

RESOLUTION NO. 683 (11)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A DEVELOPMENT PLAN (DR 08-09) FOR THE WALMART EXPANSION PROJECT AT 701 WEST CENTRAL AVENUE

WHEREAS, a request was received from Amelia Neufeld, representing the Walmart Real Estate Trust, the property owner, for consideration of a Development Plan for the addition of approximately 41,433 new net square feet of retail area to an existing 104,453 square foot Walmart store. The application includes a request to amend the approved sign program for the shopping center. The proposed Walmart Expansion project is located at 701 West Central Avenue on a 12.03-acre site at the northeast corner of the intersection of West Central Avenue and North O Street (Assessor Parcel Number: 93-450-36); and

WHEREAS, the Project was considered by the Planning Commission at a duly-noticed public meeting on February 9, 2011; and

WHEREAS, at the meeting of February 9, 2011 City Planning staff presented the staff report and discussed proposed Conditions of Approval and staff answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of February 9, 2011, Amelia Neufeld, representing the Walmart Real Estate Trust, the property owner, Jeff Wagner, eda-Design Professionals, Civil Engineer, Ellen Berkowitz, Esq. of Manatt|Phelps|Phillips, and Mathew Morrill, of Perkowitz + Ruth Architect, presented the project and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of February 9, 2011, Richard Morris, Karen Frankenberger, Eric Timmons, Ken Smith, Doug Conley, and John Spooner, spoke in favor of the project; and

WHEREAS, at the meeting of February 9, 2011, Robert Cuthbert, Harry Keim, Rod Smith, and Fanny Davis Diehl spoke in opposition to the project; and

WHEREAS, the City Council adopted Resolution No. 5687 (11) on February 1, 2011 and certified the Final Environmental Impact Report (FEIR 09-02) for the project including CEQA Findings of Fact and the Mitigation Monitoring Program (MMP) as required by the California Environmental Quality Act (CEQA).

NOW, THEREFORE, THE LOMPOC PLANNING COMMISSION RESOLVES AS FOLLOWS:

SECTION 1: After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that the proposed project, as conditioned, meets the requirements of the Lompoc Municipal Code and is consistent with the applicable policies and development standards, therefore the Planning Commission finds that:

- A. The site for the proposed use is adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, parking, loading, and landscaping are adequate to properly adjust such use with the land and uses in the vicinity. The expansion of the building complies with the City's development standards in all respects. No variances have been requested or granted.
- B. The conditions stated in the decision are deemed necessary to protect the public health, safety, and welfare in that they require mitigation of project impacts identified in the FEIR and require compliance with the City's engineering, building and planning policies and regulations.
- C. The proposed revisions to the sign program, as outlined in Condition of Approval P45 and attached as Exhibit C, are appropriate for the project.
- D. The site of the proposed use relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use. Mitigation of traffic and circulation impacts during construction is required as a condition of this approval. Operational traffic and circulation impacts on the intersection of H Street and Central Avenue identified in the FEIR will be mitigated to a level of less than significant by the City's proposed improvements to the intersection. The applicant is required to pay its fair share of the cost of those improvements prior to issuance of building permits.
- E. The proposed use will have no adverse effect upon the abutting and surrounding property from the permitted use thereof. Impacts on abutting and surrounding uses were analyzed in the FEIR and were found either to be less than significant or to be capable of being mitigated to a less than significant level. Mitigation measures identified in the FEIR are being imposed as conditions on the approval of the project.
- F. The Mitigation Measures attached as Exhibit B to this Resolution are included for conformance with the FEIR.
- G. The proposed project is subject to architectural review by the Planning Commission pursuant to Lompoc Municipal Code section 17.104.030(B)(1). The architectural plans and drawings for the proposed improvements are hereby approved as required by Lompoc Municipal Code section 17.104.080. The Planning Commission reviewed the architecture and found the project generally conforms with the City's Architectural Review Guidelines.

SECTION 2: Based upon the foregoing, DR 08-09 is approved as the Development Plan for the Walmart Expansion Project, as reviewed by the Planning Commission February 9, 2011, subject to the attached Conditions of Approval (Exhibit A), Mitigation Measures (Exhibit B), and sign criteria (Exhibit C) which are incorporated by reference as if fully set forth herein.

