

**CITY OF LOMPOC  
PLANNING COMMISSION STAFF REPORT**



**MEETING DATE:** NOVEMBER 8, 2004  
**TO:** MEMBERS OF THE PLANNING COMMISSION  
**FROM:** KEITH C. NEUBERT, ASSISTANT PLANNER  
**RE:** CONDITIONAL USE PERMIT – CUP 04-08  
ARCHITECTURAL REVIEW – DR 04-21

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**AGENDA ITEM NO. 1**

A request by John Anton of Anton & Associate, representing the Masonic Lodge, for Planning Commission review and consideration of a proposal to remodel and add on to an existing public assembly hall. The proposed additions include a new dining room and sunroom totaling approximately 2,526 square feet. Included with the proposal, the entire building will be re-stuccoed and re-roofed, the parking area will be re-graded to provide handicap access, and new on-site lighting and landscaping will be installed. The property is located in the Single Family Residential (7-R-1) Zoning District at 420 East Fir Avenue (Assessor Parcel Numbers 85-344-02, 03). A Mitigated Negative Declaration has been prepared and circulated through the State Clearinghouse (SCH No. 2004091130) pursuant to the California Environmental Quality Act (CEQA).

**SITE DATA:**

1. Property Owner.....Lompoc Masonic Building Association
2. Site Location.....420 East Fir Avenue
3. Assessor Parcel Numbers.....85-344-02, 03
4. Site Zoning.....Single Family Residential (7-R-1)
5. General Plan Designation.....Low Density Residential
6. Site Use.....Existing Assembly Hall
7. Surrounding Uses/Zoning.....North: Residential (7-R-1)  
South: Residential (7-R-1)  
East: Residential (7-R-1)  
West: Residential (7-R-1)
8. Project Area.....approximately 1.03 acres

**PROPOSAL:**

The proposal is to remodel and add on approximately 2,526 square feet to an existing 5,890 square-foot public assembly hall at 420 East Fir Avenue. The proposed additions include a new dining room and sunroom. The building would be a total of approximately 8,416 square feet. Included with the proposal, the entire building will be re-stuccoed and re-roofed, the parking area will be re-graded to provide handicap access, and new on-site lighting and landscaping will be installed.

**CONFORMANCE WITH ADOPTED CITY POLICIES:**

**Authority:**

The Planning Commission has the authority to approve, conditionally approve, modify, or deny a Conditional Use Permit (LCC Section 8882 d). The Planning Commission has the authority to approve, conditionally approve, or deny project architecture (Lompoc City Code Section 8826 et seq.).

**Architectural Review Guidelines:**

The proposed building additions will modify portions of each building elevation. The dining room expansion extends the building to the east and is visible from the north, east, and south; the sun room addition extends the building to the south and is visible mainly from the south; and the entryway addition to the west is visible from the west. Each addition is designed to blend with the existing building.

The proposed building exterior is stucco with wood fascia boards and an asphalt shingle roof. A section of the north elevation facing the street is popped-out and a new covered entryway with 8' high columns is provided. A slightly raised (3'4" high) band of darker color surrounds the base of the building and extends around the doors and windows of the dining room expansion. Large angled windows are shown on the south elevation of the sun room.

The entire building will be re-stuccoed and re-roofed. The applicant is proposing a white-colored stucco with a tan-colored stucco at the base and around the windows and doors of the dining room expansion. The fascia boards are a dark brown color and the roof is a variegated brown composition shingle.

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 building pop-out, raised band of color around the base which extends around the windows and doors of the dining room expansion, covered entryway with decorative columns, and angled windows on the sunroom add architectural detail to the building.

The surrounding area is residential. The proposed project is sensitive to the varied development that exists in the neighborhood in scale and materials. As proposed, the project is consistent with the City's Architectural Review Guidelines.

**Proposed Elevations**

**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**ELEVATION REFERENCE NOTES**

1. This elevation depicts the building as shown on the site plan.
2. Existing building as shown.
3. Existing to new 2 1/2' x 4' double door frame. Note: 2' x 4' x 10' double door frame.
4. New 2' x 4' x 10' double door frame. Note: 2' x 4' x 10' double door frame.
5. Existing exterior wall as shown.
6. New exterior wall as shown. Note: 2' x 4' x 10' double door frame.
7. New exterior wall as shown. Note: 2' x 4' x 10' double door frame.
8. New exterior wall as shown. Note: 2' x 4' x 10' double door frame.
9. New exterior wall as shown. Note: 2' x 4' x 10' double door frame.
10. New exterior wall as shown. Note: 2' x 4' x 10' double door frame.
11. Existing door to interior.
12. Existing window to interior.
13. New exterior wall as shown. Note: 2' x 4' x 10' double door frame.
14. Existing door and new exterior wall. Note: 2' x 4' x 10' double door frame.
15. New exterior wall as shown. Note: 2' x 4' x 10' double door frame.
16. New exterior wall as shown. Note: 2' x 4' x 10' double door frame.
17. New exterior wall as shown. Note: 2' x 4' x 10' double door frame.
18. New exterior wall as shown. Note: 2' x 4' x 10' double door frame.
19. New exterior wall as shown. Note: 2' x 4' x 10' double door frame.
20. New exterior wall as shown. Note: 2' x 4' x 10' double door frame.
21. New exterior wall as shown. Note: 2' x 4' x 10' double door frame.
22. New exterior wall as shown. Note: 2' x 4' x 10' double door frame.
23. New exterior wall as shown. Note: 2' x 4' x 10' double door frame.
24. New exterior wall as shown. Note: 2' x 4' x 10' double door frame.
25. New exterior wall as shown. Note: 2' x 4' x 10' double door frame.
26. New exterior wall as shown. Note: 2' x 4' x 10' double door frame.

**ANTON & ASSOCIATE ARCHITECT**  
 115 EAST COLLEGE AVENUE, SUITE 6, LOMPOC, CALIFORNIA 93438  
 PHONE: (805) 738-8117 FAX: (805) 738-7174

