

City of Lompoc

General Plan Update EIR

Initial Study

Prepared for:

City of Lompoc
100 Civic Center Plaza
Lompoc, CA 93438

Prepared by:

Rincon Consultants
1530 Monterey Street, Suite D
San Luis Obispo, CA 93401



August 11, 2008

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Contact: Lucille Breese, Planning Manager

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INTRODUCTION

LEGAL AUTHORITY AND ENVIRONMENTAL DETERMINATION

This Initial Study (IS) has been prepared in accordance with the *California Environmental Quality Act (CEQA) Guidelines*, City's Rules and Procedures for the Implementation of CEQA, and relevant provisions of CEQA, as amended.

Initial Study. Section 15063(c) of the *CEQA Guidelines* defines an Initial Study as the proper preliminary method of analyzing the potential environmental consequences of a project. The purposes of an Initial Study are:

- (1) To provide the Lead Agency with the necessary information to decide whether to prepare an Environmental Impact Report (EIR), or a Negative Declaration, or a Mitigated Negative Declaration, or an Exemption
- (2) To enable the Lead Agency to modify a project, mitigating adverse impacts, thus avoiding the need to prepare an EIR; and
- (3) To provide sufficient technical analysis of the environmental effects of a project to permit a judgment to be made by the Lead Agency, based on the record as a whole, that the environmental effects of a project have been adequately mitigated or require further in-depth study in an EIR.

EVALUATION OF POSSIBLE ENVIRONMENTAL IMPACTS AND SIGNIFICANCE DETERMINATION

The following sections of this Initial Study provide discussions of the possible environmental effects of the proposed project for specific environmental issue areas that have been identified on the CEQA Initial Study Checklist. For each environmental issue area, potential effects are evaluated.

A "significant effect" is defined by Section 15382 of the *CEQA Guidelines* as "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by a project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance." According to the *CEQA Guidelines*, "an economic or social change by itself shall not be considered a significant effect on the environment, but may be considered in determining whether the physical change is significant."

Following the evaluation of each environmental effect is a discussion of mitigation measures and the residual effects or level of significance remaining after the implementation of the measures. In those cases where a mitigation measure for an impact could have a significant environmental impact in another issue area, this impact is discussed as a residual effect.



INITIAL STUDY

PROJECT TITLE

City of Lompoc General Plan Update EIR

LEAD AGENCY and CONTACT PERSON

City of Lompoc
100 Civic Center Plaza
Lompoc, CA 93438

Contact: Lucille Breese, AICP, Planning Manager
Telephone: (805) 875-8273
E-Mail: L_BREESE@ci.lompoc.ca.us

PROJECT APPLICANT

City of Lompoc
100 Civic Center Plaza
Lompoc, CA 93438

PROJECT SITE CHARACTERISTICS

Location: City of Lompoc (citywide) (refer to Figures 1 and 2)

Existing General Plan Designations: Varies (see Land Use Map on file at the City).

Existing Zoning: Varies (see Zoning Map on file at the City)

Surrounding Land Uses: The planning area for the General Plan Update comprises all land within the City of Lompoc, as well as its Sphere of Influence. The City is located within northern Santa Barbara County, and is comprised of a mixture of urban uses, including residential, commercial, industrial, open space, and institutional. Surrounding land uses include agriculture, open space, and residential uses within unincorporated areas of the County.