The foregoing Resolution, on motion by Commissioner Fink, seconded by Commissioner Gonzalez, was adopted at the Planning Commission meeting of February 9, 2011 by the following vote:

AYES: Commissioners Leach, Fink, Gonzalez

NOES: Commissioner Griffith

NOT PARTICIPATING: Commissioner Hain



Arleen T. Pelster, AICP, Secretary



Nicholas Gonzalez, Chair

Attachment: Exhibit A – Conditions of Approval
Exhibit B – Mitigation Measures
Exhibit C – Sign Criteria

**FINAL CONDITIONS OF APPROVAL
DR 08-09 – WALMART EXPANSION
701 WEST CENTRAL AVENUE – APN: 93-450-36**

The following Conditions of Approval apply to the plans for DR 08-09, received by the Planning Division and stamped on July 12, 2010, and reviewed by the Planning Commission on February 9, 2011.

I. PLANNING

Planning - General Conditions

- P1. All applicable provisions of the Lompoc Municipal Code are made a part of these conditions of approval in their entirety, as if fully contained herein.
- P2. In conformity with Sections 17.140.010, 17.152.010, and 17.152.020 of the Lompoc City Zoning Ordinance, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc City Zoning Ordinance and the Lompoc Munitipcal Code. In conformity with Section 1.24.010 of the Lompoc Municipal Code, a violation of the Lompoc Municipal Code and the Lompoc City Zoning Ordinance is a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief. The applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the applicant as a result of a failure of the applicant to fully perform and adhere to all of the Conditions of Approval.
- P3. The applicant is advised that certain fees and charges will be collected by the City prior to issuance of building permits and/or prior to issuance of certificates of occupancy.
- P4. These conditions of approval shall be noted on the construction drawings filed for any building permits, including the Planning Commission resolution number and the applicant's signed affidavit agreeing to comply with the conditions.
- P5. All revisions made by the Planning Commission and specified in the planning conditions of approval shall be shown on a revised site plan, which shall be reviewed by the Planning Division prior to submittal of construction drawings.
- P6. Minor changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Community Development Director and approved if acceptable. Major changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Commission and approved if acceptable.
- P7. Prior to the installation of any signage or sign related construction the applicant shall obtain all appropriate permits.

P8. Owner agrees to and shall indemnify, defend, protect, and hold harmless City, its officers, employees, agents and representatives, from and against any and all claims, losses, proceedings, damages, causes of action, liabilities, costs and expenses, including reasonable attorney's fees, arising from or in connection with, or caused by (i) any act, omission or negligence of Owner, or their respective contractors, licensees, invitees, agents, sublessees, servants or employees, wherever on or adjacent to the Property the same may occur; (ii) any use of the Property, or any accident, injury, death or damage to any person or property occurring in, or on or about the Property, or any part thereof, or from the conduct of Owner's business or from any activity, work or thing done, permitted or suffered by Owner or its sublessees, contractors, employees, or invitees, in or about the Property, other than to the extent arising as a result of City's sole active negligence or to the extent of any willful misconduct of the City; and (iii) any default in the performance of any obligations of Owner's part to be performed under the terms of this Agreement, or arising from any negligence of Owner, or any such claim or any action or proceeding brought thereon; and in case any action or proceedings be brought against the City, its officers, employees, agents and representatives, by reason of any such claim, Owner, upon notice from City, shall defend the same at its expense by counsel reasonably satisfactory to City.

Owner further agrees to and shall indemnify, defend, protect, and hold harmless the City, its officers, employees, agents and representatives, from and against any and all actions brought by any third party to challenge the Project or its approval by the City, including environmental determinations. Such indemnification shall include any costs and expenses incurred by Agency and City in such action(s), including reasonable attorney's fees. The parties will mutually approve a separate agreement regarding the indemnification required by this paragraph before any approval of the Project will be effective.