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

**General Plan:**

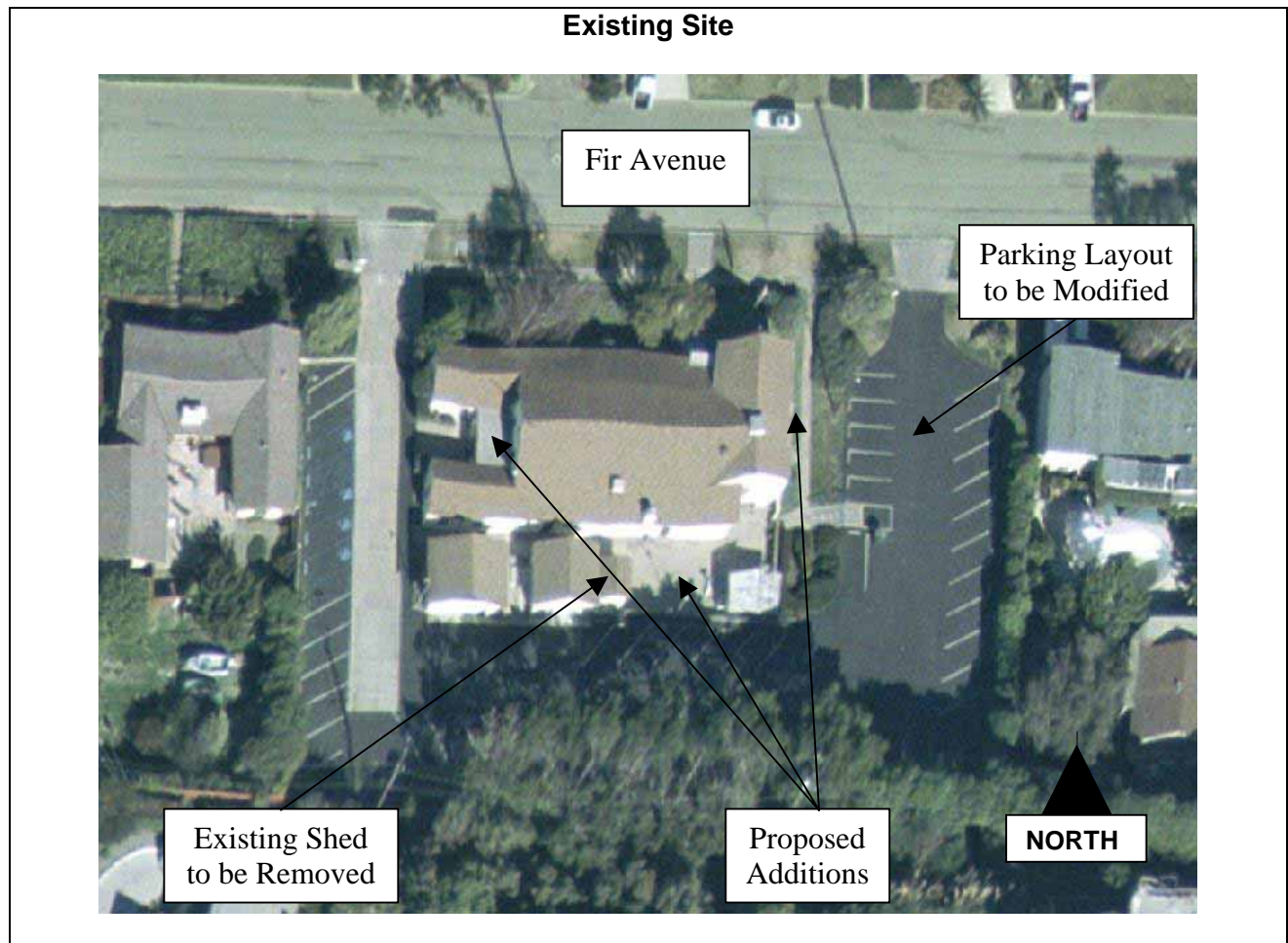
The General Plan Land Use Designation for this property is *Low Density Residential* and the stated purpose is:

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

No change of use is proposed for the site. The proposed remodel and additions will serve the patrons of the Masonic Lodge in the area. As conditioned, the project will be in conformance with the General Plan designation and all applicable policies.

**Zoning Ordinance:**

The zoning for this site is Single Family Residential (7-R-1). Zoning Ordinance Section 7402 Uses Permitted Subject to Obtaining a Conditional Use Permit- states that *private recreation clubs* are permitted in the 7-R-1 District subject to obtaining a Conditional Use Permit.

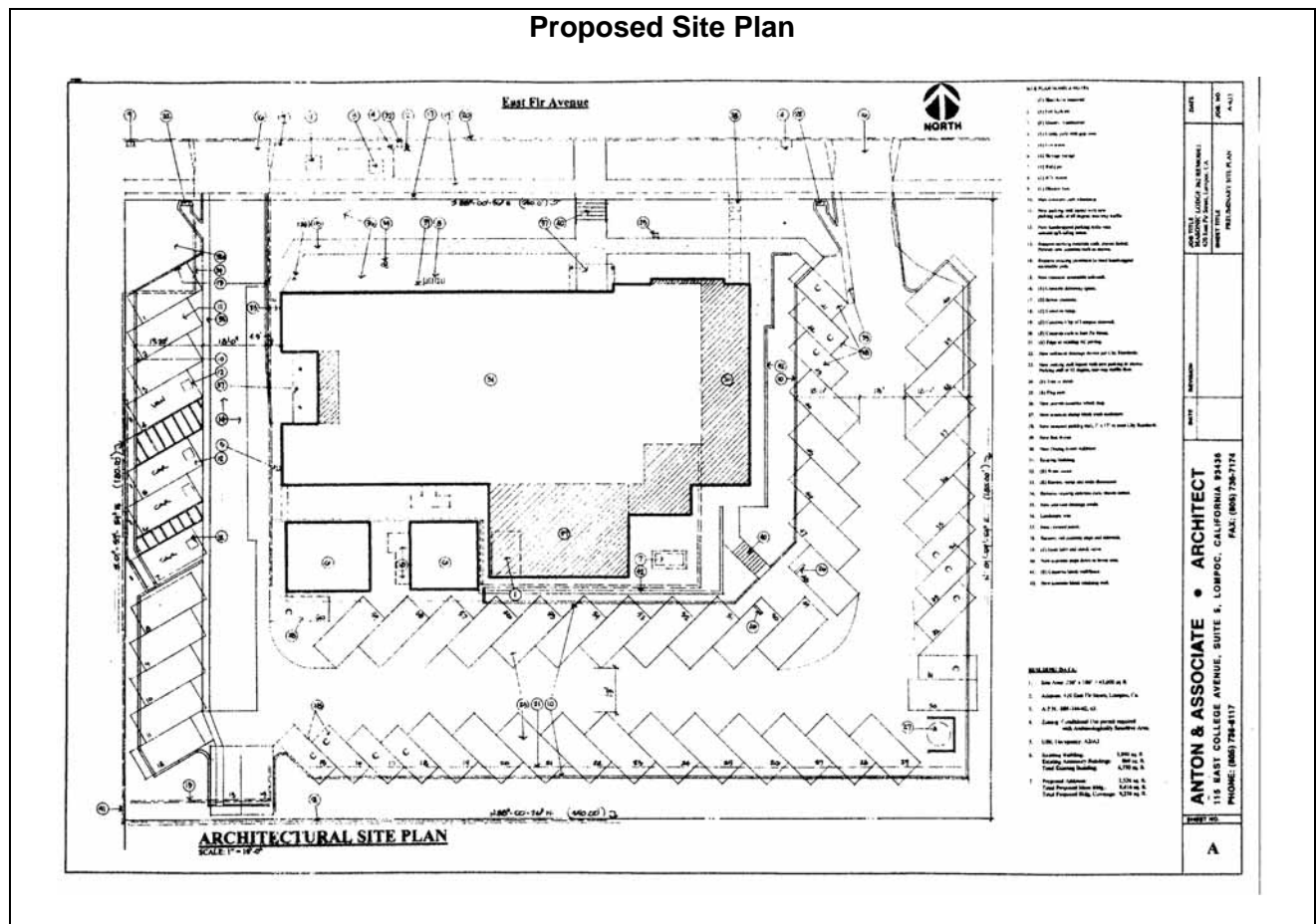


The building was originally constructed as a church in the late 1950s. The current use of the building as a Masonic Lodge has existed at this location since 1969 and there is no history of complaints from neighboring property owners. No change of use is proposed for the site. The proposed additions will be utilized by the patrons of the Masonic Lodge. The hours of operation are generally from 5-11 p.m. during the week with extended hours on the weekends.

