

## 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 Mitigated Negative Declaration is hereby made on the following project:

**Title: CHESTNUT CROSSING – MIXED USE INFILL DEVELOPMENT  
PARCEL MAP - LOM 552 / ZONE CHANGE – ZC 05-06  
DEVELOPMENT PLAN - DR 05-36**

**Location:** The project site is comprised of seven (7) assessor parcel numbers (APN), generally located on the south side of Chestnut Avenue at North H Street, locally identified as the old Lompoc Ford dealership, and has a total area of 80,595 square feet as identified below:

Lot No	APN	Address	Area Sq. Ft.	General Plan	Zoning
1	085-081-01	239 North H St	14,007	Old Town Commercial	OTC
	085-081-02	233 North H St		Old Town Commercial	OTC
2 – 5	085-082-15	234 North H St	42,056	Old Town Commercial	OTC
	085-082-14	222 North H St		Old Town Commercial	OTC
6	085-082-03	231 North G St	24,532	Mixed Use	C-2
	085-082-04	227 North G St		Mixed Use	C-2
	085-082-05	223 North G St		Mixed Use	C-2

### Description:

The applicant is requesting review of a proposal to construct a mixed use project, including residential and commercial uses with landscaping and parking at the northern entry to the City Old Town Commercial District. The applicant is requesting consideration of:

- \* Zone Change (ZC 05-06) on the parcels identified as. 6, fronting G Street currently zoned Central Business District (C-2) to Mixed Use (MU);
- \* Parcel Map (LOM 556) for 34 residential condominium and 19 commercial condominium units; and
- \* Development Plan (DR 05-37) architecture and site plan for approximately 27,550 square feet of commercial space and 62,590 square feet of residential including parking and landscaping to support the proposed uses for the project.

The existing structures will be removed and replaced with nine (9) new buildings of two (2) and three (3) stories.

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 05-36, ZC 05-06, LOM 552:**

**I. AESTHETICS**

Mitigation:

The applicant shall submit a lighting plan which incorporates the following:

- a. Within one hour after each tenant's closing, lighting in the parking areas adjacent to each tenant shall be reduced to a minimal level of lighting necessary for safety and security; and the illumination of signs and landscaping adjacent to each tenant shall be curtailed.
- b. 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.

Monitoring:

The applicant will submit a lighting plan showing any proposed lighting for the development. City staff will review the adequacy of the plan during plan check.

**III. AIR QUALITY**

Mitigation Measures:

- \* 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.

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. All construction projects on sites larger than 15 acres shall provide temporary traffic control (e.g., flag person) to avoid unnecessary delays to traffic during construction activities which interrupt normal traffic flow.
- c. If feasible, electricity from power poles or ground lines shall be used in place of temporary diesel- or gasoline-powered generators.

Conditions for Long-term and Operational Impacts

- a. Residential Projects
  1. All residential construction or remodel projects of five or more residential units shall reduce long-term and operation emission of CO, NO<sub>x</sub>, and ROC from mobile sources.
  2. If the development project is adjacent to a bicycle trail and/or lane designated in the Lompoc General Plan, that portion adjacent to the project shall be installed.
- b. Commercial Projects over 5,000 square feet
  1. All commercial construction or remodel projects of more than 5,000 square feet of floor area shall provide preferential parking spaces for employee carpools at a ratio of 1 preferential space for every 50 required spaces. This condition does not apply to projects with less than 50 spaces.

Monitoring:

Planning staff and the Engineering staff shall review required dust control program prior to issuance of grading permits for the project and shall inspect site during the life of the project construction.

**VI – GEOLOGY AND SOILS**

Mitigation

Soil preparation for all structures and improvements on the site shall be prepared in conformance with the recommendations listed in the Preliminary Geotechnical Recommendation section of the Soils Engineering Report was prepared by Earth Systems Pacific on October 19, 2005 for the site.

Monitoring

City staff shall review grading and building plans to assure conformance with the Geotechnical Recommendations in the Soils Report prior to issuance of permits.

**VII. HYDROLOGY AND WATER QUALITY**

Mitigation:

1. Prior to demolition work, each structure proposed for demolition shall be sampled as part of an asbestos survey in compliance with the National Emission Standards for Hazardous Air Pollutants (NESHAP). Regardless of whether asbestos is identified in any building, prior to demolition of existing structures the APCD shall be notified and an APCD Asbestos Demolition and Renovation Compliance Checklist shall be submitted to both APCD and the City of Lompoc Planning and Building Divisions.
2. The City Solid Waste Division will be contacted prior to disposal of building material debris to determine any specific requirements the landfill may have regarding the disposal of lead based paint materials. The disposal of demolition debris shall comply with any such requirements.

3. All Remediation Goals and Site Closure Requirements listed in the Corrected Action Plan, prepared by Holguin, Fahan & Associates, Inc, dated August 31, 2005 and amended December 15, 2005 shall be implemented prior to issuance of grading permits. IShould any hazards be identified as a result of additional site investigation, the applicant shall be required to follow and implement all recommendations made by the investigators. The applicant shall comply with all remediation recommendations of the City, County Fire Department Hazardous Materials Division, and other regulatory agency with hazardous materials jurisdiction over the project.
4. In the event that hazardous waste and/or materials, including chemical odors or stained soils , are encountered during construction, the following actions shall be taken by the applicant or authorized agent thereof: 1) all work in the vicinity of the suspected contaminant will be halted; 2) all persons shall be removed from the area; 3) the site shall be secured under the direction of the City Fire Department; and 4) the City of Lompoc Hazardous Waste/Materials Coordinator shall be notified. Work shall not recommence until such time as the find is evaluated and appropriate measures are implemented as necessary to the satisfaction of the California Department of Toxic Substances Control (DTSC).

Monitoring:

The project shall comply with all requirements of the Corrective Action Plan (CAP) prepared by Holguin, Fahan & Associates, Inc., dated August 31 and amended December 15, 2005. Final clearance from the SBCOFD shall be received by the City prior to issuance of grading permits for the site.

**XI. NOISE**

Mitigation:

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.

Monitoring:

City staff shall inspect grading and construction activities on the site during the project construction phase.

**XV. TRANSPORTATION/CIRCULATION**

Mitigation:

Conformance with the ATE Traffic & Circulation Study recommended improvements:

Fronting Improvements: The Chestnut Crossing Mixed Use Project would be responsible for constructing frontage improvements (street improvements, curb, gutter, sidewalk, driveways, etc.) according to City requirements along Chestnut Avenue, H Street, and G Street..

Monitoring:

City staff shall review the grading and public improvement plans to assure conformance with this measure.

June 1, 2006

Date

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Lucille T. Breese, AICP, City Planner