Planning - Architectural Conditions

- P9. The Architectural Review approval granted by the Planning Commission is valid for one year from date of approval and will expire on February 9, 2012. A one-year extension may be granted by the Community Development Director if the applicant so requests prior to the expiration date.
- P10. All facades which extend above the roofline shall be finished on all elevations exposed to public view.
- P11. All mechanical, ventilation, and utility equipment shall be architecturally screened to prevent visibility from public view and shall be designed and placed to harmonize with the major structures on the site and with the neighborhood.
- P12. Foam material shall not be used for architectural features from the ground level to six (6) feet above ground level. Foam material may be used on portions of the building which are a minimum of six feet above ground level.
- P13. The use of trellis shall be limited to ornamental plants only. The trellis shall not be used to display banners or signs of any kind.
- P14. There shall be no signage on shopping cart storage corrals. Separate shopping carts shall not be stacked or stored on sidewalks in front of stores unless screened with an architecturally-detailed wall. Carts shall not be allowed to block access.

Planning - Site Plan Conditions

- P15. No outside vending machines, except fully enclosed newspaper racks, shall be allowed on site. All newspaper racks shall be pedestal-mounted.
- P16. One copy of the lighting plan shall be submitted to the Engineering Division with the grading/improvement plans. A separate copy shall be submitted to the Building Division with the building plans. The lighting plan shall be reviewed and approved by the Engineering and Planning Divisions prior to issuance of any permits for the project. The plan shall incorporate the following:
- Details for external light fixtures both on and off the building(s), all lighting within private streets (including conduit and wiring), external illuminated signage, and any light fixtures at ground level. All lighting shall be shielded to prevent glare and minimize light intrusion to adjacent properties.

Planning - Stormwater Conditions

- P17. A Notice of Intent shall be filed with the State Water Quality Control Board and a Storm Water Pollution Prevention Plan (SWPPP), meeting all the requirements of the currently adopted Construction General Permit, shall be submitted to the City Planning Division and the City Engineering Division for review. No grading shall take place until a SWPPP for the project has been approved, a grading permit has been issued, and the approved SWPPP is implemented on-site.
- P18. The proposed project shall be modified to include post-construction water-quality control measures, as required in the City's Storm Water Management Program, which was conditionally approved at the Regional Water Quality Control Board hearing on October 17, 2008, to offset the impact of the additional impervious area proposed. These measures include the following:
- Filters that remove sediment, oil, grease, and trash shall be provided to treat all storm water that will drain to the City's storm drain system from reconstructed on-site paved areas and private streets. The location, type, and details of the filters proposed shall be shown on the project's erosion control plan grading and drainage plans, which shall be reviewed by the City Planning and Engineering Divisions prior to issuance of grading permits.
 - No pollutants, including, but not limited to, sediment, chemicals, trash and contaminated storm water shall be discharged from private property (or other property where they could be transported) into City property, the City's storm drain system, streets, storm channels, or waterways, either during or after construction.
 - All roof drains and gutters in the portion of the building which is altered, shall drain to landscaping or to properly installed and maintained rain barrels.
 - All new landscaping shall be drought tolerant and low maintenance.
 - Permeable pavement and other pervious hardscape shall be permitted for use in walkways and in landscaped areas. Permeable pavement shall not be permitted in areas where vehicular traffic or parking is proposed.

These measures shall be submitted to the City's Planning Division and Public Works Department for review and approval prior to issuance of grading permits. The BMPs shall be designed, constructed, and maintained to meet performance standards established by the City.

Planning - Landscaping General Conditions

P19. Five (5) sets of the landscape and irrigation plans shall be submitted to the Planning Division for distribution and review by various City departments/divisions. The landscape and irrigation plans shall be reviewed and approved prior to issuance of grading or encroachment permits. After the final review and approval of these Plans, mylar copies shall be submitted to the Engineering Division with the grading and/or improvement plans.

The landscape and irrigation plans shall be prepared by a licensed landscape architect or other qualified professional project designer as designated by City staff; shall have overall dimensions of 24" x 36"; shall show all existing and proposed public utilities within the project limits; and shall have the following approval blocks:

- 1) City Engineer;
- 2) Community Development Director – private property landscaping; and
- 3) Urban Forestry Manager – right-of-way landscaping

P20. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.