Planning Commission review and approval of the site plan and architectural elevations for the project will assure compatibility with the existing facility and the orderly development of the site.

Site Plan –

The project site is approximately 1.03 acres located at 420 East Fir Avenue. The proposed site plan is shown below:



Parking –

The parking area will be re-graded to provide handicap access to the building. It will also be re-striped to provide a more efficient layout, which will accommodate additional parking spaces.

Parking Spaces – clubs and lodges are required to provide *1 space for each 5 permanently located seats or 1 space for each 35 sq. ft. of gross floor area in the assembly room or rooms per Section 8851 Schedule of Off-Street Parking Requirements of the Zoning Ordinance.* The existing assembly room is 1489.75 square feet in size.

Required:  
 $\frac{1489.75 \text{ sq. ft.}}{35} =$   
 43 parking spaces

Proposed:  
 48 existing parking spaces  
12 proposed parking spaces  
 60 total parking spaces

Height –

Maximum allowed: 30'                      Maximum proposed: 23'

Included with the proposal, new on-site lighting will be installed and portions of the landscaping will be redesigned. Conditions of Approval are included requiring lighting and landscaping plans to be reviewed and approved by staff at plan check (COA P14 & P24).

The dining room expansion on the east side of the building is proposed over a property line. To meet the requirements of the Zoning Ordinance and the Uniform Building Code, a Lot Combination shall be processed. A Condition of Approval is included to ensure the Lot Combination is processed and recorded by the Recorder of the County of Santa Barbara prior to the issuance of any building permits for the project (COA P46).

Signage –

The Planning Commission has the authority to approve, conditionally approve, or deny a Sign Permit in the 7-R-1 Zone (Lompoc City Code 8845). Conditional Use Permit Section 8880 & 8882.e.4.(7) allows the Commission to review signage for a use that is conditionally allowed within any zoning district.

The applicant is proposing one on-building sign on the north elevation of the building. Section 8843.3 Signs Allowed by Permit in all Residential Zones states:

	<b>Allowed</b>	<b>Proposed</b>
<b>Size</b>	24 square feet	52.5 square feet (15 x 3.5 feet)
<b>Height</b>	5 feet	3.5 feet
<b>Number of Signs</b>	One (1)	One (1)
<b>Colors</b>	Three (3)	One (1) – Dark Bronze
<b>Material</b>	N/A	Anodized Aluminum Letters

The proposed sign exceeds the allowable sign area in the 7-R-1 Zone; however, this is a commercial facility and the request is reasonable for this type of use as the sign serves to identify the facility and the size is proportional to the location on the building.

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

**Staff Review:**

A Development Review Board (DRB) meeting was held for this project on October 11, 2004. The applicant met with staff to discuss the proposal and draft Conditions of Approval were formulated. The following comment was received:

Solid Waste – The trash enclosure opening shall face north and parking space #30 will need to be removed to allow trash collection truck access for pickup. (COA SW3).

As proposed, there are a total of 17 spaces in excess of the Zoning Ordinance Requirement. The parking requirement will still be met with the deletion of one parking space to accommodate trash truck access to the trash enclosure.

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

The DRB recommends approval of CUP 04-08/DR 04-21 subject to the attached Conditions of Approval.

**ENVIRONMENTAL DETERMINATION:**

The subject property located at 420 East Fir Avenue (Assessor Parcel Numbers: 85-344-02, 03) and is identified in the City of Lompoc's General Plan as being in an area of high archaeological sensitivity. An Initial Environmental Study has been performed for the proposed use and sent to the State Clearinghouse (SCH No. 2004091130) to review the potential impact on a historic resource. No comments were received from reviewing agencies regarding the project during the 30 day public review period of September 24, 2004 to October 24, 2004.

Based on the findings of the Initial Study, a Mitigated Negative Declaration has been prepared pursuant to the provisions of the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration contains Mitigation Measures that are included as Conditions of Approval for the project (COA P35-P45). Included in the Mitigation Measures is a requirement that an archeologist be present on-site to monitor all ground disturbance. It is the applicant's responsibility to ensure that all Mitigation Measures are followed during construction.

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

**NOTICING:**

Notice of Public Hearing was published in the Lompoc Record on October 29, 2004 and all property owners of record within 300 feet of the subject property were notified by U.S. Mail on October 29, 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:**

**Staff recommends that the Planning Commission:**

- 1) Certify the Mitigated Negative Declaration; and,**
- 2) Adopt Resolution No. 393 (04) approving CUP 04-08/DR 04-21, based upon the Findings of Fact in the Resolution and subject to the attached Conditions of Approval.**

**ATTACHMENTS:**

- 1) Draft Resolution No. 393 (04) and Conditions of Approval
- 2) Initial Environmental Study and Mitigated Negative Declaration
- 3) Site Plan, Floor Plan, Elevations  
(PC only with staff report, documents available for review in Planning Division)

## **RESOLUTION NO. 393 (04)**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A CONDITIONAL USE PERMIT/ARCHITECTURAL REVIEW TO ALLOW THE REMODEL AND ADDITION TO AN EXISTING PUBLIC ASSEMBLY HALL AT 420 EAST FIR AVENUE (CUP 04-08/DR 04-21)**

**WHEREAS**, a request was submitted by John Anton of Anton & Associate, representing the Masonic Lodge, for Planning Commission consideration of a Conditional Use Permit/Architectural Review to remodel and add on to an existing public assembly hall. The proposed additions include a new dining room and sunroom totaling approximately 2,526 square feet. Included with the proposal, the entire building will be re-stuccoed and re-roofed, the parking area will be re-graded to provide handicap access, and new on-site lighting and landscaping will be installed. The property is located in the Single Family Residential (7-R-1) Zoning District at 420 East Fir Avenue (Assessor Parcel Numbers 85-344-02, 03); and

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

**WHEREAS**, at the meeting of November 8, 2004, Robert McCarthy of the Masonic Lodge, and Steve Reese of Anton & Associate, were present and answered Planning Commissioners' questions and addressed their concerns; and

**WHEREAS**, at the meeting of November 8, 2004, no one spoke in favor of, and Juel Thibedeau and Sandy Mesikep spoke in opposition to, the proposal; and

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

**SECTION 1:** After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that the proposed remodel and additions to an existing public assembly hall, as conditioned, meet the requirements of the Lompoc City Code and are consistent with the applicable policies and development standards, therefore it can be found that:

- A. The proposed use, as conditioned, is consistent with the applicable policies and development standards set forth in Lompoc City Code Section 7402.
- B. 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.
- C. The conditions stated in the decision are deemed necessary to protect the public health, safety, and welfare.

- D. The site of the proposed project relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use.
- E. The proposed project will have no adverse effect upon the abutting and surrounding property from the permitted use thereof.
- F. The proposed on-building signage exceeds the allowable sign area permitted in the Single Family Residential (7-R-1) Zoning District; however, it is a commercial facility and the request is reasonable for this type of use as the sign serves to identify the facility and is proportional to the size of the building.

