

**CITY OF LOMPOC
ENVIRONMENTAL CHECKLIST FORM**

A. PROJECT INFORMATION:

Project Title: Chestnut Crossing Mixed Use Project	Project No: LOM 552 / ZC 05-06 / DR 05-37
Lead Agency Name and Address: City of Lompoc 100 Civic Center Plaza, Lompoc, CA 93436 P.O. Box 8001, Lompoc, CA 93438-8001	Contact Person and Phone Number: Lucille T. Breese, AICP City Planner (805) 875-8273

PROJECT DESCRIPTION / LOCATION:

The project is proposed on a site comprised of seven (7) assessor parcels generally located on the south side of Chestnut Avenue at North H Street as shown on the attached location map. The project will revitalize an approximately 80,000 square foot area with new structures supporting a mix of commercial and residential uses. The applicant is requesting consideration of:

- * Zone Change (ZC 05-06) on the parcels identified as Lot No. 6, fronting G Street currently zoned Central Business District (C-2);
- * Vesting Tentative 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.

Existing structures on the site consist of three (3) occupied residential units on Lot No. 1 and two (2) commercial buildings on Lots 2-5 currently utilized as storage for the Lompoc Mural Society, previously utilized by an automobile dealership and include a sales showroom and service facilities. The existing structures will be removed and replaced with nine (9) new buildings of two (2) and three (3) stories.

Lot 1 – has frontage on both North H Street and Chestnut Avenue will have commercial uses on the first floor with six (6), two-story residential condominiums above;

Lots 2 & 3 – have frontage on both North H Street and Chestnut Avenue, these lots will also provide commercial uses on the first floor and 13 residential condominiums above. All residential parking for Lots 2 & 3 is provided at Lots 4 & 5;

Lots 4 & 5 – front along a public alley and will provide the five (5) affordable condominiums in two-story buildings. The residential units are on the second story with parking below; and

Lot 6 will provide ten (10) live/work condominiums in four (4) three-story buildings.

A site map of the lots is included as page 6 of the initial study.

A public utility easement would be created to contain the water, sewer, electrical, telephone, cable, television, and gas utilities for the project. Storm water runoff on Lots 1-5 will be collected in a subsurface drainage system and piped to existing storm drain at H Street and Chestnut. Storm water on Lot 6 will be directed to the alley.

There is no requirement for on-site parking for new commercial uses in the Old Town Commercial (OTC) zoning district; however parking is required for new residential use. On Lots 1-5, the project has a combination of covered spaces dedicated for the residential uses (24 dwelling units), a total of 70 parking spaces are proposed. On Lot 6, a total of 22 parking spaces are proposed. The proposal request consideration of consolidated parking allowance as identified in Lompoc Code Section 8856.

The project site is comprised of seven (7) assessor parcel numbers (APN) 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

Public Agencies with Approval Authority: City of Lompoc, CalTrans, Air Pollution Control District (APCD), Santa Barbara County (SBCO) Fire

<p>Project Applicant, Name and Address: Jon Martin Martin Farrell Homes, Inc 330 E. Canon Perdido St., Suite F Santa Barbara CA 805 962 8299</p>	<p>Project Consultant: Suzanne Elledge, Suzanne Elledge Planning & Permitting Services 800 Santa Barbara Street Santa Barbara CA 93101 805 966 2758</p>
<p>General Plan Designation: Old Town Commercial – Lots 1 - 5 Mixed Use – Lot 6</p>	<p>City Zoning Designation: Old Town Commercial – Lots 1 – 5 Central Business (C-2) – Lot 6</p>
<p>Surrounding Land Use Designation: North – Community Facilities & General Commercial South – General Commercial & Mixed Use East – Mixed Use West – Mixed Use</p>	<p>Surrounding Land Uses: North – School, Retail Commercial South – Parking Lot, Retail Commercial East – Residential West – Commercial</p>

Environmental Setting: Existing developed neighborhood. (see attached maps)

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 type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology / Soils |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" 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"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

References:

The Initial Study was prepared using the following information sources:

Application materials; City of Lompoc General Plan; City of Lompoc Zoning Ordinance; and Technical Studies prepared for the project listed below.