P21. The project must conform with the Urban Forestry Administrative Guidelines.

P22. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

Planning - Landscaping Irrigation Conditions

P23. The project must conform to Chapter 15.52 of the Lompoc Municipal Code Water Efficient Landscape Standards.

P24. All irrigation must be low-water use, per manufacturer's specifications. A copy of the specifications must be provided to the Planning Division before installation. Installation must include check valves as needed to prevent runoff.

P25. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

Planning - Landscaping Tree Conditions

P26. The number and size of trees installed on the site shall meet the tree density requirements, as set forth in Chapter 12.32 of the City Code. The density will be approved or denied during Plan Check.

P27. All trees must be planted at least ten feet away from public utilities, to include but not limited to water, sewer, electric, storm drain, cable, telephone, etc.

- P28. All trees must be installed with support staking. All nursery stakes must be removed from trees.
- P29. All trees and plant material selection shall be made with the concurrence of the Planning Division.

Planning - Landscaping Installation Conditions

- P30. Installation of all irrigation and landscaping shall be performed by a licensed landscape contractor. Open trench inspection of the irrigation installation is subject to approval of City officials. Prior to the final inspection by the Planning Division, a letter confirming substantial conformance with the approved plans must be submitted by the project landscape designer.
- P31. A layer of bark two to four inches deep must be applied in all landscape areas. A sample of the bark shall be submitted to the Planning Division for review and approval prior to the issuance of building permits.
- P32. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.
- P33. Prior to the final inspection by the Planning Division, a Certificate of Substantial Compliance shall be completed and submitted to the Planning Division.
- P34. All landscaping shall be installed and accepted by the City prior to issuance of a certificate of occupancy for the expansion.

Planning - Mitigation Monitoring Conditions

- P35. 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 and Holidays - NoneMinor modifications to the hours of construction may be granted by the Planning Manager.
- P36. All mitigation measures set forth in the *Walmart Expansion Environmental Impact Report (EIR)* are hereby incorporated into these Conditions of Approval, as if fully contained herein, except those found infeasible pursuant to §15091 of the State CEQA Guidelines.
- P37. The applicant shall enter into a Mitigation Monitoring Agreement with the City of Lompoc, which shall assure continuing compliance with the Mitigation Measures set forth in the *Final EIR*. The Agreement shall be reviewed and approved by the City Attorney, and shall be recorded prior to the issuance of any construction permit.
- P38. The applicant shall pay the costs associated with implementation of the Mitigation Monitoring Program prior to issuance of the first Certificate of Occupancy for any building in the project. The costs associated with implementation of Mitigation Monitoring Program shall be calculated on a time and materials basis.

Planning - Project Specific Conditions

- P39. The conditions hereby imposed are in addition to the conditions imposed by Development Plan (DR 91-33). In the case of any conflicts, the conditions listed herein shall prevail.
- P40. 10 motorcycle spaces shall be provided. Bicycle spaces shall be provided in accordance with Section 17.112.035 of the Zoning Ordinance.
- P41. All landscaped areas not affected by the proposed expansion shall be in conformance with the approved landscape plan dated March 25, 1993, prior to occupancy of the addition.
- P42. A temporary use permit shall be obtained from the Planning Division prior to installation of a construction trailer on the project site.
- P43. A Federal Aviation Administration (FAA) Notice of Proposed Construction or Alteration (Form 7460-1) shall be filed with the FAA by the applicant for projects that will extend vertically into a 100:1 slope originating at the Airport runway. A copy of the notice filed with the FAA shall be submitted to the Planning Division prior to issuance of building permits.
- P44. An avigation easement and flight pattern representations, including but not limited to references to noise, low overflight, airport expansion plans and beacons, in a form acceptable to the City Attorney, shall be recorded on the property title prior to issuance of building permits.
- P45. The sign program text for the Walmart/Diversified Shopping Center is amended for the anchor tenant - Walmart as follows:

TYPE D - ANCHOR TENANT - WALMART

Anchor Tenant shall install ~~white plexiglas internally illuminated~~ **individual channel** letters as illustrated on Exhibit E. Exhibit F details lengths and heights of proposed sign copy.