**SECTION 2.** Pursuant to Public Resources Code Section 21089 and Section 15074 of the California Environmental Quality Act Guidelines, the Initial Environmental Study and Mitigated Negative Declaration which have been prepared for the proposal and circulated through the State Clearinghouse (SCH No. 2004091130) show no substantial evidence that the project may have a significant effect on the environment, and therefore it can be found that:

- F. The proposed project, as conditioned, does not have a significant effect on the environment; and
- G. Any effect of the proposed use upon fish and wildlife is de minimis and therefore no filing fee is required pursuant to the Fish and Game Code Section 711.4.

**SECTION 3:** Based upon the foregoing, CUP 04-08/DR 04-21 is approved as proposed on November 8, 2004, subject to the conditions attached as Exhibit A which are incorporated by reference as if fully set forth herein.

The foregoing resolution, on motion by Commissioner Ruhge, seconded by Commissioner Fink, was adopted at the regular Planning Commission meeting of November 8, 2004 by the following vote:

**AYES:** Commissioners Ruhge, Fink, Rodenhi, Harman, Shoemaker

**NOES:** None

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Arleen T. Pelster, AICP, Secretary

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Jack Rodenhi, Chair

**CONDITIONS OF APPROVAL**  
**CUP 04-08/DR 04-21 – MASONIC LODGE ADDITION/REMODEL**  
**420 EAST FIR AVENUE – APN: 85-344-02, 03**

The following Conditions of Approval apply to the plans for CUP 04-08/DR 04-21, prepared by John Anton & Associate, received by the Planning Division and stamped on August 11, 2004, and reviewed by the Planning Commission on November 8, 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.

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

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

### **Planning - Architectural Conditions**

- P9. The Architectural Review approval granted by the Planning Commission is valid for one year from date of approval and will expire on November 8, 2005. A one-year extension may be granted by the Community Development Director if the applicant so requests prior to the expiration date.
- P10. All facades which extend above the roof line shall be finished on all elevations exposed to public view.
- P11. All mechanical 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.
- P12. Protective bollards shall be installed near all down spouts that are adjacent to traffic.
- P13. Foam material shall not be used for architectural features from the ground level to six (6) feet above ground level. Foam material may be used on portions of the building which are a minimum of six feet above ground level.

## **Planning - Site Plan Conditions**

- P14. 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**

- P15. For development proposals that are not residential subdivisions, all storm water draining from on-site paved surfaces shall be filtered for sediment, trash, oil and grease, prior to discharge into City streets, storm drains or waterways. Filter(s) location(s) and type(s) shall be shown/detailed on grading and drainage plans.
- P16. Grading and drainage plans and filter(s) location and type and associated maps, shall be reviewed by the City Planning and Engineering Divisions, prior to issuance of grading permits.
- P17. 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.

## **Planning - Conditional Use Permit Conditions**

- P18. The right to use an occupancy permit shall be contingent upon the fulfillment of any general and special conditions imposed by the conditional use permit procedure.
- P19. All of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors or assigns and a covenant to the effect may be required.
- P20. All of the conditions shall be consented to in writing by the applicant.
- P21. The resolution granting the application, together with all consent forms and a description of the property shall be recorded by the Recorder of the County of Santa Barbara.

- P22. The use permit granted is conditioned upon the rights or privileges acquired

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

- P23. This Conditional Use Permit may be reviewed and reconsidered by the Planning Commission at any time for the purpose of imposing new conditions to mitigate a nuisance or to revoke the permit to abate a nuisance.

### **Planning - Landscaping General Conditions**

- P24. Two sets of the landscape and irrigation plans, shall be submitted for review and approval by the Planning Division prior to issuance of building permits.

These landscape and irrigation plans shall be drawn to scale.

- P25. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.
- P26. The project must conform with the Urban Forestry Administrative Guidelines.
- P27. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

### **Planning – Landscaping Tree Conditions**

- P28. 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.
- P29. All trees must be installed with support staking. All nursery stakes must be removed from trees.
- P30. All trees and plant material selection shall be made with the concurrence of the Planning Division.

### **Planning - Landscaping Installation Conditions**

- P31. A layer of bark two to four inches deep must be applied in all landscape areas. A sample of the bark shall be submitted to the Planning Division for review and approval prior to the issuance of building permits.
- P32. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.

### **Planning - Air Quality Conditions**

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

project until the applicant can provide adequate dust control.

- k. Streets and alleys surrounding the project shall be kept clean and free of dirt.

P34. Ozone (O<sub>3</sub>) Precursors: (NO<sub>x</sub> and ROC)

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

**Planning – Mitigation Monitoring Conditions**

P35. All mitigation measures set forth in the *Mitigated Negative Declaration* for DR 04-21/CUP 04-08 are hereby incorporated into these Conditions of Approval, as if fully contained herein (SCH No. 2004091130).

P36. The applicant shall enter into a Mitigation Monitoring Agreement with the City of Lompoc, which shall assure continuing compliance with the Mitigation Measures set forth in the *Mitigated Negative Declaration*. The Agreement shall be reviewed and approved by the City Attorney, and shall be recorded prior to the issuance of any construction permit.

P37. The applicant shall pay the costs associated with implementation of the Mitigation Monitoring Program prior to issuance of a Certificate of Occupancy for the single-family dwelling. The costs associated with implementation of Mitigation Monitoring Program shall be calculated on a time and materials basis.

P38. Minor changes to the Mitigation Monitoring Program may be made by the City Planner. Such changes shall not result in alteration of any mitigation measures, but shall be restricted to changes related to which phase of the Mitigation Monitoring Program (e.g., plan check, construction, pre-occupancy, post-occupancy) a mitigation measure is to be completed. Any such changes may be approved when it is found to be impractical to require completion of a mitigation measure during the phase specified in the Mitigation Monitoring Program.

- P39. An archeologist meeting the professional qualifications standards of the Secretary of the Interior for Archeology, shall monitor all ground disturbance including trenching, foundation work or vegetation removal necessary to construct the site improvements, including an approximately 2,526 square-foot addition to an existing assembly hall, on the subject parcel. Hand trenching shall be used unless the archeological monitor approves another method. On recommendation of the archeologist, a Native American monitor may be required. In the event that cultural artifacts are unearthed, an evaluation of the artifacts and the site shall be conducted and an appropriate plan for the preservation of the artifacts shall be prepared and implemented under supervision of an experienced Archeologist. The artifacts shall be preserved, prior to the recommencement of any work that could damage those artifacts. The archeologist shall file a resource record detailing the materials found and their disposition, as required by the State Historic Preservation Office. The archeologist shall also file a report with the City Planning Division providing details of the monitoring effort and identifying any artifacts, or human remains discovered during the construction and the actions taken to address their discovery.
- P40. The owner and contractor shall be responsible for ensuring that, prior to ground disturbance on any portion of the project site or adjacent right of way, an archeologist meeting the professional qualifications standards of the Secretary of the Interior for Archeology, will be on-site during ground disturbing activities to ensure that remnants of the original La Purisima Mission are not damaged or lost through construction. The owner and contractor shall also ensure that any recommendations of the Archeologist are followed.
- P41. If paleontological artifacts are unearthed or exposed during demolition or construction, the artifacts and the site shall be evaluated by an experienced Paleontologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Paleontologist.
- P42. The Archeological Monitor shall be responsible for notifying the contractor and the owner of the discovery of paleontological artifacts. The contractor and the owner shall ensure that project activity ceases, an experienced Paleontologist is called to the site and the paleontologist's recommendations are followed.
- P43. If human remains are discovered during construction, the County Coroner, and the Native American Heritage Commission shall be notified and their recommendations and requirements adhered to, prior to continuation of construction activity.
- P44. The Archeological Monitor shall be responsible for notifying the contractor and the owner of the discovery of human remains. The contractor and the owner shall ensure that project activity is halted, and that the County Coroner and the Native American Heritage Commission are notified and their recommendations and requirements are adhered to, prior to continuation of construction activity.
- P45. Hours of construction shall be limited to:

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

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

Sunday - None

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

### **Planning – Project Specific Conditions**

P46. A Lot Combination shall be processed and recorded by the Recorder of the County of Santa Barbara prior to the issuance of any building permits for the project.