Field Reconnaissance;
Lompoc Airport Master Plan;

B. TECHNICAL STUDIES

The following technical studies have been prepared for this project:

Title	Prepared By/Date	Attached to IS	Available for Review
Corrective Action Plan (CAP)	Holguin, Fahan & Assoc, Inc. August 31, 2005 Amended Dec 15, 2005		X
Soils Engineering Report	Earth Systems Pacific October 19, 2005		X
Traffic Study	Associated Transportation Engineers (ATE) February 7, 2006		X
URBEMIS 2005	City of Lompoc Staff January 12, 2006		X

FIGURE 1 – REGIONAL LOCATION

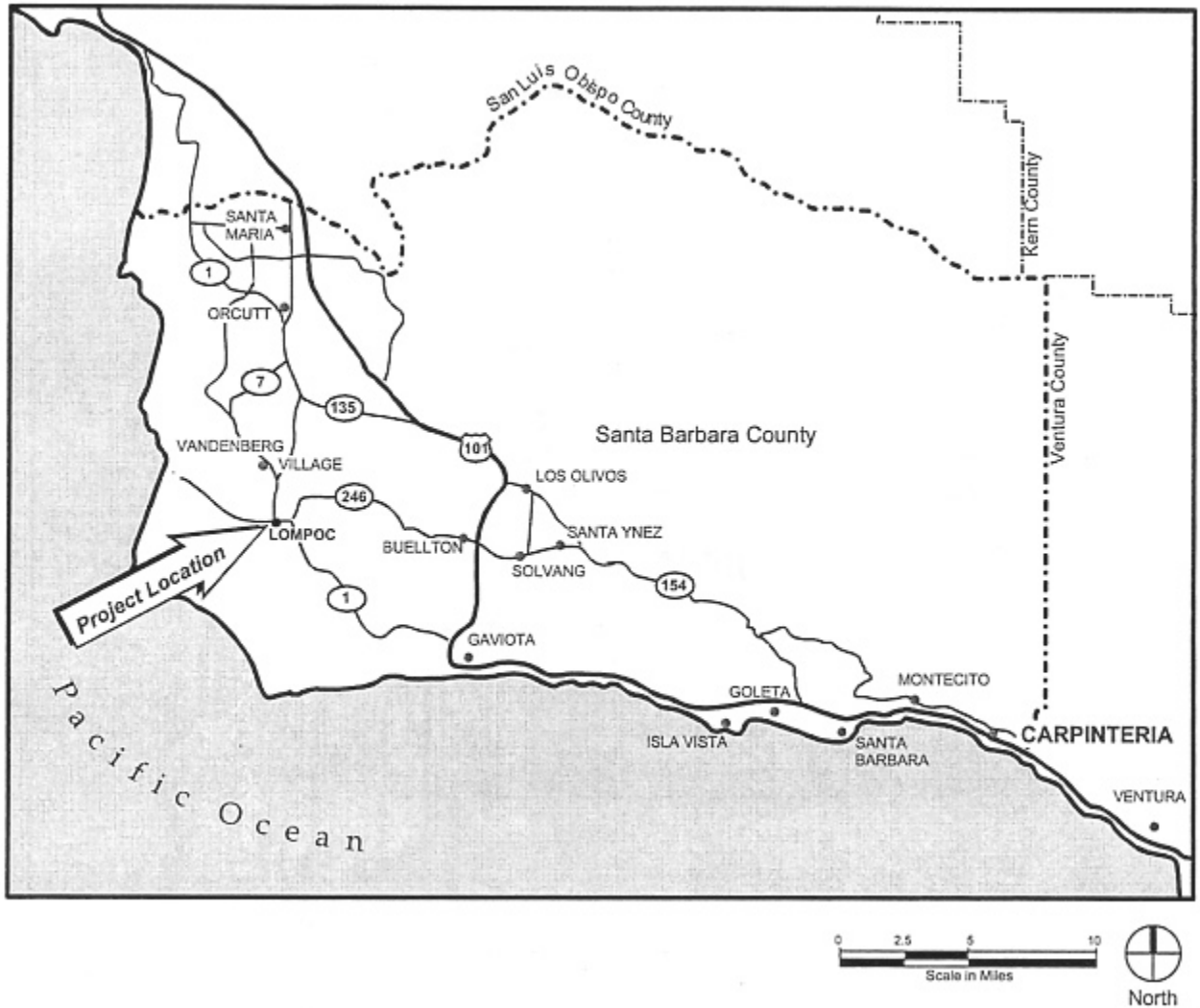


FIGURE 2 – PROJECT LOCATION

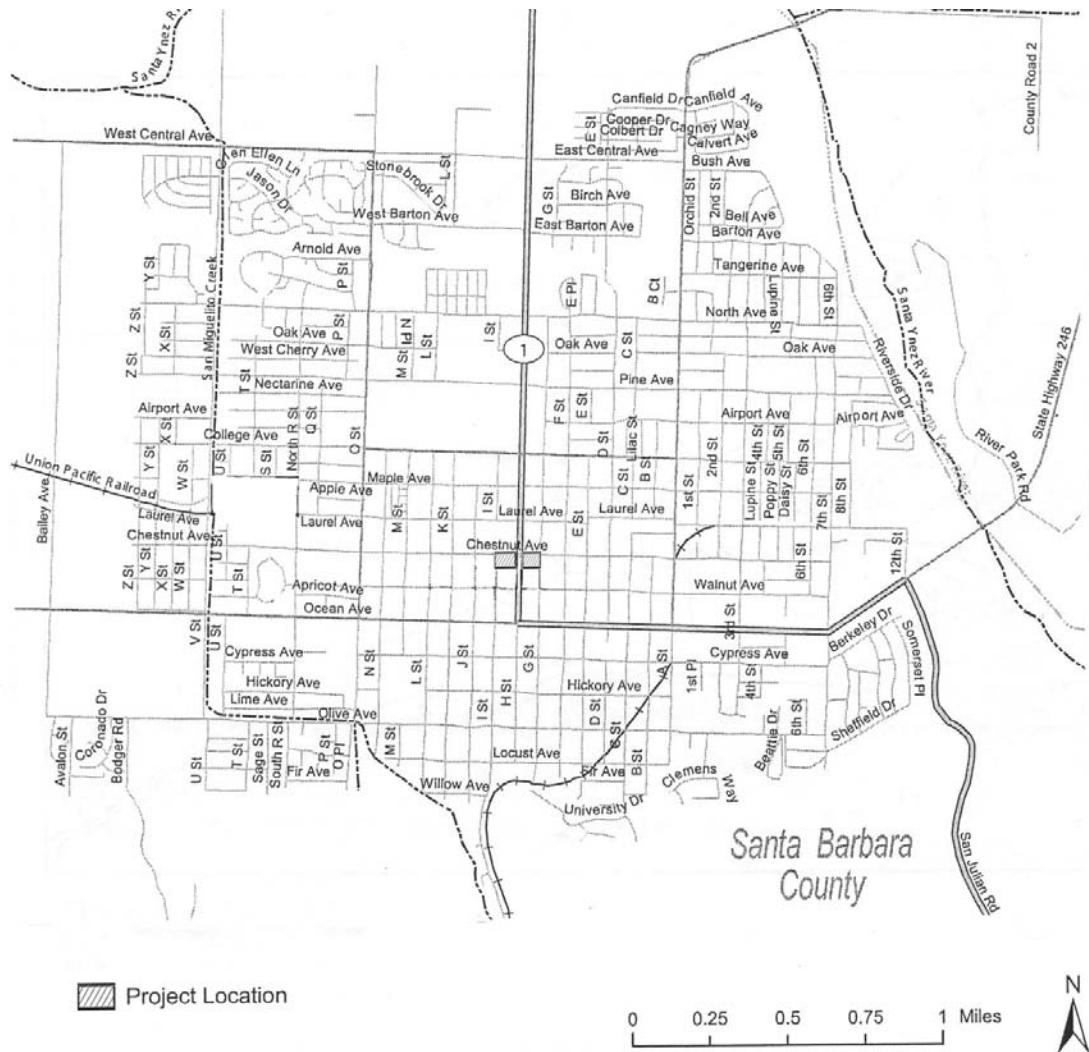
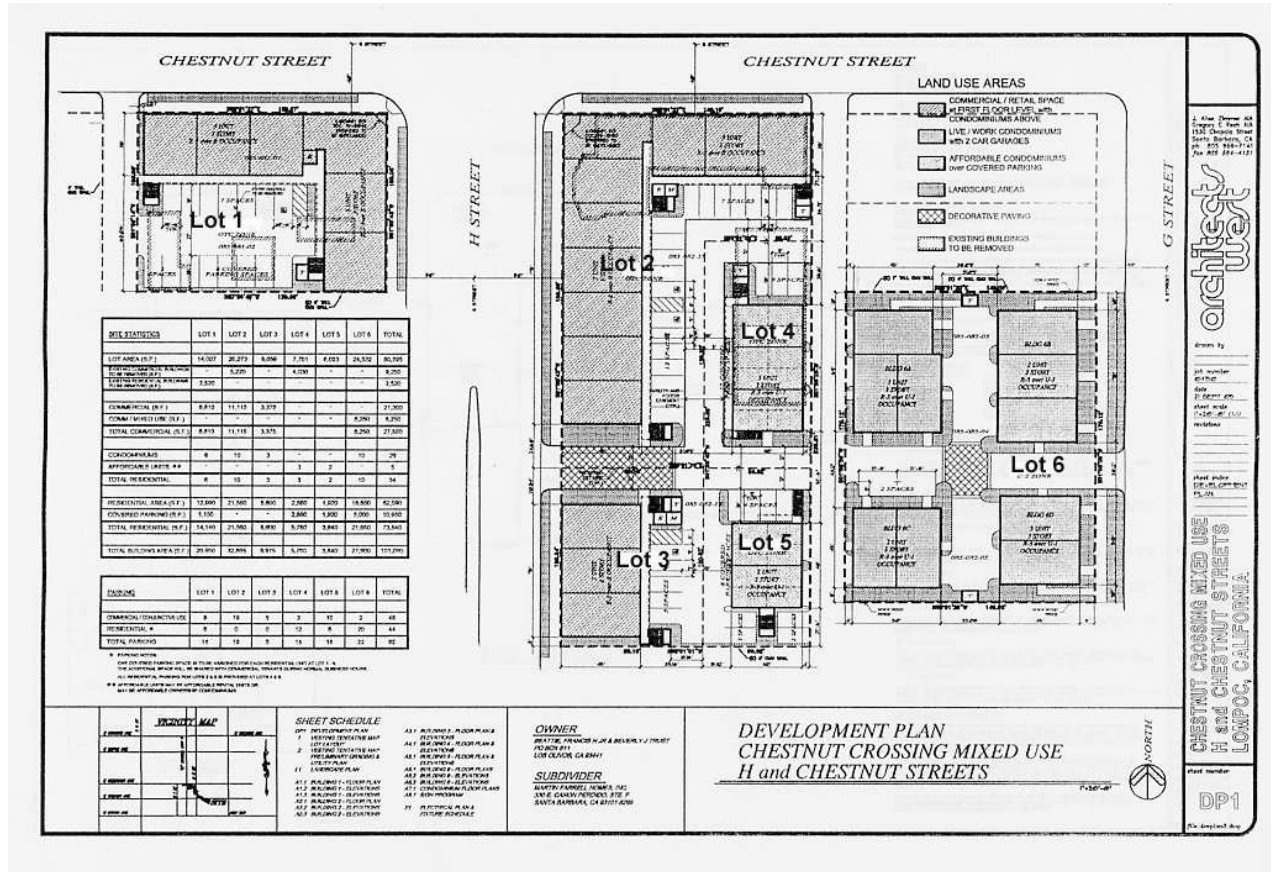