Walmart may have one (1) primary sign and two (2) secondary signs as shown on Exhibit D of the approved sign program.

II. BUILDING AND FIRE SAFETY

Building - General Conditions

- B1. Project shall comply with the most recent adopted City and State Building, Fire, Mechanical, Plumbing, Electrical Codes, and other applicable Regulations and Standards mentioned therein.
- B2. Buildings and structures shall not exceed the allowable height or area requirements within the most recently adopted Building/Fire Codes. A detailed analysis of each building showing compliance with applicable code provisions shall be provided on a "code analysis and compliance" plan sheet.

- B3. No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of the California Building/Fire Codes for such division or group of occupancy. Architect/Engineer shall provide plans, calculations and supporting data showing compliance with the most recent adopted Building/Fire Codes and means for mitigating non-compliant building systems for existing building(s).
- B4. Improvements, additions, modifications and/or restorations to existing buildings and structures, shall be designed and constructed to comply with the most recently adopted Building/Fire Codes including but not limited to the City's existing building fire sprinkler/alarm requirements.
- B5. Plans shall be submitted by a California licensed architect and/or engineer. Please note that a complete soils and geotechnical report will be required. Please see additional report and study requirements within California Building Code.
- B6. All new construction of buildings, structures and portions of buildings and structures, including improvement and restoration to existing buildings and structures, shall be designed and constructed to resist the effects of flood hazards and flood loads. Special design considerations within the CBC and the City of Lompoc's Municipal Code shall apply to building/structures determined to be within flood prone areas.
- B7. Approved fire-resistive assemblies shall be provided for occupancy separations, fire rated construction, fire walls and/or exterior wall protection. Parapets may be required in accordance with the CBC and CFC.
- B8. In addition to the exterior wall construction requirements created by property line proximity (fire resistive construction), opening protection, opening limitation and prohibitions shall comply with the most recent adopted Building and Fire Codes for new and existing structures.
- B9. Dimensioned building setbacks and property lines, street centerlines, and between buildings or other structures shall be designated on plot plans.
- B10. All property lines and easements must be shown on the plot plan. A statement that such lines and easements are shown is required.
- B11. No building sewer, gas/water service, fire line, or similar utility service shall be located in any lot other than the lot that is the site of the building or structure served by such service unless a legal easement has first been established.
- B12. The Title Sheet of the plans shall include:
- a. Occupancy group(s)
 - b. Description of use(s)
 - c. Type of construction
 - d. Height of the building
 - e. Floor area of building(s)

f. Fire sprinklers and alarms

- B13. California disabled access regulations shall be incorporated within the plans for new and existing buildings.
- B14. Project shall comply with current City and State water conservation regulations.
- B15. Dust and erosion control shall be in conformance with standards and regulations of the City of Lompoc.
- B16. A licensed surveyor/engineer shall verify pad elevations and setbacks.
- B17. Stairs, ramps, decks, and platforms shall meet the strict guidelines in the most recent adopted Building Code.

Note: Accessible route of travel to public way to be maintained at West/garden shop exit.

- B18. Buildings shall comply with the State's Energy Regulations.
- B19. A sound transmission study complying with the most recently adopted California Building Code may be required. Sound transmission controls according adopted State Regulations shall be clearly identified on the plans (R-Occupancies).
- B20. Elevators shall require separate permits from the appropriate State Agency and comply with all disabled access regulations. See also the State Fire Marshal's "stretcher" access provisions when applicable.