## **II. BUILDING AND FIRE SAFETY**

### **Building - General Conditions**

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

a. The Building Code requires that no change of occupancy shall be made in the character of occupancies or use of any building unless such building is made to comply with the most recent edition of the Building/Fire Codes.

B2. Plans shall be submitted by a California licensed architect and/or engineer.

B3. Approved fire-resistive assemblies shall be provided for occupancy and/or exterior wall protection. Parapets may be required in accordance with the UBC and UFC.

B4. Dimensioned building setbacks and property lines, street centerlines, and between buildings or other structures shall be designated on plot plans.

B5. All property lines and easements must be shown on the plot plan. A statement that such lines and easements are shown is required.

B6. The Title Sheet of the plans shall include:

- a. Occupancy group
- b. Description of use
- c. Type of construction
- d. Height of the building
- e. Floor area of building(s)

B7. California disabled access regulations shall be incorporated within the plans.

B8. Project shall comply with current City and State water conservation regulations.

B9. Dust and erosion control shall be in conformance with standards and regulations of the City of Lompoc.

B10. A licensed surveyor/engineer shall verify pad elevations, setbacks, and roof

elevations.

- B11. Stairs, decks, platforms shall meet the strict guidelines in the most recent adopted Building Code.
- B12. Buildings shall comply with the State's Energy Regulations.

### **III. FIRE**

#### **Fire - Access Conditions**

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

#### **Fire - Water Supply Conditions**

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

#### **Fire - Equipment and Protection System Conditions**

- F8. Fire alarm systems are required in accordance with the most restrictive of the following: the Uniform Fire Code, the Uniform Building Code, or the Lompoc City Code.
- F9. Automatic sprinkler systems are required in accordance with the most restrictive of the following: the Uniform Fire Code, the Uniform Building Code, and the Lompoc City Code.
- F10. Fire alarm systems and automatic sprinkler systems shall be supervised on a 24-hour basis at a location approved by the Fire Department.
- F11. Four sets of plans for fire alarm systems and sprinklers shall be submitted to the Building and Fire Safety Division for review and approval, prior to the start of framing construction. When approved, two sets of the plans will be returned to the applicant, two sets will be retained by the Building and Fire Safety Division. Plan submittal and installation shall be in accordance with National Fire Protection Association and UFC standards.
- F12. All fire extinguishers required to have an 'A' rating shall have a minimum rating of 2A10BC. Location, number and types shall be in accordance to UFC Standard 10-1.

**IV. AVIATION/TRANSPORTATION**

No General or Project Specific Conditions

**V. POLICE DEPARTMENT**

No General or Project Specific Conditions

**VI. ENGINEERING**

**Engineering – General Conditions**

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

transformers, etc., within the development shall be located within public utilities easements.

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

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

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

#### Plan Submittal

- EN8. After Improvement Plans have been prepared by Developer's Engineer/Architect and are ready for City review, FOUR sets of prints shall be submit to the Engineering Division for the first plan check. Plan submittal shall include additional information as required herein.
- EN9. First plan check submittal shall include estimated grading quantities, a current soils investigation report, retaining wall calculations, drainage calculations, and all other

pertinent information relating to the Improvement Plans and their approval.

EN10. The Soils Investigation Report shall be prepared by a Soils Engineer who will be retained by the Developer to observe, test, and certify that all recommendations outlined in the Soils Investigation Report are fulfilled during construction.

### Permits & Fees

EN11. Grading and Encroachment fees are based on the City fee schedule in effect at the time first plan check is submitted.

EN12. A Grading Plan Review Fee shall be paid after first plan review and before any additional plan check submittals. Plan Check Fee is based on estimated grading quantities identified on the Improvement Plans.

EN13. A Grading Permit issued by the Engineering Division is required prior to any excavation or filling on the site. Any stockpiling of fill dirt will require a Temporary Grading Permit.

EN14. An Encroachment Permit shall be obtained from the Engineering Division for any work within City street right-of-way or easement. An itemized Engineer's cost estimate for construction of the required public improvements shall be submitted to the Engineering Division and is used for determining the Encroachment Permit Fee.

### **Drainage**

EN15. Site drainage shall conform to Section 3315, Appendix Chapter 33 of the 2001 California Building Code.

EN16. All drainage plans must take into account Section 2506.5, "Application of Metal Plaster Bases" of the 1997 Uniform Building Code.

EN17. Foundation elevation must be as required by Section 1806.5.5 of the 1997 Uniform Building Code.

EN18. Drainage out to the street shall be directed through Curb and/or Parkway Drain(s) per APWA Standard Plan No. 150-2 and 151-1. Submit drainage calculations to support sizing for drain.

EN19. Drainage from parking lots to the public right-of-way will be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.

EN20. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.

### Parking Lots

- EN21. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8.
- EN22. Asphalt Concrete – Asphalt Concrete in parking lots shall conform to the provisions in Section 39, "Asphalt Concrete," and Section 92, "Asphalts," of the Caltrans Standard Specifications, current edition, the plans and these specifications.
- EN23. The grade of asphalt binder to be mixed with aggregate shall be AR-4000.
- EN24. 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.
- EN25. An "R" value shall be determined by the Soils Investigation and included in the Soils Report. A note shall be placed on the Grading Plan stating that "R" value samples shall be obtained and tested at the completion of rough grading, and the pavement sections confirmed or revised, to the satisfaction of the City Engineer.

#### Sidewalk/Driveways

- EN26. 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

- EN27. Prior to final approval, any damaged public improvements shall be repaired in conformance to City of Lompoc Standard Plans and Specifications.
- EN28. Prior to final approval, Improvement Plan Record Drawings (As-Build Plans) shall be submitted to the Engineering Division for review and approval.

Record Drawings are prepared by the civil engineer who prepared the plans, except that Record Drawings may be prepared by a professional land surveyor licensed in the State of California providing the civil engineer also signs a Record Drawing Certification on the plans.