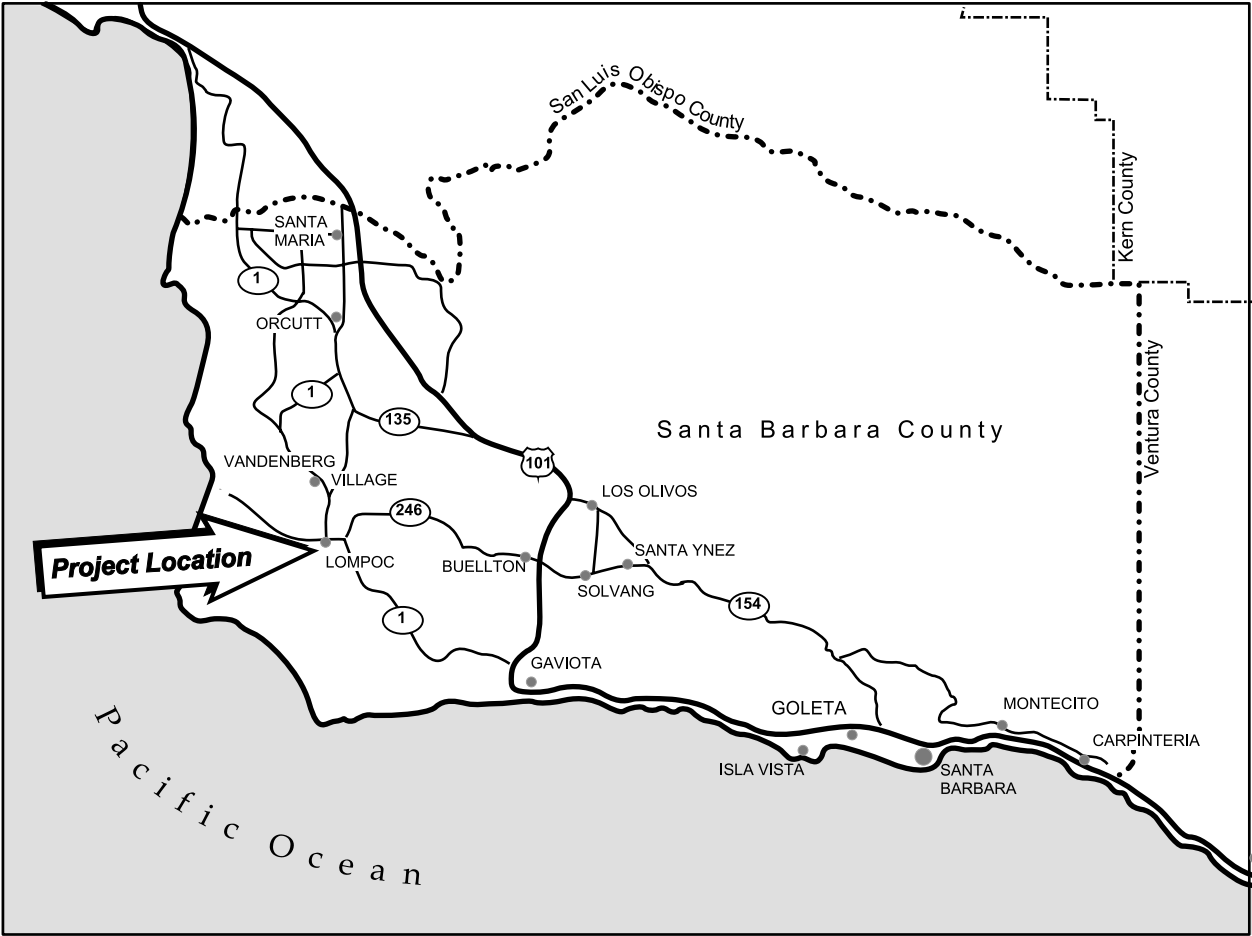
DESCRIPTION OF THE PROJECT

The proposed project is the update of the City of Lompoc General Plan Land Use, Circulation, and Housing Elements. Physical change within the City would generally occur under these elements. The remaining elements of the General Plan typically contain policies and guidelines to implement goals of the Land Use, Circulation, and Housing Elements

There are two primary components of the proposed General Plan Update: physical buildout potential, and proposed goals/policies. Physical buildout potential of the General Plan Update will serve as the basis for evaluating potential impacts related to land uses, aesthetics, light and glare, resource use, traffic, public services, utilities and other issues directly affected by development.

Any changes or refinement in policy direction within the General Plan update are intended to be responsive to technical data, to the input received, to address potential impacts of future development, and to ensure internal consistency within the General Plan.