III. FIRE

Fire - Access Conditions

- F1. All required access roads on the site shall be in service prior to the start of framing construction. The roads shall have: 1) an all-weather surface; 2) a minimum vertical clearance of 14 feet; and 3) a minimum width of 20 feet. All dead-end access roads in excess of 150 feet in length shall have a minimum outside turn around radius of forty (40) feet and/or a minimum inside turn around radius of thirty (30) feet.
- F2. All permanent gates on required access roads shall have a means for Fire Department access either: 1) an approved key box containing appropriate keys or gate combination, or 2) if electrically operated, an approved key operated switch. Provisions must be made to open electrically operated gates in the event of a power failure.
- F3. Fire Department access shall comply with ICFC Chapter 5 and IFC Appendix C-D.
- F4. All drives, lanes, and on-site access ways shall be marked as "Fire Lanes-No Parking". Placement of signs, sign wording, and red-curbs shall be approved by the Building Official/Fire Marshal.
- F5. Required emergency access ways appear to rely on adjacent parcels for compliant access ways. Legal easements shall be provided to insure that access will be provided for current

and future use and occupants of buildings.

- F6. An approved key box containing appropriate keys to buildings shall be made accessible and installed according to City Standards. (This includes all existing structures)

Fire - Water Supply Conditions

- F7. Fire Hydrants shall be provided in accordance with CFC Chapter 5 and IFC Appendix B-C.
- a. The number and spacing of fire hydrants shall be in accordance to IFC Appendix B-C.
 - b. Fire Department access and water supply shall be in accordance with CFC Chapter 5 and IFC Appendix B, C and D.
- F8. All fire hydrants shall be in service prior to the start of framing construction.
- F9. Fire sprinkler connections shall have unobstructed access to a fire hydrant within 150 feet.

Fire - Equipment and Protection System Conditions

- F10. Fire alarm systems are required in accordance with the most restrictive of the following: the Uniform Fire Code, the Uniform Building Code, or the Lompoc Municipal Code.
- F11. Automatic sprinkler systems are required in accordance with the most restrictive of the following: the California Fire Code, the California Building Code, and the Lompoc Municipal Code.

Note: *Please note that fire-flow, per 2007 CFC Table B105.1 is increased due to the increase in fire-flow calculation area.*

- F12. Existing fire suppression or alarm systems shall be maintained and tested in accordance with NFPA 25. No fire alarm or fire suppression system shall be disconnected or taken out of service without first receiving approval from the Building Official/Fire Marshal.
- F13. Fire alarm systems and automatic sprinkler systems shall be supervised on a 24-hour basis at a location approved by the Fire Department.
- F14. Four sets of plans for fire alarm systems and sprinklers shall be submitted to the Building and Fire Safety Division for review and approval, prior to the start of framing construction. When approved, two sets of the plans will be returned to the applicant, two sets will be retained by the Building and Fire Safety Division. Plan submittal and installation shall be in accordance with National Fire Protection Association and CFC standards and regulations.
- F15. All fire extinguishers required to have an 'A' rating shall have a minimum rating of 2A10BC. Location, number and types shall be in accordance to CFC and NFPA Standards.
- F16. The plans shall clearly indicate all high pile storage areas within new or existing buildings. Alarm and fire suppression systems in addition to systems designed for overall building coverage may be required. Also note that additional building plans, structural calculations and permits are required for all rack storage systems.

IV. POLICE DEPARTMENT

No General or Project Specific Conditions

The following Conditions of Approval apply to the Engineering plans for DR 08-09/EIR 09-02, received by the Planning Division and stamped on July 12, 2010.

