806.5.5 of the 1997 Uniform Building Code.
- EN19. Drainage out to the street shall be directed through Curb and/or Parkway Drain(s) per APWA Standard Plan No. 150-2 or 151-1.
- EN20. Drainage from parking lots to the public right-of-way or storm drain will be filtered through a City approved filter system.

Parking Lots

- EN21. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8.
- EN22. Areas of the parking lot that will be used for truck traffic shall be designed with a heavier structural section than areas for passenger cars.
- EN23. An "R" value shall be determined by the Soils Investigation and included in the Soils Report. A note shall be placed on the Grading Plan stating that "R" value samples shall be obtained and tested at the completion of rough grading, and the pavement sections confirmed or revised, to the satisfaction of the City Engineer.

Asphalt Paving

- EN24. Asphalt Concrete for paving within parking lots and street right-of-way shall conform to the provisions in Section 39, "Asphalt Concrete," and Section 92, "Asphalts," of the Caltrans Standard Specifications, current edition.
- EN25. The grade of asphalt binder to be mixed with aggregate shall be AR-4000.
- EN26. Asphalt used as binder for asphalt concrete pavement shall conform to Section 39-2.01, "Asphalts," of the Caltrans Standard Specifications.
- EN27. Asphalt concrete shall be Type A, ¾ inch maximum, medium, grading.

Sidewalk/Driveways

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

Final Approval By Engineering Division

- EN29. Prior to final approval, any damaged public improvements shall be repaired in conformance to City of Lompoc Standard Plans and Specifications.
- EN30. Prior to final approval Record Drawings (As-Build Plans) of The Plans shall be submitted to the Engineering Division for review and approval.

The civil engineer who prepared The Plans shall prepare the Record Drawings except that Record Drawings may be prepared by a licensed professional land surveyor providing the civil engineer also signs a certification consistent with the statement required for the Final Report (See EN32).

- EN31. After construction is complete and the Record Drawings have been approved by the City, the Applicant / Owner shall then provide the City Management Services Department, Information Systems Division, with a copy of the Record Drawings, in a computer format readily compatible for transfer to the City Geographic Information System. The following computer formats are acceptable for delivery: DGN (native Microstation); DWG (same as or less than Version 14); DXF.
- EN32. Final Reports – Prior to final approval Final Reports shall be submitted to the Engineering Division that include the following certification:
1. Civil engineer shall state that final grading has been substantially completed in conformance with the final approved Grading Plans, which includes: completion of all drainage devices and retaining walls; location and inclusion of all manufactured slopes and earthen berms; and, building pad and site drainage.

2. Civil engineers shall state that all public improvements have been constructed to grade, constructed per project plans, and per City of Lompoc Standard Plans and Specifications.
3. Soils engineer shall state that the utility trenches have been properly backfilled and compacted.
4. Soils engineer shall state that soil compaction complies with the soils report and all the soils work has incorporated the recommendations contained in the soils report.

Engineering – Project Specific Conditions

EN33. STREET IMPROVEMENT and TRAFFIC SIGNAL IMPACT FEES – The City of Lompoc Development Impact Fees for this development are *ESTIMATED* to be:
Street Improvement Impact Fee: \$61,102.08
Traffic Signals Impact Fee: \$3,162.24

Street and Traffic Signal Impact Fees will be imposed upon the issuance of building permits and are based on the City of Lompoc Development Impact Fee Schedule in effect at the time of permit issuance.

VII. SOLID WASTE

Solid Waste – General Conditions

- SW1. Trash enclosures shall be designed in accordance with City standards for up to 440-gallon automated containers accessible to automated trash collection trucks and in locations as approved by the City Solid Waste Superintendent. The trash collection trucks are side loading and have a 40-foot turning radius. On-site circulation for the trucks shall be designed so trash collection trucks will not need to back up in order to turn around and exit.
- SW2. Trash enclosures shall not have any doors and shall be enclosed on three sides with a six-foot wall, which is architecturally compatible with the on-site buildings as approved by the City Planner.
- SW3. Trash enclosure access openings must be placed no more than one-foot from drive aisle.
- SW4. Trash containers must be kept side-by-side and parallel with alley or drive aisle. Enclosures with more depth than the minimum required seven-foot depth of one container must be constructed with a wheel-stop sufficient to keep the containers at the front edge of the enclosure so that the operator of the trash collection truck does not have to move containers out for collection.