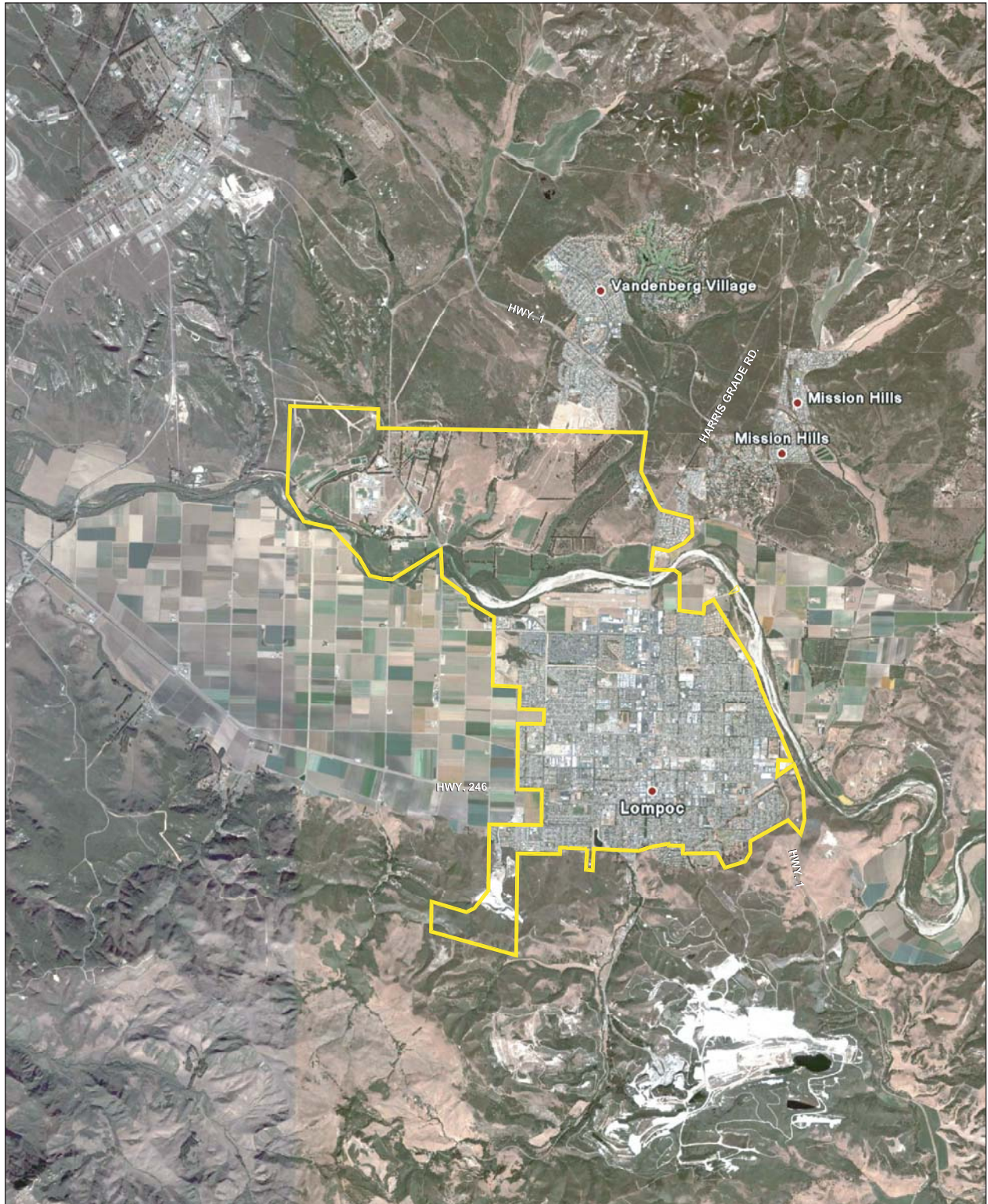




Regional Vicinity

Figure 1
City of Lompoc





Basemap Source: Europa Technologies, RRM Design Group, 2007.



LEGEND

 City Limit Line

Notes: *Aerial Photo from Google Maps

Regional Aerial Map

Figure 2
City of Lompoc



a. Land Use Element. The Land Use Element addresses the community’s vision for development during the planning horizon, identified as the year 2030. The Element includes a map of proposed urban boundaries and planned land use categories. The purpose of the Land Use Categories and the Land Use Map are to guide the general distribution, location and extent of the various types of land uses in the City. The Land Use Categories also describe density and intensity criteria for physical development.