FIGURE 3 – SITE PLAN



C. ENVIRONMENTAL IMPACTS:

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

I. AESTHETICS Would the proposal:	Potentially Significant Impact	Less than significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
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 that would adversely affect day or nighttime views in the area?		X		

Comments:

a) No designated scenic vistas are located on the site. The project would not block or interfere with any off-site scenic vista. None of the roadways in the project vicinity are designated as scenic roads in the City General Plan or state scenic highways or routes. No impacts would result.

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 and has been previously developed as an automobile dealer sales and service facility. The existing buildings housed the sales and service facility and the parking area was the display area for automobiles. Vegetation on-site consists of minimal landscaping, no rock outcroppings will be displaced. The proposed project will provide landscaping consistent with a residential/commercial area and improve the view of the project from adjacent properties.

c) The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings. The proposed architecture will be consistent with City requirements for the Old Town area and the new construction will be pedestrian oriented with parking at the rear of the buildings and not visible from H Street.

d) Currently the only light on the site is limited to spillover from streetlights and adjacent uses. Implementation of the proposed project would result in additional lighting that could be visible from residential uses on North G Street. A portion of the residential component of the project will face onto North G Street and feature appropriate residential lighting. The project would involve permanent additional sources of light or glare associated with the proposed uses. The permanent addition of security and residential lighting can be considered less than significant with the incorporation of the following mitigation measures:

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:

Planning Division staff shall review the light plan during plan check to assure conformance with the Planning Commission Conditions of Approval and review the project following construction to assure that lighting is adequately shielded and pointed away from sensitive receptors.

II. AGRICULTURAL RESOURCES Would the proposal:	Potentially Significant Impact	Less than significant w/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 that, 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. The site is currently zoned *Old Town Commercial (OTC) and Central Business District (C-2)*, the site is located within a fully urbanized area, and was previously developed. The proposed project would permanently convert the property to mixed use commercial and residential use and would require a zone change on the portion of the project facing North G Street. The site is surrounded by urban uses and does not represent an accessible site for agriculture, no impacts would result.

b) The project site is not under Williamson Act Contract and the existing zoning is not agricultural. The site is currently zoned for commercial and residential use, agricultural uses would not be allowed within the existing or proposed zoning. The proposed project would not conflict with existing zoning for agricultural use within the City limits, no impacts would result.

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 construction of the proposed project in commercial and residential use will not result in conversion of farmland, no impacts would result.

III. AIR QUALITY Would the proposal:	Potentially Significant Impact	Less than significant w/ 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,b,c) The proposed Chestnut Crossing Mixed Use project represents the reuse of multiple parcels that were previously occupied by an auto dealership.

Based on the URBEMIS 2002 air quality model and the trips estimated for this project (reference to the Chestnut Crossing Mixed Use Project, Traffic and Circulation Study, prepared by Associated Transportation Engineers, dated February 7, 2006), the net unmitigated reactive organic (ROG) emissions for the project are 12.44 pounds per day and the nitrogen oxide (NO_x) emissions are 18.34 pounds per day. These calculations are worst-case scenario (residential/specialty retail) and take into consideration the previous land use on the site, which was an auto dealership. Neither the ROG nor the NO_x emissions exceed the County of Santa Barbara Air Pollution Control District (APCD) threshold standard of 25 pounds per day. Therefore, the project would not have a significant long-term air quality impact.

d) Short term impacts due to construction activities will be addressed by standard dust control measures that will ensure that these emissions remain below a level of significance.

e) A mixed use residential/commercial/retail project of this size is not expected to generate significant amounts of objectionable odor.

Mitigation Measures:

- * Dust (PM₁₀) - a dust abatement program shall be prepared by the applicant. The program shall be reviewed and approved by the City Engineer, Senior Environmental Coordinator, and City Planner prior to issuance of grading permits. The dust abatement program shall include the following dust control measures:
 - a. Sprinkle all construction areas with water (recycled when possible) at least twice a day, during excavation and other ground-preparing operations, to reduce fugitive dust emissions.
 - b. Construction sites shall be watered and all equipment cleaned in the morning and evening to reduce particulate and dust emissions.
 - c. Cover stockpiles of sand, soil, and similar materials, or surround them with windbreaks.

- d. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or have adequate freeboard to prevent spillage.
- e. Post signs that limit vehicle speeds on unpaved roads and over disturbed soil 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 (O₃) Precursors: (NO_x and ROC)

- a. All construction equipment engines and emission systems shall be maintained in proper operating order, in accordance with manufacturers' specifications, to reduce ozone precursor emissions from stationary and mobile construction equipment.
- b. 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_x, 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.

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

Comments:

a) The proposed project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, because the project area is fully developed and urbanized and is not identified, in the Lompoc General Plan Resource Management Element Biologically Significant Areas Map as adopted by the City in 1997, 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, minimal landscaping is apparent on the site.