Solid Waste – Project Specific Conditions

SW5. The Owner must sign an agreement stating that they will be responsible for refuse containers being placed out on the day of service. The agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.

VIII. ELECTRIC

Electric – General Conditions

- EL1. The Developer shall sign a line extension agreement and pay all costs for the City to furnish and install electric power lines to and within the proposed development. These costs shall include all labor, labor overhead, material, material handling charge and equipment/vehicle rental necessary for the City to extend the City's electric distribution system to serve the project.
- EL2. The Developer shall provide a single line diagram showing voltage, phase, load requirements and size of planned switchboard.
- EL3. Three-phase electric services up to 200 Amps shall have 7-jaw meter sockets. Three-phase electric services above 200 Amps shall have 13-jaw meter sockets and provisions for a test switch and for current transformers.
- EL4. The main switchboard shall conform to Electric Utility Service Equipment Requirements approved by the City of Lompoc.
- EL5. The developer shall pay the Meter Installation Fee prior to the issuance of the building permit.
- EL6. Electric meters and main disconnect switches shall be located on the exterior of the building, or in an enclosure opening only to the exterior of the building. Meter enclosures shall be accessible at all times to Electric Division personnel. If the enclosure is to be locked, the lock shall be keyed to Schlage Lock No. C38587.
- EL7. The Developer shall provide all necessary trenching and backfilling to Electric specifications. This shall include trenching for primary cable, secondary cable, street light wiring and associated vaults and boxes. The developer shall provide transformer pads as required. The project shall be at final grade prior to trenching for installation of underground electric facilities.
- EL8. The Developer shall furnish and install the service wire and conduit from the service panel to the transformer or secondary box. Upon approval of the building inspector, the City shall make the final connections to the transformer and energize the transformer.
- EL9. For three-phase electrical service over 200 Amps, the Developer shall run a telephone service wire to the meter location for remote meter readings.

Electric – Project Specific Conditions

EL10. The transformer shall be located outside the trash enclosure.

IX. WATER

Water – General Conditions

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

Water – Project Specific Conditions

- W8. Provide flow calculations to the Water Division that confirm that existing 1-inch meter service will provide adequate water supply to the 3-story office building. If a larger water meter service is required it shall be installed per City Standard Specifications at the Developer's expense.

If the existing 1-inch water service is not utilized, it shall be abandoned in accordance with City Standard Specifications at the Developer's expense.

- W9. A Reduce Pressure (RP) backflow assembly shall be installed at the water meter service per City Standard Specifications at the Developer's expense.

X. WASTEWATER

Wastewater – General Conditions

- WW1. All new sewer main and lateral installations will be of Polyvinyl Chloride Plastic (PVC) SDR35 sewer pipe, including all pipefittings and miscellaneous appurtenances. No glue joints are permissible.
- WW2. All PVC SDR35 sewer piping shall be furnished in the following lengths:
- Piping from 8" to 12" in diameter – 20' maximum length
 - Piping from 15" to 60" in diameter – 12.5' maximum length
- WW3. For cut-in to an existing sewer, a wye tie-in shall be used. Saddles are not allowed.
- WW4. No steps shall be installed in new or replacement maintenance holes. Steps will be removed for any coatings of maintenance holes.
- WW5. Bedding will be 3/8" float rock or compacted sand.
- WW6. Trench backfill from one-foot above sewer pipe to subgrade shall be two-sack cement slurry. Slurry cement backfill shall conform to the provisions of Subsection 19-3.062, "Slurry Cement Backfill," of the Caltrans Standard Specifications.
- WW7. Maintenance hole reducer/cone will be concentric molded construction.
- WW8. Outer and inner drop maintenance hole connections are not allowed.
- WW9. No clean-out connections to City main sewer lines.
- WW10. A grease trap/interceptor is required to be installed in community buildings where commercial appliances will be used.
- WW11. All food handling establishments must demonstrate compliance with Wastewater Division Ordinance requirements, sized according to Appendix H of the Uniform Plumbing Code (UPC) and show location and type of grease interceptor/trap.
- WW12. No approval for connection to dispose of industrial waste into the public sewer shall be made until a permit for industrial wastewater discharge has been applied for and approved by the Wastewater Division and before final approval of a development plan for said connection.
- WW13. All wastewater improvements must comply with Federal, State and City laws/ordinances for the protection of the Wastewater System.

