

ATTACHMENT C
MITIGATED NEGATIVE DECLARATION

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: Ocean Avenue Apartments – DR 09-03

Location: 815 West Ocean Avenue
(Assessor Parcel Numbers: 91-040-90, 92 & 93)

Description:

A request by Jason Rojas, representing the Housing Authority of the County of Santa Barbara, for Planning Commission review and consideration of:

- 1) **GP 09-01** – a General Plan Amendment to amend the land use designation for the 10.11 acre site from *High Density Residential* on 6.66 acres and *Community Facility* on 3.45 acres to *High Density Residential* on 8.3 acres and *Community Facility* on 1.81 acres;
- 2) **ZC 09-01** – a Zone Change proposal to amend the City’s Zoning Map designations for the site. The current Zoning Map designations for the site are *High Density Residential (R-3)* on 7.48 acres and *Public Facilities (PF)* on 2.63 acres; the applicant is requesting a change to *High Density Residential* on 5.54 acres, *High Density Residential, Planned Development (R-3, PD)* on 2.76 acres and *Public Facilities (PF)* on 1.81 acres which would conform to the City’s General Plan designations for the site of *High Density Residential* and *Community Facility*;
- 3) **DR 09-03** – a Preliminary/Precise Development Plan for the construction of a fifty-five (55) unit apartment complex and approximately 6,524 square-foot office building project including on-site parking and landscaping; and
- 4) **LOM 589** – a Lot Line Adjustment to reconfigure the size and dimensions of three (3) existing parcels. The number of parcels will remain the same.

The proposal includes demolition of ten (10) residential units and a 4,049 square foot office building that are currently located on the site. The site is approximately 10.11 acres located at 815 West Ocean Avenue (Assessor Parcel Numbers: 91-040-90, 92 & 93).

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

The following Mitigation Measures shall be Conditions of Approval for the Ocean Avenue Apartments project (DR 09-03).

I. AESTHETICS

Mitigation:

In order to assure that no additional light and glare spills off of the project site into the existing area, 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 SBCAPCD or City thresholds. However, because of the potential for construction of the project to result in air contaminant emissions, the following mitigation measure is required.

1. As of June 15, 2008, fleet owners are subject to sections 2449, 2449.1, 2449.2, and 2449.3 in Title 13, Article 4.8, Chapter 9, of the California Code of Regulations (CCR) to reduce diesel PM and criteria pollutant emissions from in-use off-road diesel-fueled vehicles. The following shall be adhered to during project grading and construction to reduce NO_x and PM_{2.5} emissions from construction equipment:
 - All portable construction equipment shall be registered with the state's portable equipment registration program or permitted by the SBCAPCD by September 18, 2008.
 - Diesel construction equipment meeting the California Air Resources Board's Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting Tier 2 or higher emission standards should be used to the maximum extent feasible.
 - The engine size of construction equipment shall be the minimum practical size.
 - The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
 - Construction equipment shall be maintained in tune per the manufacturer's specifications.
 - Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines.
 - Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
 - Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed on equipment operating on-site.
 - Diesel powered equipment should be replaced by electric equipment whenever feasible.
 - Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.

- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
2. An APCD Asbestos Demolition and Renovation Compliance Checklist must be completed and the APCD must be notified for demolition of each residential building with more than four units or commercial building, even if the building does not contain any asbestos.

Monitoring:

The Planning Division will verify that the required mitigation measure is included on the grading plans prior to issuance of a grading permit.

XI. NOISE

Mitigation:

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.

Monitoring:

The Planning, Building, and Engineering Divisions shall perform periodic site visits during construction to ensure compliance with construction hours.

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.

August 11, 2009

Date

Keith C. Neubert, Principal Planner