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, no impact will result.

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, there would be no impact related to wildlife movement.

e) The proposed project will not conflict with any local policies or ordinances protecting biological resources. Additional trees will be planted with the landscape for the development, there are no trees of note on the existing project site.

f) The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, as no such plans apply to this area.

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

Comments:

a) The proposed project will not cause a substantial adverse change in the significance of a historical resource, as identified in Section 15064.5, because the buildings on the subject site have 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 buildings were constructed in the 1940's and 50's and consist of the former Ford automobile dealership showroom, office, and service garage.

Pervious uses were 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 the owners were 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. The construction 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 not located in an archeologically sensitive area that would have the potential to yield information important to the prehistory or history of the local area, California, or the nation; however, standard mitigation measures have been proposed to ensure that any ground disturbance would not adversely impact the historic resources on the project site.

b) Although the City of Lompoc is located in an area rich in Native American and Early California history, the City General Plan designates the site as being located in a "low archaeological sensitivity zone". It is unlikely that the project site would contain archaeological resources due to the fact that the site has been developed since the 1940's. Previous grading and construction activities on site have limited the probability that any undisturbed archaeological resources remain. Standard conditions of

approval will be imposed to assure if any material is discovered the contractor shall immediately stop work, notify the City, and an archaeologist will be consulted prior to resumption of construction.

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. Paleontological resources, or fossils are the remains, imprints, or traces of pre-historic animals and plant preserved in rocks and sediments. 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, the contractor shall immediately stop work, notify the City, and an experienced Paleontologist shall conduct an evaluation of the artifacts and the site. 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 City, 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 occur on or near the project site. A Soils Engineering Report was prepared by Earth Systems Pacific on October 19, 2005 for the site. The report concludes that, assuming the site is prepared in accordance with the recommendations of the Preliminary Geotechnical Recommendations section of the report, shallow foundation systems may be used to support the planned structures.

Construction of the project can be considered less than significant with the incorporation of the following mitigation measure:

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

VII. HAZARDS AND HAZARDOUS MATERIALS Would the proposal:	Potentially Significant Impact	Less than significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Comments:

a) The proposed project will not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. The proposed project includes retail commercial and residential uses where no hazardous materials would be utilized.

b) The proposed project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Acutely hazardous or hazardous materials are not expected to be used in large amounts to accomplish the proposed project because the project consists of retail commercial and residential uses where no hazardous materials will be utilized.

c) The proposed project is located within one-quarter mile of El Camino Middle School at 320 East J Street. The proposed project consists of retail commercial and residential uses that would not have a negative impact on the existing school facility.

d) The proposed project site was the former Lompoc Ford Facility and in 1988, one 500-gallon and one 300-gallon gasoline underground storage tank (UST) were removed from the site. A Corrective Action Plan (CAP) has been prepared by Holguin Fahan & Associates, Inc. dated August 31, 2005 and submitted to the Santa Barbara County Fire Department (SBCFD) Hazardous Materials Division for review. Based upon comments from the SBCFD, an addendum to the CAP was dated December 15, 2005. Until the additional assessments identified in the work plan are completed, a potential health risk remains. The introduction of project residents and employees could expose sensitive receptors to health risks associated with potential on-site soil contaminants. As such, impacts are considered potentially significant unless mitigated. The project will be conditioned to comply with all requirements of the CAP and SBCFD.

e) The proposed project located approximately 2 mile south east of the Lompoc Municipal Airport and is outside the General Airport Traffic Pattern Area and all other safety areas discussed in the Lompoc Airport Master Plan Final Environmental Assessment/Environmental Impact Report (by P & D Consultants, Inc., March 10, 1998's Master Plan area. The proposed project 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 actual uses within the project vicinity.

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 future business and residential uses will be maintained at all times during construction and during the life of the project.

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, it is within the urban core of the City of Lompoc. The City of Lompoc General Plan Safety Element Wildland Fire Hazard Area Map shows the urban core as a Low Hazard area.

Construction of the project can be considered less than significant with the incorporation of the following mitigation measure:

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. If should 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.