I, Stephen LeRoy, the property owner, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the commercial office building. 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:

Project Title: LeRoy Commercial Condominiums	Project No: DR 04-17, LOM 541
Lead Agency Name and Address: City of Lompoc 100 Civic Center Plaza, Lompoc, CA 93436 P.O. Box 8001, Lompoc, CA 93438-8001	Contact Person and Phone Number: Keith C. Neubert Assistant Planner (805) 875-8277
PROJECT DESCRIPTION / LOCATION: A request by Laura Hanson of LMH Design, representing the property owner, for Planning Commission review and consideration of: <ol style="list-style-type: none"> 1) LOM 541-P – a Tentative Parcel Map requesting subdivision of an approximately 20,293 square-foot parcel of land to create six (6) commercial condominiums. 2) DR 04-17 – Development Plan Review for the construction of an approximately 12,205 square foot professional office building including on-site parking and landscaping. The proposed building is three stories high and will be divided into six (6) individual commercial condominium office suites. <p>The project is proposed on an approximately 20,293 square foot parcel of land located at 1407 North H Street (Assessor Parcel Number: 93-450-33) and is zoned Planned Commercial Development (PCD).</p>	
Public Agencies with Approval Authority (Including permits, funding, or participation agreements): City of Lompoc	
Project Applicant, Name and Address: Steve LeRoy 6 Rincon Point Lane Carpinteria, CA 93013 (805)-684-5671	Project Consultant: Laura Hanson LMH Design 1017 16 th Street, #A Santa Monica, CA 90403
General Plan Designation: General Commercial	City Zoning Designation: Planned Commercial Development (PCD)
Surrounding Land Use Designation: North – General Commercial South – General Commercial East – General Commercial West – General Commercial	Surrounding Land Uses: North - Commercial South - Commercial East - Commercial West - Commercial
Environmental Setting: Existing urbanized area. 	

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact", as indicated by the checklist on the following pages.

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

B. TECHNICAL STUDIES

The following Technical Studies were prepared for this document:

Title	Prepared by/Date	Attached to EIS	Available for Review
URBEMIS, 2002	City of Lompoc Planning Division staff – September 16, 2004		X

C. ENVIRONMENTAL IMPACTS:

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

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

Comments:

- a) The proposed parcel map and 6-unit commercial condominium office building will not have a substantial adverse impact on a scenic vista as there is no scenic vista in the immediate area identified on the City of Lompoc Urban Design Features Map in the Urban Design Element of the City's General Plan, adopted in October of 1997.
- b) The proposed parcel map and 6-unit commercial condominium office building will not substantially damage scenic resources within a state scenic highway, as it is not located adjacent to a state scenic highway.
- c) The proposed parcel map and 6-unit commercial condominium office building will not substantially degrade the existing visual character or quality of the site and its surroundings, as staff will review project architecture to assure compliance with established City *Architectural Review Guidelines*.
- d) The proposed parcel map and 6-unit commercial condominium office building will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area as a lighting plan will be required as a condition of approval to assure that no substantial light and/or glare will adversely affect day or nighttime views in the area.