At this point, the land inventory in the City is largely built out; therefore the updated Land Element will focus on development that would generally occur within annexation areas and within specified infill areas (refer to Figure 3). The updated Element includes policies to address issues of infill development, as well as reexamination of the sphere of influence and fine-tuning of the current General Plan. Most of the property within the City would retain existing land use designations.

b. Circulation Element. The Circulation Element outlines the transportation network required to support development proposed under the City's Land Use Element. Transportation facilities and their location and accessibility have been, and will continue to be, a major influence in shaping the development pattern within Lompoc. The Circulation Element addresses the long-term roadway, bikeway, pedestrian, rail, and air traffic systems to serve the long-term growth anticipated in the City.

c. Housing Element. The updated Housing Element is a policy document that implements the different types of single-family, multifamily, and mixed use developments that are envisioned by the Land Use Element. As such, the updated Housing Element would not result in any additional physical environmental impacts, beyond those evaluated as part of the review of the Land Use Element. Section 65588(a) of the California Government Code requires that each city shall update its Housing Element as frequently as appropriate, but at least once every five years, to evaluate all of the following:

- (1) The appropriateness of the City’s housing goals, objectives, and policies in contributing to the attainment of the Statewide housing mandates.*
- (2) The effectiveness of the City’s housing element in attainment of the community’s housing goals and objectives.*
- (3) The progress of the City in implementation of the housing element.*

As part of the Housing Element Update, the City’s local housing needs are evaluated, and a realistic set of programs are developed in order to meet those needs. State housing law requires that the Housing Element Update:

- Identify and analyze the current and projected housing needs of “all economic segments of the community;”*
- Evaluate current and potential constraints to meeting those needs, due both to marketplace and government operations;*



- *Assess the availability of land suitable for residential use and opportunities for energy conservation in residential development;*
- *Set forth objectives, policies, and programs that set forth a 5-year schedule of actions to meet identified housing needs, and removes governmental and non-governmental constraints on the production of housing, the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs and, when available, funds in a low and moderate income housing fund of a redevelopment agency; and*
- *Address needs for emergency shelter for the homeless.*

Regional Housing Needs Assessment. The California Government Code requires that the appropriate council of governments determine each locality's share of the region's existing and future housing needs. The Santa Barbara Council of Governments (SBCAG), which is responsible for all cities within Santa Barbara County, adopted a Regional Housing Needs Plan in June 2008 (RHNP, 2008), distributing housing unit allocations amongst its member agencies. The State Department of Housing and Community Development (HCD) establishes the "future housing need" for the county and then SBCAG distributes this need by defining the number of additional housing units that are to be accommodated in the City's Housing Element Update. The City is required to develop how its planning programs include provisions for meeting the projected increases in the number and type of housing units. The City is further required by state law through the Housing Element Update to demonstrate to HCD how the City will:

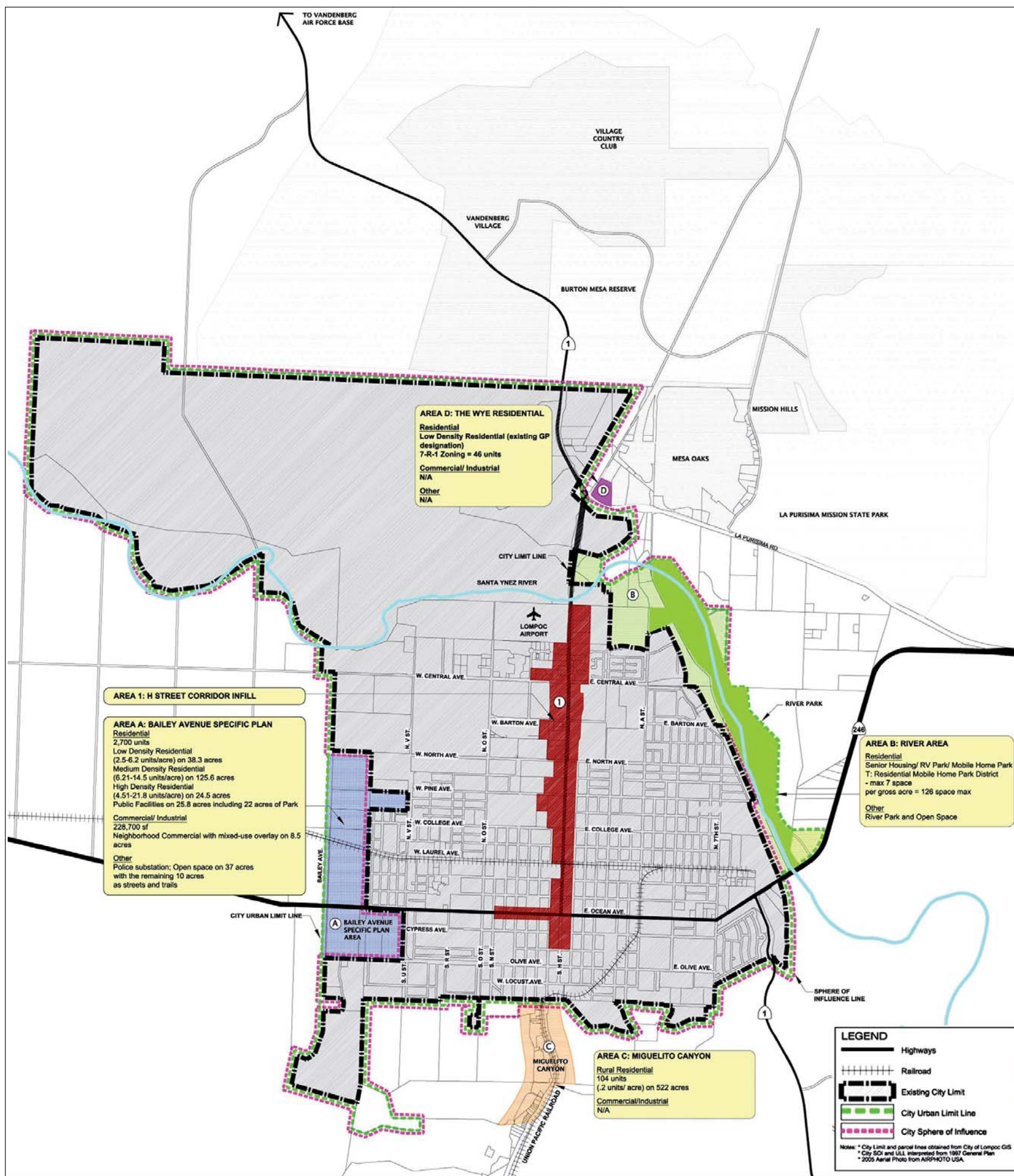
- *Accommodate projected growth in the number of very low, low, moderate, and above moderate income households;*
- *Compensate for housing demolitions and other inventory losses; and*
- *Achieve a vacancy rate that allows the market to operate efficiently.*

According to SBCAG, the projected need for new housing construction between January 2007 and July 2014 in Lompoc is 516 units.

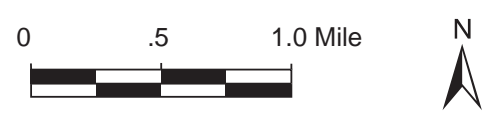
PUBLIC AGENCIES WHOSE APPROVAL MAY BE REQUIRED FOR SUBSEQUENT ACTIONS (e.g. permits, financing approval, or participation agreement):

- *California Department of Fish and Game*
- *California Department of Housing and Community Development*
- *California Department of Transportation (Caltrans)*
- *County of Santa Barbara*
- *Regional Water Quality Control Board*
- *Santa Barbara Local Agency Formation Commission*
- *US Army Corps of Engineers*
- *US Department of Fish and Wildlife*





Basemap Source: RRM Design Group, 2008.



Proposed Land Use Changes

Figure 3
City of Lompoc

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

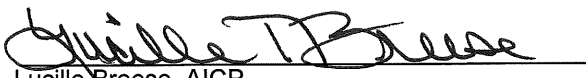
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

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.
- 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 in 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.


Lucille Breese, AICP
Planning Manager

Date July 31 2008



EVALUATION OF ENVIRONMENTAL IMPACTS

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS - Would the project:				
a) Have a substantial adverse effect on a scenic vista?	X			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	X			
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	X			
a-d. The City of Lompoc features a number of natural as well as manmade scenic resources such as its historic "Old Town" downtown core and surrounding open space, as well as the Santa Ynez River corridor. Scenic routes traverse the planning area. Caltrans has designated Highway 1 near Lompoc as a Scenic Highway. The development accommodated by the Land Use, Circulation, and Housing Element updates could introduce a source of additional light and glare that could adversely affect nearby areas. Long-term development could affect the overall aesthetic character of the area. These issues will be addressed in the EIR.				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES - Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepare pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural 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 individually or cumulatively result in loss of Farmland, to non-agricultural use?	X			
a-c. Development under the General Plan Update could result in the conversion of Prime Farmland, Unique Farmland and Farmland of Statewide Importance, including land currently under cultivation. In addition, development in conformance with the General Plan Update may affect land currently under Williamson Act contract. Adoption of the Land Use, Circulation, and Housing Element updates would also redesignate current land uses within and outside the City's Sphere of Influence and potentially require annexation of lands outside of the existing Sphere of Influence. This issue will be analyzed in the EIR.				



ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable Air Quality Attainment Plan or Congestion Management Plan?	X			
b) Violate any stationary source air quality standard or contribute to an existing or projected air quality violation?	X			
c) Result in a net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X			
d) Expose sensitive receptors to substantial pollutant concentrations?	X			
e) Create objectionable odors affecting a substantial number of people?	X			
<p>a-e. The proposed Land Use, Circulation, and Housing Elements permit a buildout potential that would increase the City's existing population. Projected population levels may be inconsistent with the Santa Barbara County Air Pollution Control District's Air Quality Management Plan. The increase in population would result in an increase in vehicular traffic, which would result in the marginal degradation of the air quality of the air basin. Future development may also increase air pollution due to construction activities and energy generation for utilities serving the developments. Additional buildings and pavement areas could contribute to a change in air movement and temperature in the immediate vicinity.</p> <p>Development in a predominantly agricultural area may expose sensitive receptors to the aerial spray drift of fertilizers and/or pesticides. Buildout of the proposed Elements could result in the creation of isolated objectionable odors, such as from construction. Air quality impacts associated with the General Plan Update buildout will be assessed in the EIR.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES - Would the project:				
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 US 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
<p>a-e. While a majority of the existing City is developed with urban uses, some of the areas may include sensitive plant and animal species. Existing undeveloped lands provide open space and support habitats that are considered sensitive to the region. The Land Use, Circulation, and Housing Elements have the potential to affect potentially sensitive species, their habitats, and wildlife corridors. These issues related to biological resources will be addressed in the EIR.</p> <p>There is potential for development associated with Land Use, Circulation, and Housing Elements to result in losses to native vegetation and oak trees. In addition, locally designated natural communities may potentially be affected by development resulting from the General Plan buildout. The EIR will discuss issues related to locally designated species and natural communities.</p> <p>f. The General Plan would not conflict with any adopted habitat conservation plan. This issue will not be examined further in the EIR.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES - Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	X			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 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			
<p>a-d. Lands throughout the City and vicinity contain a wide variety of resources that are significant to the area's local history, regional architecture, archaeology, and culture. The area is within a region historically inhabited by Native American groups, including the Chumash and Salinan peoples. Much of the Lompoc vicinity consists of land at the base of hills, riverbanks and adjacent to undisturbed oak woodlands. These geophysical features are considered highly sensitive as there is a high probability that they may contain cultural resource sites. Historic resources related to more recent settlement exist on the lands within the City, including historic structures and districts. Generalized impacts to historic and prehistoric resources will be described in the EIR.</p>				



ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS - Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on 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 waste water disposal systems where sewers are not available for the disposal of waste water?				X
<p>a-d. There are several faults within the vicinity of Lompoc. These faults include the Santa Andreas, Santa Ynez, Hosgri, Los Alamos-West Baseline and Casamalia-Orcutt Faults. Other geologic hazards in the planning area include liquefaction, slope stability (landslides primarily) and alluvial soils. The EIR will include a discussion of potential seismic and landslide hazards, as well as expansive soil related hazards. The City and planning area are not located in an area that would be subject to hazards associated with tsunami, seiche, or mudflow.</p> <p>It should be noted that the City of Lompoc recognizes these geologic influences in the application of the Uniform Building Code to all new development within the City. Soils reports and structural engineering in accordance with local seismic influences would be applied in conjunction with any new development proposal. General Plan policies would control the density and type of development permitted in areas with identified geologic constraints.</p> <p>e. All new development within the City is anticipated to be connected to the municipal waste disposal system. Thus, no impacts related to the use of septic systems are anticipated. No further analysis of this issue will be conducted in the EIR.</p>				



ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	X			
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely 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			
a-h. The storage and handling of hazardous materials occurs within the City and planning area. New development may include additional storage and handling of such materials. Development of vacant and/or agricultural areas within the Sphere of Influence and within the undeveloped expansion areas may expose people to hazards resulting from exposure to dust and pesticides associated with adjacent agricultural operations. The introduction of activities and development in these areas considered high fire hazard zones, has the potential to result in increased exposure to fire hazards. There may be exposure to hazards related to the operation of Lompoc Airport. Hazards impacts associated with the General Plan Update buildout will be assessed in the EIR.				



ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY - Would the project:				
a) Violate any water quality standards or waste discharge requirements?	X			
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	X			
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	X			
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	X			
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	X			
f) Otherwise substantially degrade water quality?	X			
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	X			
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	X			
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	X			
j) Inundation by seiche, tsunami, or mudflow?	X			
<p>a-j. Drainage patterns may be altered as a result of future development in accordance with the Land Use, Circulation, and Housing Elements. In addition, development in undeveloped areas will result in changes to absorption rates and the rate and amount of surface runoff. Drainage issues will be discussed in the EIR.</p> <p>Potential flooding impacts affect both developed properties in the City and undeveloped lands in the City's expansion areas. The 100-year floodplain traverses through the City, and portions of areas of potential change occur within the floodplain. Flooding issues will be addressed in the EIR.</p> <p>The Land Use, Circulation, and Housing Elements would result in increased water consumption in the planning area, thus potentially requiring additional groundwater pumping. Development may also affect the quality and quantity of ground water. The EIR will discuss possible impacts to ground water sources including impacts resulting from lost recharge and increased pumping.</p> <p>Surface waters may be significantly affected by development associated with the Land Use, Circulation, and Housing Elements. Future land uses replacing undeveloped areas may discharge substantial pollutants into surface waters including the Santa Ynez River. Development is also anticipated to result in increased surface runoff that has the potential to affect surface water quantities.</p>				



ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	X			
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	X			
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
<p>a-b. The proposed Land Use Element establishes a planned land use pattern and long-range policies to guide growth within the City corporate boundary and proposed Sphere of Influence. These policies, to be implemented by a series of implementation measures, are intended to preserve and enhance the quality of the community through methods that are both environmentally sound and equitable to all citizens of the City. The General Plan is the governing long-range guide for future development in the City, and all implementation tools (such as the zoning ordinance) will need to be made consistent with the General Plan, if conflicts arise. The EIR will examine the General Plan's consistency with regional plans, including those related to transportation, air quality, and the protection of natural resources.</p> <p>c. The General Plan would not conflict with any adopted habitat conservation plan. This issue will not be examined further in the EIR.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	X			
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	X			
<p>a-b. The Lompoc Planning Area may contain mineral resources. Impacts to mineral resources could occur as a result of future use of open space areas and other development. For this reason, the issue will be evaluated in the EIR.</p>				

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



d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	X			
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
<p>a-e. As a result of implementation of the updated Land Use, Circulation, and Housing Elements, currently vacant and undeveloped areas may be developed. The development of these areas may produce increased noise levels. Short-term increases could arise from project construction, while long-term increases are typically associated with increased traffic. Future noise sources in the planning area also include the Lompoc Airport, and industrial, commercial, and agricultural operations. Noise issues will be addressed in the EIR.</p> <p>f. No private airstrips are located within the City or proposed annexation areas. Therefore, no impacts related to noise generated from private airstrips would result for the General Plan Update. This issue will not be examined further in the EIR.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>XII. POPULATION AND HOUSING</i> -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	X			
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
<p>a. In addition to the infill of vacant land within the City limits, the General Plan envisions potential expansion areas that may be added to the City's existing Sphere of Influence. The Land Use Element describes the pattern and intensity of future development, including residential, commercial, industrial, recreation, and open space land uses. Infill within the current corporate boundary and within expansion areas as allowed under the proposed General Plan will result in additional housing and employment opportunities. The effects of anticipated growth in the City's population and housing units will be discussed in the EIR, as it pertains to regional land use and air quality-related growth forecasts to determine consistency with regional plans. The growth-inducing impacts of the General Plan will also be discussed.</p> <p>b, c. The land use changes and infrastructure improvements envisioned in the General Plan Update would not displace existing housing or people. This issue will not be examined further in the EIR.</p>				



ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES - Would the project result in 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:				
a) Fire protection?	X			
b) Police protection?	X			
c) Schools?	X			
d) Parks?	X			
e) Other public facilities?	X			
a-e. Increased development within the City and annexation areas may result in a need for additional fire and police protection services. Future residential development in vacant and undeveloped areas in addition to increasing residential density at various locations may affect the area schools. Additionally, the increase in population due to the Land Use and Housing Elements may require additional park and recreational facilities. Increased population may also increase maintenance costs of public facilities, including roads and result in a need for additional municipal services including administration, planning, and public works. The EIR will address public services.				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. RECREATION -				
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			
a-b. The increase in population due to Land Use and Housing Element buildout may increase the demand for park and recreational facilities. Development in undeveloped areas of the expansion areas used for passive recreation may affect existing recreational opportunities. The increase in parks demand, as well as the need for additional facilities to accommodate future growth, will be discussed in the EIR.				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC - Would the project:				
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			
a-g. New trips will be generated by buildout of existing vacant parcels located within the current City limits, and development of the land uses envisioned for the expansion areas. This planned development, the potential population increase, and tourist related activities may generate additional vehicular movement, impact existing transportation systems, and create a demand for additional parking. These effects will be discussed in the EIR, and the recommendations carried forward through the Circulation Element. Impacts related to the use of alternative transportation methods (bikeways and pedestrian systems) will be discussed in the EIR, and policies would be included to address this issue.				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS -				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable 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			
a-g. The City of Lompoc owns and operates sewer lines and a wastewater treatment plant. The proposed General Plan would accommodate development that would increase the demand on sewer systems serving the planning area. This issue will be addressed in the EIR.				
Although the Santa Ynez River and local creeks are subject to flooding, no specific flood hazards associated with new development in the City have yet been identified. Street flooding can occur during the rainy season. Buildout of the General Plan may result in a need for additional stormwater drainage facilities. Drainage issues will be addressed in the EIR.				
Solid waste is transferred and disposed of at the City of Lompoc Sanitary Landfill, which is a Class III (non-hazardous) landfill. The landfill has a remaining capacity of 2,146,779 cubic yards and a permitted peak throughput of 400 tons per day. The landfill had an average 2006 daily acceptance of approximately 125-150				



tons per day. The landfill accepted approximately 42,000 tons of solid waste during the year 2006. The landfill is estimated to have sufficient capacity until 2047. The increase in solid waste that will occur with the General Plan buildout may be substantial. The amount of solid waste expected to be generated within the planning area will be addressed in the EIR.

The City of Lompoc provides water resources to City residents through pumpage of groundwater from the Lompoc Plain, which is located within the Lompoc Groundwater Basin. This basin is fed by Santa Ynez River water, irrigation return flow, and deep percolation of rainfall. According to the City's 2005 Urban Water Management Plan, the Lompoc Groundwater Basin, which would be the source of water for the General Plan area, is in a state of overdraft of 913 acre feet per year. However, an agreement between the City, the Santa Ynez River Water Conservation District (SYVWCD), and the Cachuma Members Units provides for periodic releases from the Cachuma reservoir to recharge the groundwater basin. This issue will be examined in the EIR to ensure that an adequate water supply is identified for future growth.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	No Impact
a) Does the project 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) Does the project 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		
<p>a and c. The proposed General Plan may generate impacts of unknown significance in the following areas: Land Use, Agriculture, Geology, Hydrology, Air Quality, Transportation and Circulation, Biological Resources, Hazards, Mineral Resources, Noise, Public Services, Utilities and Service Systems, Aesthetics, Cultural Resources, and Recreation. The impacts associated with each of these issue areas will be identified and discussed in the EIR. The General Plan is a long-term plan and is expected to improve the long-term potential of the City by providing a framework and policy guide to preserve and protect the natural resources and to regulate development to prevent degradation of the environments. The EIR will identify and discuss any long-term environmental goals that may be disadvantaged as a result of adopting the proposed General Plan.</p> <p>b. The General Plan is a guide for long-term development in the City and includes policies that will reduce or prevent impacts to the environment. However, there may be impacts as a result of changes to the circulation system and land uses, and minor alterations (including beneficial improvements) to the planning areas natural resources and natural features. The potential cumulative effects may be significant and will be discussed in the EIR.</p>			



REFERENCES

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