- EN29. A Development Assistance Brochure, entitled "Record Drawings," is available from the Engineering Division to facilitate the preparation of the Record Drawings.
- EN30. After construction is complete and the City has approved the Record Drawings, the Developer shall:
- A. Provide the City Management Services Department, Information Systems Division, with a copy of the Record Drawings, in a computer format readily compatible for transfer to the City Geographic Information System. The following computer formats are acceptable for delivery: DGN (native Microstation); DWG (same as or less than Version 14); DXF.
  - B. Provide the Engineering Division with record Drawings copied in PDF format

(one file) on CD.

## **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.
- SW2. Trash enclosures as shown on the Preliminary Site Plan shall not have any doors and shall be enclosed on three sides with a six-foot wall that is architecturally compatible with the on-site buildings as approved by the City Planner.

### **Solid Waste – Project Specific Conditions**

- SW3. The trash enclosure opening shall face north and parking space #30 will need to be removed to allow trash collection truck access for pickup.

## **VIII. ELECTRIC**

### **Electric – General Conditions**

- EL1. The Developer shall sign a Line Extension Agreement and pay all costs for the City to furnish and install electric power lines/equipment to and within the proposed development. These costs will include all labor, labor overhead, material, material handling charges and equipment/vehicle rentals necessary for the City to extend the City's electrical distribution system to serve the project. The total estimated cost, as mentioned in the Line Extension Agreement, must be paid prior to the City issuance of building permits.
- EL2. The Developer shall provide a single line diagram showing voltage, phase, load requirements and size of planned switchboard. Three-phase electric services up to 200 Amps shall have 7-jaw meter sockets. Three-phase electric services above 200 Amps shall have 13-jaw meter sockets and provisions for a test switch and current transformers. The main switchboard shall conform to Electric Utility Service Equipment Requirements approved by the City of Lompoc. The Developer shall pay the meter installation fee prior to the issuance of the building permit.
- EL3. Electric meters and main disconnect switches shall be located on the exterior of the building or in an enclosure opening only to the exterior of the building. Meter enclosures shall be accessible at all times to electric division personnel. If the enclosure is to be locked, the lock shall be keyed to Schlage Lock No. C38587.
- EL4. The Developer shall provide all necessary trenching and backfilling to Electric Specifications. This will include trenching for primary cable, secondary cable, street light wiring and associated vaults and boxes. The Developer shall provide

transformer pads as required. The project shall be at final grade prior to trenching for installation of underground electric facilities.

- EL5. The Developer shall furnish and install the service wire and conduit from the service panel to the transformer or secondary box. Upon approval of the building inspector, the City will make the final connections to the transformer and energize the service.
- EL6. For three-phase electrical service over 200 Amps, the Developer shall run a telephone service wire to the meter location for remote meter readings.

## **IX. WATER**

### **Water – General Conditions**

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

## **X. WASTEWATER**

No General or Project Specific Conditions

I, Robert McCarthy of the Masonic Lodge, project representative, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the project. As project representative, I agree to comply with these conditions and all other applicable laws and regulations at all times.

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Name

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Date

**CITY OF LOMPOC  
ENVIRONMENTAL CHECKLIST FORM**

**A. PROJECT INFORMATION:**

<b>Project Title:</b> Masonic Lodge Addition/Remodel	<b>Project No:</b> DR 04-21
<b>Lead Agency Name and Address:</b> City of Lompoc 100 Civic Center Plaza, Lompoc, CA 93436 P.O. Box 8001, Lompoc, CA 93438-8001	<b>Contact Person and Phone Number:</b> Keith Neubert Assistant Planner (805) 875-8277
<b>PROJECT DESCRIPTION / LOCATION:</b>  The proposed project is located on parcels identified as APN: 85-344-02 and 85-344-03 with the address of 420 East Fir Avenue, Lompoc, CA 93436. The property owner is requesting review of a proposal to remodel and add on to an existing public assembly hall on the subject parcels. The existing building is approximately 5,890 square-feet and was constructed in the late 1950's. Three storage buildings totaling approximately 960 square feet exist on-site. The proposed additions include a new dining room and sunroom totaling approximately 2,526 square feet. Included with the proposal, the entire building will be re-stuccoed and re-roofed, the parking area will be re-graded to provide handicap access, new on-site lighting and landscaping will be installed, and one approximately 100 square-foot storage building will be removed.  There are no significant environmental issues associated with the proposed project, other than potential archaeological impacts. The subject site is located within the area of the original La Purisima Mission Site, which is on the National Register of Historic Places. This area is in an archeologically sensitive area. Within this area, soil disturbance has the potential to unearth or disturb significant artifacts from this historic period. Specific mitigation measures have been proposed to ensure that any ground disturbance, including the removal or placement of foundations and utilities, and vegetation removal do not adversely impact the historic resources on the project site.  A qualified archeologist will be on-site to monitor all trenching and excavation activities to ensure that important or unique remnants of the original La Purisima Mission are not damaged or lost during construction work. On recommendation of the archeologist, a Native American monitor may be required. Trenching work shall take place by hand. Alternative methods of trenching (such as work with a flat bladed backhoe in 4" lifts) may be used, if prior approval by the archeological monitor is obtained.  In the event that paleontological artifacts are unexpectedly unearthed during excavation, an evaluation of the artifacts and the site shall be conducted by an experienced Paleontologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared by an experienced Paleontologist and implemented while being overseen by that Paleontologist.  If human remains are discovered during construction, the County Coroner, and the Native American Heritage Commission shall be notified and their recommendations and requirements adhered to, prior to continuation of construction activity.	
<b>Public Agencies with Approval Authority:</b> City of Lompoc	
<b>Project Applicant, Name and Address:</b> Robert McCarthy Masonic Lodge #262 420 East Fir Avenue Lompoc, CA 93436	<b>Project Consultant:</b> John Anton, Architect Anton & Associate, Architects 115 East College Avenue #5 Lompoc, CA 93436
<b>General Plan Designation:</b> Low Density Residential	<b>City Zoning Designation:</b> 7-R-1 Single Family Residential

<p><b>Surrounding Land Use Designation:</b>                  North – Low Density Residential                  South – Low Density Residential                  East – Low Density Residential                  West – Low Density Residential</p> <p><b>Surrounding Land Uses:</b>                  North – Residential                  South – Residential                  East – Residential                  West – Residential</p>																		
<p><b>Environmental Setting:</b> Existing developed neighborhood.</p>																		
<p><b>ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:</b>                  The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact”, as indicated by the checklist on the following pages.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"><input type="checkbox"/> Aesthetics</td> <td style="width: 33%;"><input type="checkbox"/> Agriculture Resources</td> <td style="width: 33%;"><input type="checkbox"/> Air Quality</td> </tr> <tr> <td><input type="checkbox"/> Biological Resources</td> <td><input checked="" type="checkbox"/> Cultural Resources</td> <td><input type="checkbox"/> Geology / Soils</td> </tr> <tr> <td><input type="checkbox"/> Hydrology / Water Quality</td> <td><input type="checkbox"/> Land Use / Planning</td> <td><input type="checkbox"/> Utilities / Service Systems</td> </tr> <tr> <td><input type="checkbox"/> Mineral Resources</td> <td><input type="checkbox"/> Noise</td> <td><input type="checkbox"/> Population / Housing</td> </tr> <tr> <td><input type="checkbox"/> Public Services</td> <td><input type="checkbox"/> Recreation</td> <td><input type="checkbox"/> Transportation / Traffic</td> </tr> <tr> <td><input type="checkbox"/> Hazards &amp; Hazardous Materials</td> <td></td> <td><input type="checkbox"/> Mandatory Findings of Significance</td> </tr> </table>	<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality	<input type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology / Soils	<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation / Traffic	<input type="checkbox"/> Hazards & Hazardous Materials		<input type="checkbox"/> Mandatory Findings of Significance
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<input type="checkbox"/> Hazards & Hazardous Materials		<input type="checkbox"/> Mandatory Findings of Significance																

**B. ENVIRONMENTAL IMPACTS:**

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

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

Comments:

- a) The proposed project will not have a substantial adverse impact on a scenic vista, as the scale of the improvements will not adversely affect views from the scenic vista above the project area, identified in the Lompoc General Plan.
- b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, as it is not located within the viewshed of a state scenic highway. The project area is fully urbanized.