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

Comments:

- a) The proposed parcel map and 6-unit commercial condominium office building 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, the site has not recently been utilized for farming, and the site is surrounded by existing development.
- b) The proposed parcel map and 6-unit commercial condominium office building will not conflict with existing zoning for agricultural use, or a Williamson Act contract as the size of the parcel is too small (less than 20 acres) for a Williamson Act contract to be implemented.
- c) The proposed parcel map and 6-unit commercial condominium office building will not involve changes in the existing environment, which, due to its location or nature, could result in conversion of Farmland to non-agricultural use. The site has not been recently utilized for agricultural use.

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-c) Based on the URBEMIS 2002 air quality model and the trips estimated for this project, the unmitigated reactive organic (ROG) emissions for the project are 3.67 pounds per day and the nitrogen oxide (NO_x) emissions are 5.07 pounds per day. Neither the ROG nor the NO_x emissions exceed the County of Santa Barbara Air Pollution Control District (APCD) threshold standard of 25 pounds per day. Therefore, the project would not have a significant long-term air quality impact.

d) Construction of the proposed project would result in temporary air quality impacts. These impacts are associated with dust generated by onsite grading and as a result of emissions from heavy construction vehicles. Fugitive dust emissions in the form of PM10 would occur at a rate of about 55 pounds per acre per day of disturbed land (U.S. Environmental Protection Agency 1996). Impacts from fugitive dust emissions would be potentially significant, since they would potentially cause a public nuisance to existing uses in the area, or exacerbate the existing PM10 nonattainment status of Santa Barbara County. The site is improved with an existing restaurant, parking lot, and vacant building pad. The proposed office building will be constructed to the rear of the existing restaurant on the vacant building pad. A portion of the parking lot adjacent to the building pad will be reworked to accommodate the new office building. Grading activities will be minimal and will involve approximately 200 cubic yards of cut and 310 cubic yards of fill. Compliance with standard dust control measures will ensure that these emissions remain below a level of significance.

e) An office building project is not expected to generate significant amounts of objectionable odor.

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 proposed parcel map and 6-unit commercial condominium office building 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 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 this 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 proposed parcel map and 6-unit commercial condominium office building will not cause a substantial adverse change in the significance of a historical or archaeological resource, as identified in Section 15064.5, because the subject site is not identified in the City of Lompoc Cultural Resource Study as having a historical or archaeological resource on the site.

c) The proposed parcel map and 6-unit commercial condominium office building 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 parcel map and 6-unit commercial condominium office building 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 Would the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: I) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

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

Comments:

a-c) The proposed parcel map and 6-unit commercial condominium office building will not create a significant hazard to the public or the environment as hazardous materials will not be used, transported, or disposed of on the site.

d) The proposed parcel map and 6-unit commercial condominium office building will not be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment, based on a check of the lists prepared by the Certified Unified Program Agency of unauthorized releases and fuel tank locations.

e-f) The proposed parcel map and 6-unit commercial condominium office building, is located within two miles of the Lompoc Municipal Airport, however, the project is proposed on a parcel surrounded by development, and would not result in a safety hazard for people residing or working in the project area. The project is not located within the vicinity of a private airstrip.

g) The proposed parcel map and 6-unit commercial condominium office building will not impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan because the project will not involve the installation of permanent barriers to travel.

h) The proposed parcel map and 6-unit commercial condominium office building 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 proposed site is located 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-e) The proposed parcel map and 6-unit commercial condominium office building 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. A drainage plan will be required to maintain adequate drainage on the site.

f) The proposed parcel map and 6-unit commercial condominium office building will not otherwise substantially degrade water quality. There are no rivers or creeks within the project area.

g) The proposed parcel map and 6-unit commercial condominium office building, is located in Zone X of Community Panel No. 060334-0002D, revised 05 June 97 outside the 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

h) 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.

i-j) The proposed parcel map and 6-unit commercial condominium office building 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	Potentially Significant Impact	Less than significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Comments:

a) The proposed parcel map and 6-unit commercial condominium office building will not physically divide an established community as the project site is in an urbanized area.

b) The proposed parcel map and 6-unit commercial condominium office building 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 project is consistent with the City General Plan and Zoning Ordinance. The City Planning Commission will review the plans to assure conformance with the City's Zoning Ordinance and Architectural Review Guidelines.

c) There is not a habitat conservation plan or natural community conservation plan, which applies to the site, therefore, there will be no conflict with such a plan.