VIII. HYDROLOGY AND WATER QUALITY Would the proposal:	Potentially Significant Impact	Less than significant w/ 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 that 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 that would result in flooding on or off-site.				
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 that 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. The site has been previously developed with structures and parking areas, however the new project will allow improvements to the drainage for the site as part of the grading that will be a part of the project. Surface 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 project is an in-fill project which will include modern water conservation construction methods and is not expected to require substantial additional water.

c-d) The proposed project is subject to the requirements of the National Pollution Discharge Elimination System (NPDES) general permit for the State of California. As part of this general permit, A stormwater Pollution Prevention Plan (SWPPP) must be prepared that identifies Best Management Practices (BMPs) to be used during construction and operation phases of the project. The two main categories of the BMPs are "source control" and "treatment control." Source control BMPs are usually the most effective and economical in preventing pollutants from entering storm and non-storm runoff. Source control BMPs relevant to the proposed project include spill prevention and cleanup activities, storm drain signs and stenciling to prevent illegal dumping of pollutants, and storm drain and parking lot maintenance that control the movement of pollutants and remove them from pavement from catch basin cleaning and street sweeping. Treatment control BMPs involve the physical treatment of runoff, usually through structural means. Compliance with NPDES requirements will ensure that the project will result in less than significant impacts related to drainage on or off the site.

e-f) The proposed project will not create or contribute run-off water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off.

Site clearing, grading, and compaction of soil necessary for project construction has the potential to result in the discharge of sediment and temporary water quality impacts. The proposed improvements would occur on greater than one acre of land, and therefore would require a National Pollutant Discharge Elimination System (NPDES) permit. With compliance with the NPDES, less than significant impacts would occur.

g-h) The proposed project will not place housing or structures within a 100-year flood hazard area structures that would impede or redirect flood flows. The project site is outside of the 500-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 in the center of the City 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 does not contain soils that could result in mudflow inundation.

Construction of the project can be considered less than significant with the incorporation of the following mitigation measure:

IX. LAND USE AND PLANNING Would the proposal:	Potentially Significant Impact	Less than significant w/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 project involves only the construction of an approximately 56-foot long blockwall fence adjacent to an existing single-family dwelling unit.

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

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

X. MINERAL RESOURCES Would the proposal:	Potentially Significant Impact	Less than significant w/ 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 airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Comments:

A,d) 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. Standard conditions of approval limit the construction hours for the project.

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 single-family residential use of the site will not change.

e) The proposed project is not located within an airport land use plan, per review of the Lompoc Airport Master Plan (LAMP) prepared by P & D Aviation, dated July 1993.

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

Construction of the project can be considered less than significant with the incorporation of the following mitigation measure:

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.

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

Comments:

a-c) The proposed construction of a mixed use retail-commercial/residential development will be consistent with the *Old Town Commercial* and *Mixed Use* General Plan land use designations that exist on the project site and 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. Three (3) residential units, constructed in 1945 will be removed, the replacement units will be energy efficient and aesthetically improve the entry to the City's Old Town core. There will also be a net increase in the number of available residential units.

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

Comments:

a-f) The proposed 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 the City core and is already adequately served by City services.

The City of Lompoc currently provides Fire and Police Services to the proposed project site and to the surrounding area. Santa Barbara County contracts with three cities to provide library service to County residents. The City of Lompoc is the contract Agency for Santa Barbara County Zone II. Within Zone II, there are three libraries, the Lompoc Public Library, the Buellton Library, and Village Library in Vandenberg Village.

Payment of public facility fees would be required to compensate the City for any additional impacts. A condition of approval will be included that requires payment of public facility fees at the time building permits are issued, with payment of the fees project impacts would be considered less than significant.

The project site is located in the Lompoc Unified School District. The project site would likely be served by Hapgood Elementary School, Lompoc Valley Middle School, and Lompoc High School. The project would be required to pay school impact fees to offset any additional enrollment. Subsequent to payment of statutory fees, school impacts would be considered less than significant.

The proposed residential use will increase the demand for neighborhood and regional park use. Specific amenities for project residents have not been identified at this time. The project will pay appropriate City adopted parkland fees, with payment of the fees impacts are considered less than significant.

