CITY OF LOMPOC
MITIGATED NEGATIVE DECLARATION

Pursuant to the State of California Public Resources Code and the California Environmental Quality Act, as amended to date, a Negative Declaration is hereby made on the following project:

Title: Hilton Garden Inn – DR 08-03

Location: 1201 North H Street
(Assessor Parcel Number: 89-490-13)

Description:
A request by Bill Ludwig of Alan Roinestad Construction, representing the property owner, for Planning Commission consideration of a proposal to construct a four-story hotel with parking and landscaping. The hotel is approximately 108,000 square feet and includes 155 guestrooms, meeting rooms, a dining area, and an indoor swimming pool. The proposed project site is approximately 2.8 acres and is located at 1201 North H Street in the Planned Commercial Development (PCD) Zoning District (Assessor Parcel Number: 89-490-13). A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

The City of Lompoc has determined that:

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

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

The following Mitigation Measures shall be Conditions of Approval for the Hilton Garden Inn Development project (DR 08-03).

I. AESTHETICS

Mitigation:
In order to assure that no additional light and glare spills off of the project site into the existing neighborhood, the applicant will submit a lighting plan showing: lumens, fixture type, placement, height of any lighting proposed for the development.

Monitoring:
The applicant will submit a lighting plan showing any proposed lighting for the development, the adequacy of the plan will be reviewed by City staff during plan check.

III. AIR QUALITY

Mitigation
Based on forecasted vehicle trip generation, emissions attributable to the project would not exceed County APCD or City thresholds. Because of the potential for construction of the project to result in exposure of future site occupants to air quality nuisances, the following mitigation measure is required.

1. All construction activity shall be required to incorporate the APCD requirements pertaining to minimizing construction-related emissions. The following requirements shall be considered standard construction conditions:

   - Dust Generation. If the construction site is graded and left undeveloped for over four weeks, the applicant shall employ the following methods immediately to inhibit dust generation:
     - Seeding and watering to revegetate graded areas; and/or
     - Spreading of soil binders; and/or
     - Other soil stabilization methods deemed appropriate by the Planning Department.

   - Watering. Water trucks shall be used during construction to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would require two daily water applications (once in late morning and once at the end of the workday). Increased watering shall be performed whenever wind speeds exceed 15 mph.

   - Disturbed Area. The amount of disturbed area shall be minimized and on-site vehicle speeds shall be reduced to 15 mph or less.

   - Gravel Pads. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.

   - Volatile Organic Compounds (VOC). Low VOC asphalt and low VOC architectural coating will be used whenever feasible.

   - Soil Stockpiling. If importation, exportation, or stockpiling of fill material is undertaken, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Vehicles transporting soil material shall be covered with tarps from the point of origin to the point of disposition.
- **Land Clearing.** After clearing, grading, earth-moving or excavation is completed, the disturbed area shall be treated by watering, revegetation, or by spreading soil binders until the area is paved or otherwise developed.

- **Recording of Dust Control Requirements.** Prior to land use clearance, the applicant shall include, as a note on a separate informational sheet to be recorded with any map, the aforementioned dust control requirements. All requirements shall be shown on grading and building plans.

- **Monitoring of Dust Control Program.** The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress.

- **Construction Equipment.** In order to reduce NOₓ and ROC emissions, any construction equipment used on the site must meet the following conditions:
  - Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated “clean” diesel engines) should be used wherever feasible;
  - The engine size must be the minimum practical size;
  - The number of pieces of equipment operating simultaneously must be minimized through efficient management practices;
  - Construction equipment must be maintained in tune per manufacturer’s specifications;
  - Equipment shall be equipped with 2 to 4-degree engine timing retard or precombustion chamber engines;
  - Catalytic converters shall be installed, if feasible;
  - Diesel catalytic converters shall be installed, if available;
  - Diesel-powered equipment such as booster pumps or generators should be replaced by electric equipment, if feasible; and
  - Construction worker trips should be minimized by requiring carpooling and by providing for lunch on-site.

**Monitoring:**
Planning Division will verify inclusion of the required mitigation measure prior to grading clearance.

**XI. NOISE**

**Mitigation:**
Short-term noise impacts will result during the construction phase.

**Monitoring:**
Hours of construction shall be limited to:
- Monday through Friday - between the hours of 7:30 am and 5 pm
- Saturday - between the hours of 8 am and 5 pm
- Sunday - None
  
  Minor modifications to the hours of construction may be granted by the Community Development Director.
XV. TRANSPORTATION/CIRCULATION

Mitigation:

The applicant shall fully implement the required improvements recommended by ATE, Inc. stated in the Final Traffic and Circulation Study. The cumulative analysis found that the Central Avenue/H Street intersection would operate in the LOS D and would require improvements based on the City’s LOS C standard. The City has identified improvements for this intersection as part of the Wye Specific Plan. These improvements include installation of dual northbound and southbound left-turn lanes at the intersection. The project contribution to cumulative traffic at this intersection is 1.4%.

Monitoring:

The applicant and contractor shall identify the required transportation improvements on the project site plan subject to review by the Engineering and Planning Divisions and shall implement the approved transportation improvements prior to issuance of a Certificate of Occupancy for the building.

XVI. UTILITIES AND SERVICE SYSTEMS

Mitigation:

The applicant shall install sedimentation and grease filters, employing Best Management Practices (BMP), in the storm drain system.

Monitoring:

Staff will review the grading plan to ensure that sedimentation and grease filters, employing Best Management Practices (BMP), are shown in the storm drain system. Once in place, staff will inspect the filters to ensure that they were installed correctly.

May 28, 2008
Date

Keith C. Neubert, Principal Planner