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 parcel map and 6-unit commercial condominium office building 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-b) The proposed parcel map and 6-unit commercial condominium office building will not expose persons to, or generate, noise levels in excess of standards established in the local general plan or noise ordinance, nor will it expose persons to excessive ground borne noise levels
 c) The proposed parcel map and 6-unit commercial condominium office building will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

d) Short-term construction impacts will be addressed by standard conditions of approval including limited hours of construction.

e-f) The proposed parcel map and 6-unit commercial condominium office building is located within two miles of the Lompoc Municipal Airport, however, the project is proposed on a parcel surrounded by development, and would not result in a safety hazard for people residing or working in the project area. The project is not located within the vicinity of a private airstrip.

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

Comments

a) The proposed project will not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, rough extension of roads and other infrastructure) as this area has been identified in the General Plan and zoned for commercial development.

b-c) The proposed project will not displace any housing or people, or require any replacement housing.

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

Comments:

a-f) The proposed parcel map and 6-unit commercial condominium office building 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 proposed parcel map and 6-unit commercial condominium office building 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
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Comments

a) The proposed parcel map and 6-unit commercial condominium office building 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 development will not induce a substantial increase in traffic or impact street capacity. The project site was studied as part of the General Plan EIR update in October 1997 as a developed site. A 6-unit commercial condominium office building will generate fewer than 25 peak hour trips and therefore, will not be expected to significantly contribute to traffic congestion.

b) The proposed parcel map and 6-unit commercial condominium office building 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 development will not substantially increase the amount of traffic in the area.

c) The proposed parcel map and 6-unit commercial condominium office building 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 parcel map and 6-unit commercial condominium office building is located on a parcel surrounded by existing development.

d) The proposed parcel map and 6-unit commercial condominium office building will not substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) as it is located on an infill parcel which is adequately served by existing roadways.

e-f) The proposed parcel map and 6-unit commercial condominium office building will not result in inadequate emergency access or parking capacity, as the project will not result in blocked roadways and on site parking will be provided.

g) The proposed parcel map and 6-unit commercial condominium office building 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

Comments:


a-c) The proposed project will not exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board, nor will the project require the construction of new water, wastewater, or storm water facilities, the construction of which could cause significant environmental effects. The project is located within an existing urbanized area and the water, wastewater, and storm water facilities are adequate to service the new development. A drainage plan will be required to maintain adequate drainage on the site and filters to remove sediment, oil, and grease will be required as a condition of approval to assure that all water draining from on-site pavement will be properly filtered prior to entering the City's storm water drainage system.

d-e) The project site is located within the City of Lompoc city limits, and the City has sufficient resources to service the site with water and wastewater facilities.

f-g) The City of Lompoc landfill has sufficient capacity to service the proposed use. The project will conform to regulations regarding solid waste.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Does the project:				
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:	
<input checked="" type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	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.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Keith C. Neubert

9/16/04
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:** Development Plan Review DR 04-17, Tentative Parcel Map LOM 541-P
- Location:** 1407 North H Street (Assessor Parcel Number: 93-450-33)
- Description:** A request by Laura Hanson of LMH Design, representing the property owner, for Planning Commission review and consideration of:
- 1) LOM 541-P – a Tentative Parcel Map requesting subdivision of an approximately 20,293 square-foot parcel of land to create six (6) commercial condominiums.
 - 2) DR 04-17 – Development Plan Review for the construction of an approximately 12,205 square foot professional office building including on-site parking and landscaping. The proposed building is three stories high and will be divided into six (6) individual commercial condominium office suites.

The project is proposed on an approximately 20,293 square foot parcel of land located at 1407 North H Street (Assessor Parcel Number: 93-450-33) and is zoned Planned Commercial Development (PCD).

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.

September 16, 2004

Date

Keith C. Neubert, Assistant Planner
for Planning Division