- c) The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings, as trenching will be closed and landscaping will be replaced.
- d) The proposed project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, as 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 proposal:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?				X

Comments:

- a) The proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, because the project site is currently developed as an assembly hall and is within the city's urban limit line.
- b) The proposed project site is zoned for and developed as an assembly hall. The project site is not under Williamson Act Contract and the existing zoning is not agricultural.
- c) The proposed project will not involve other changes in the existing environment that, due to their location or nature, could result in conversion of farmland to non-agricultural use because the project area is fully included in an existing urbanized area and the site improvements, including the construction of an approximately 2,526 square-foot addition to an existing assembly hall, will not result in conversion of farmland.

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

d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?				X

Comments:

a-c) The proposed project will not conflict with, or obstruct implementation of, the applicable air quality plan, or violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the project will not add any additional vehicle trips or result in new air emissions.

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. Impacts from fugitive dust emissions would be potentially significant, since they would potentially cause a public nuisance to existing uses in the area. Compliance with standard dust control measures will ensure that these emissions remain below a level of significance.

e) The proposed project will not create objectionable odors affecting a substantial number of people, as the project will not be a significant source of odors.

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

Comments:

- a) The proposed project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, because the project area is fully developed and urbanized and is not identified in the Lompoc General Plan as being an area of biological significance.
- b) The proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The proposed project is located in a fully urbanized area.
- c) The proposed project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. The proposed project area is fully urbanized and no wetlands are present, on or near the site.
- d) The proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because the existing urban neighborhood has not been identified as significant wildlife habitat.
- e) The proposed project will not conflict with any local policies or ordinances protecting biological resources. The proposed site improvements, including the construction of an approximately 2,526 square-foot addition to an existing assembly hall, will not require the removal of trees.
- f) The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, as no such plans apply to this area.

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

Comments:

a) The proposed project will not cause a substantial adverse change in the significance of a historical resource, as identified in Section 15064.5, because the facility on the subject site has not been identified as a historical resource in the City of Lompoc's Cultural Resources Study prepared by Laurence W. Spanne M.A., October 1988. The existing assembly hall was constructed in the late 1950's, and is 5,890 square feet in size. It is not associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States, and it is not associated with the lives of persons important to local, California, or natural history. The subject property is not on the list of candidate and designated historic houses, buildings, and places, listed in Table 4 of the City of Lompoc's Cultural Resources Study prepared by Laurence W. Spanne M.A., October 1988. It does not embody the distinctive characteristics of a type, period, region, or method, or construction, or represent the work of a master, or possess high artistic values.

The subject property is located in an archeologically sensitive area and has the potential to yield information important to the prehistory or history of the local area, California, or the nation; however, specific mitigation measures have been proposed to ensure that any ground disturbance does not adversely impact the historic resources on the project site. A qualified archeologist will be on-site to monitor all trenching and excavation activities to ensure that important or unique remnants of the original La Purisima Mission are not damaged or lost during construction work. On recommendation of the archeologist, a Native American monitor may be required.

b) The proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5, as soil disturbance will be limited to that necessary to relocate and/or replace utilities, establish foundations, and slightly re-grade the parking area to provide handicap access. An archeologist shall be on-site during all trenching activities and ground disturbing activity to ensure that remnants of the original La Purisima Mission are not damaged or lost through the construction. On recommendation of the archeologist, a Native American monitor may be required. In the event that cultural artifacts are unearthed, an evaluation of the artifacts and the site shall be conducted and an appropriate plan for the preservation of the artifacts from the site shall be prepared by an experienced Archeologist and implemented while being overseen by that Archeologist.

c) The proposed project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, as the site has not been identified as being in an area of paleontological significance in the City of Lompoc Cultural Resource Study. The site has no unique geologic features, per the City of Lompoc Seismic and Geologic Conditions Study. In the event that paleontological artifacts are unexpectedly unearthed during grubbing, excavation or grading activity, an evaluation of the artifacts and the site shall be conducted by an experienced Paleontologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared by an experienced Paleontologist and implemented while being overseen by that Paleontologist.

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

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

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Comments:

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

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

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
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Comments:

a) The proposed project will not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. Hazardous materials are not expected to be used, transported, or disposed of on the site.

b) The proposed project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Acutely hazardous or hazardous materials are not expected to be used to accomplish the proposed project.

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

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

e) The proposed project is not located within the Lompoc Municipal Airport's Master Plan area. The Lompoc Municipal Airport, at approximately 2 miles away, is the closest airfield to the project site. The site improvements, including the construction of an approximately 2,526 square-foot addition to an existing assembly hall, will not impact or be impacted by airport activity.

f) The proposed project is not located within the vicinity of a private airstrip, based on review of the Lompoc General Plan and discussions with the Lompoc Airport Administrator.

g) The proposed project will not impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan because the project will not involve the installation of permanent barriers to travel or a revision to the circulation pattern around the project site. Emergency access to residences will be maintained at all times.

h) The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires. The project is not located adjacent to wildlands or where residences are intermixed with wildlands. The site improvements, including the construction of an approximately 2,526 square-foot addition to an existing assembly hall, are proposed in a residential area located within the urban core of the City of Lompoc.

VIII. HYDROLOGY AND WATER QUALITY  Would the proposal:	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 storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Comments:

- a) The proposed project will not violate any water quality standards or waste discharge requirements. Surface disruption will be minimal and pollutants will not be discharged into surface water or a storm drain system.
- b) The proposed project will not substantially deplete groundwater supplies or interfere with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table. The addition to the existing assembly hall is not expected to require substantial additional water.
- c) The proposed project will not substantially alter the existing drainage pattern of the site or area, including, through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The site improvements, including the construction of an approximately 2,526 square-foot addition to an existing assembly hall, will not alter the existing drainage pattern of this developed residential area because there is no creek or river near the site.
- d) The proposed project will not substantially alter the existing drainage pattern of the site or area, including, through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface run-off in a manner which would result in flooding on- or off-site.
- e) The proposed project will not create or contribute run-off water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off. The amount of soil disturbance will be minimized, as the project site is located in a highly sensitive archaeological area.
- f) The proposed project will not otherwise substantially degrade water quality. There are no rivers or creeks within the project area. The project site is already developed as an assembly hall and the use will not be changing.
- g-h) The proposed project will not place housing or structures within a 100-year flood hazard area structures which would impede or redirect flood flows. The project site is outside of the 100-year flood hazard area, based on FIRM Map – Community-Panel Number 060334 0003 D.