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 that might have an adverse physical effect on the environment?				X

Comments:

The proposed residential use will increase the demand for neighborhood and regional park use. Specific amenities for project residents have not been identified at this time. The project will pay appropriate City adopted fees as required by the Quimby Act. Fees associated with the Quimby Act are collected by the City and used to construct additional parks and recreational activities, with payment of the fees impacts are considered less than significant.

XV. TRANSPORTATION/CIRCULATION Would the proposal:	Potentially Significant Impact	Less than significant w/ Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic that 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-g) A Traffic and Circulation Study was prepared for the project by Associated Transportation Engineers dated February 7, 2006.

Four intersections in the general vicinity of the project were studied: 1) College Avenue at H Street; 2) Chestnut Avenue at H Street; 3) Ocean Avenue at H Street; and 4) Chestnut Avenue at O Street. Analysis of the existing intersections plus the proposed project generated traffic show that the intersections that were studied will continue to operate at a Level of Service (LOS) B in the a.m. and B & C in the p.m. peak hour. Site access and circulation were also considered. All of the existing driveways on the east side of North H Street will be closed. A new driveway is proposed with a right-turn in/out only; there is a raised median on this portion of H Street that would prohibit left turns from the project. Thus, it was determined that the proposed access system would reduce turning movement conflicts in this area of H Street.

Planning Commission review of the proposed project will assure adequate emergency access and parking capacity to meet the City regulations. Conditions of approval will be included to assure adequate alternative transportation features (bus turnouts and bicycle racks) are included in the final project design. Implementation of the following mitigation measure will assure that no impact occurs

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.

XVI. UTILITIES AND SERVICE SYSTEMS Would the proposal:	Potentially Significant Impact	Less than significant w/ 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 that 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,b,e) The City of Lompoc owns and operates the Lompoc Regional Wastewater Reclamation Plant (WWRP) which provides wastewater treatment to the site and surrounding area. The City is currently preparing a Master Plan for facility upgrades to provide additional future capacity. The proposed project will not exceed wastewater treatment requirements of the Central Coast Region of the Regional Water Quality Control Board as the project is an infill development.

c) The proposed project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the storm water runoff on lots 1-5 will be collected in a subsurface drainage system and piped to an existing storm drain at H Street and Chestnut. Storm water on Lot 6 will be directed to the alley and then to the street.

d) The City provides water resources to City residents through the extraction of groundwater from the Lompoc Plain, which is located within the Lompoc Groundwater Basin. The proposed project is an infill project and does not require substantial additional water service.

f) The City provides garbage and recycling collection services in the City and owns and operates the Lompoc Sanitary Landfill. Recyclable material is collected by the City and transported to the Health Sanitation Service material recovery facility in Santa Maria. Waste is disposed of at the Lompoc Sanitary Landfill. The landfill is anticipated to have sufficient capacity to support solid waste from the City through the year 2047.

g) The proposed project will comply with applicable solid waste regulations.

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

a) Based upon the analysis throughout this Initial Study, the proposed project would not 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, and reduce the number or restrict the range of a rare or endangered plant or animal. The proposed project would not eliminate important examples of the major period of California history or prehistory. The biological elements analyzed above indicate that this site does not consist of suitable habitat for special-status species.

b) Implementation of the proposed project may result in incremental reduction in air quality and the character of the aesthetic environment in the project vicinity, and increase in traffic congestion and the ambient noise level. As described in this Initial Study, the incremental air quality, noise, transportation/traffic, public services, and utilities impacts of the project, when considered in combination with the effects of past projects, current projects, and probably future project in the planning area, would result in less than significant impacts upon incorporation of mitigation and conditions of project approval. Project impacts related hazards and hazardous materials would be site-specific and would result in no cumulative impacts.

c) Conditions of approval would ensure consistency with relevant General Plan policies and development standards concerning hazards, aesthetics, hydrology and water quality, geology, noise, and cultural resources. Mitigation measures are required to ensure that project

DETERMINATION:	
On the basis of this initial evaluation:	
	I find that the proposed project COULD NOT have a significant effect on the environment, NEGATIVE DECLARATION will be prepared.
X	I find that although the proposed project could have a significant effect on the environment, it not be a significant effect in this case because revisions to the project have been made by or 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, 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. 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, but 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 imposed upon the proposed project, nothing further is required.

Prepared by:

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 City Planner

Date