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

j) The proposed project will not create a threat of inundation by seiche, tsunami, or mudflow. The subject site is located approximately 9 miles from the ocean, so tsunamis are very unlikely. The site improvements, including the construction of an approximately 2,526 square-foot addition to an existing assembly hall, will not cause any of these catastrophic events to occur.

IX. LAND USE AND PLANNING Would the proposal:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan.				X

Comments:

a) The proposed project will not physically divide this established community, as the area is residential and built-out. The use of the site as an assembly hall will remain the same.

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

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

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

Comments:

- a) The proposed project will not result in a loss of availability of a known mineral resource that would be of value to the region and the residents of the state because it is not located in an area identified as having a mineral resource of value according to the City's General Plan.
- b) The proposed project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, as the Lompoc General Plan does not identify the project area as being a locally important mineral resource recovery site.

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

Comments:

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

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

Comments:

a-c) The site improvements, including the construction of an approximately 2,526 square-foot addition to an existing assembly hall, will not induce substantial growth, directly or indirectly, or displace substantial numbers of existing housing or people. The proposed project will not expand the availability of electrical, water or wastewater service beyond the existing service area and therefore, will not induce growth. No homes will be removed and no people will be displaced. There will be no net loss of residential units.

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

Comments:

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

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

Comments:

- a) The proposed project should have no effect on the use of existing neighborhood and regional parks or other recreational facilities, as the use of the site will not change.
- b) The proposed project does not include the construction or expansion of recreational facilities.

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

Comments:

- a) The proposed project will not cause a substantial increase in traffic, as no increase in vehicle trips will result from the site improvements. The limited number of trips necessary during construction will not be significant.
- b) The proposed project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways, because the project will not increase the number of vehicle trips from the project site.

- c) The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks because the proposed project is located a substantial distance from the Lompoc Airport and the Vandenberg Air Force Base Airfield.
- d) The proposed project will not substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) because the project, adjacent to residential uses, will not change traffic patterns or roadways in the area.
- e, f ) The proposed project will not result in inadequate emergency access or parking capacity, as it will not require roadway closures and required parking is available on-site.
- g) The proposed project will not conflict with policies, plans or programs which support alternative transportation, including buses and bicycles, as the project will not result in blocked roadways, bikeways or reduced parking and will not involve the creation of new housing units or jobs.

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

Comments:


- a) The proposed project will not exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board, as new capacity will not result from the project.
- b) The existing utilities serving the site are adequate. The project will not 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.
- c) The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, because the proposed site improvements will not contribute significant additional surface flow.

d-e) The project site is located within the City of Lompoc City limits and has sufficient resources to service the site with water and wastewater facilities.  
 f-g) The City of Lompoc landfill has sufficient capacity to service the proposed use. The project will conform to regulations regarding solid waste.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE Does the project:	Potentially Significant Impact	Less than significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				X
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

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

Prepared by:

  
 Keith C. Neubert, Assistant Planner

9/21/04  
 Date

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

*Robert M. McCarthy*

Robert McCarthy, Representative of Masonic Lodge, Property Owner

*9-21-04*

Date

**MITIGATION AND MONITORING PLAN:**

The following Mitigation Measures shall be Conditions of Approval for DR 04-21:

**V. CULTURAL RESOURCES**

*Mitigation*

1) An archeologist meeting the professional qualifications standards of the Secretary of the Interior for Archeology, shall monitor all ground disturbance including trenching, foundation work or vegetation removal necessary to construct the site improvements, including an approximately 2,526 square-foot addition to an existing assembly hall, on the subject parcel. Hand trenching shall be used unless the archeological monitor approves another method. On recommendation of the archeologist, a Native American monitor may be required. In the event that cultural artifacts are unearthed, an evaluation of the artifacts and the site shall be conducted and an appropriate plan for the preservation of the artifacts shall be prepared and implemented under supervision of an experienced Archeologist. The artifacts shall be preserved, prior to the recommencement of any work that could damage those artifacts. The archeologist shall file a resource record detailing the materials found and their disposition, as required by the State Historic Preservation Office. The archeologist shall also file a report with the City Planning Division providing details of the monitoring effort and identifying any artifacts, or human remains discovered during the construction and the actions taken to address their discovery.

*Monitoring*

The owner and contractor shall be responsible for ensuring that, prior to ground disturbance on any portion of the project site or adjacent right of way, an archeologist meeting the professional qualifications standards of the Secretary of the Interior for Archeology, will be on-site during ground disturbing activities to ensure that remnants of the original La Purisima Mission are not damaged or lost through construction. The owner and contractor shall also ensure that any recommendations of the Archeologist are followed.

*Mitigation*

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

*Monitoring*

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

*Mitigation*

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

*Monitoring*

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

**CITY OF LOMPOC  
MITIGATED 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:** Masonic Lodge # 262 Addition/Remodel - DR 04-21

**Location:** 420 East Fir Avenue (APN: 85-344-02, 03)

**Description:** The proposed project is to remodel and add on to an existing public assembly hall at 420 East Fir Avenue (Assessor Parcel Number: 85-344-02,03). The proposed additions include a new dining room and sunroom totaling approximately 2,526 square feet. Included with the proposal, the entire building will be re-stuccoed and re-roofed, the parking area will be re-graded to provide handicap access, new on-site lighting and landscaping will be installed, and one approximately 100 square-foot storage building will be removed.

The City of Lompoc has determined that:

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

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

**MITIGATION AND MONITORING PLAN:**

The following Mitigation Measures shall be Conditions of Approval for DR 04-21:

**Cultural Resources**

*Mitigation*

1) An archeologist meeting the professional qualifications standards of the Secretary of the Interior for Archeology, shall monitor all ground disturbance including trenching, foundation work or vegetation removal necessary to construct the site improvements, including an approximately 2,526 square-foot addition to an existing assembly hall, on the subject parcel. Hand trenching shall be used unless the archeological monitor approves another method. On recommendation of the archeologist, a Native American monitor may be required. In the event that cultural artifacts are unearthed, an evaluation of the artifacts and the site shall be conducted and an appropriate plan for the preservation of the artifacts shall be prepared and implemented under supervision of an experienced Archeologist. The artifacts shall be preserved, prior to the recommencement of any work that could damage those artifacts. The archeologist shall file a resource record detailing the materials found and their disposition, as required by the State Historic Preservation Office. The archeologist shall also file a report with the City Planning Division providing details of the monitoring effort and identifying any artifacts, or human remains discovered during the construction and the actions taken to address their discovery.

*Monitoring*

The owner and contractor shall be responsible for ensuring that, prior to ground disturbance on any portion of the project site or adjacent right of way, an archeologist meeting the professional qualifications standards of the Secretary of the Interior for Archeology, will be on-site during ground disturbing activities to ensure that remnants of the original La Purisima Mission are not damaged or lost through construction. The owner and contractor shall also ensure that any recommendations of the Archeologist are followed.

*Mitigation*

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

*Monitoring*

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

*Mitigation*

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

*Monitoring*

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

September 21, 2004

Date



Keith Neubert, Assistant Planner