V. ENGINEERING

Engineering – General Conditions

- EN1. Improvement Plans are required with this development. Improvement Plans include:
- Public Improvements:
 - Utilities - Electric (conduit, transformers, street lights, etc.), water and sewer.
 - Drainage - Storm drain (SD) lines, inlets & filters, main line, sidewalk drains, etc.
 - Streets, Sidewalk and Curb & Gutter
 - Private Improvements:
 - Earthwork (grading)
 - Connection Points to utility mains for sewer laterals and water services.
 - Conduit and fixtures for lighting within parking lots
 - Drainage – SD lines, inlets & filters, sidewalk drains, retention basins, etc.
 - Trash Enclosure(s)
 - Parking Lot Paving
 - Parking Lot Curb & Gutter
 - Signing and Striping
- EN2. All public utilities such as water mains, sewer mains, electric lines, electric transformers, etc., within the development shall be located within public utilities easements (PUE).
- PUE's shall be dedicated by grant deed and prepared by a licensed land surveyor or qualified civil engineer. The grant deed form to be used will be provided by the Engineering Division and is available in electronic format.
- Applicant shall submit a draft copy of the deed (including an 8-1/2"x11" deed map) to the Engineering Division for review and approval. With draft submittal include all referenced documents and a preliminary title report current within the last ninety days.
- After the Engineering Division has reviewed and approved the draft grant deed the Applicant will submit the original deed to the Engineering Division for acceptance and recordation. The submitted deed originals must be signed by the grantee(s) and notarized, and signed and stamped by a licensed land surveyor or qualified civil engineer. A PUE deed ready for recordation shall be on file in the Engineering Division prior to approval of the Improvement Plans.
- EN3. All public improvements shall be provided at the Applicant's expense.
- EN4. Improvement Plans shall be prepared by or under the supervision of a registered Civil Engineer or Architect.
- EN5. Grading and public improvements shall be designed in accordance with the City's "Standard Requirements for The Design and Construction for Subdivisions and Special Developments," as last revised. Said Standard Requirements are available at the office of the City Engineer.

- EN6. Improvement Plans shall be prepared in conformance with City of Lompoc “Development Assistance Brochures.” “Development Assistance Brochures” are available to facilitate the preparation of plans and reports by the Applicant’s engineer and are an essential reference for the preparation of Grading and Public Improvement Plan submittals. “Development Assistance Brochures” can be obtained at the Engineering Division or downloaded from the City Engineering web page:

http://www.cityoflompoc.com/PublicWorks/develop_asst.htm

- EN7. In conformance with Title 12, Chapter 12.28.040 of the Lompoc Municipal Code, the Improvement Plans, including but not limited to, grading, water, sewer, streets, electrical system, and other surface and subsurface improvements, shall be prepared based upon the control monuments as established by the City of Lompoc Coordinate Control System by Record Of Survey filed August 22, 2003, in Book 172, Pages 4 through 7, Santa Barbara County Records. All drawings, improvement plans and survey maps shall be prepared in accordance with the requirements currently in effect.

Plan Review

- EN8. After Improvement Plans have been prepared by Applicant’s Engineer/Architect and are ready for City review, **FOUR** sets of prints shall be submit to the Engineering Division for the first plan check. Plan submittal shall include additional information as required herein.
- EN9. First plan check submittal shall include estimated grading quantities, a current soils investigation report, retaining wall calculations, drainage analysis, and all other pertinent information relating to the Improvement Plans and their approval.
- EN10. The Soils Investigation Report shall be prepared by a Soils Engineer who will be retained by the Applicant to observe, test, and certify that all recommendations outlined in the Soils Investigation Report are fulfilled during construction.

Landscape Plans

- EN11. Any landscape and irrigation plans required by the Planning Division shall be approved by the Public Works and Utility Departments prior to Improvement Plan approval by the Engineering Division. An approval block shall be provided on the landscape plan title sheet for the City Engineer's signature.
- EN12. All trees & large rooted shrubbery must be planted at least ten feet away from public utilities, to include but not limited to water, sewer, electric, storm drain, cable, telephone, etc.

Permits & Fees

- EN13. Plan Review, Grading and Encroachment Permit fees are based on Section 2 of the Master Fee Schedule adopted by City Council Resolution No. 5386(07).
- EN14. A Grading Permit issued by the Engineering Division is required prior to any excavation or filling on the site. Any stockpiling of fill dirt will require a Temporary Grading Permit.

- EN15. An Encroachment Permit shall be obtained from the Engineering Division for any work within public right-of-way or easement.
- EN16. Prior to the issuance of an Encroachment Permit or Grading Permit, the Applicant shall provide a letter to the Engineering Division, addressed to the City Engineer, stating that the engineer who prepared the Improvement Plans, or his/her designated representative, will perform periodic site observations of work shown on the approved Improvement Plans.
- EN17. Street Improvement and Traffic Signal Impact Fees - Applicable Fees will be collected at the time of Building Permit issuance.

Drainage

- EN18. Drainage out to the street shall be directed through Curb and/or Parkway Drain(s) per APWA Standard Plan No. 150-3 and 151-2. Submit drainage calculations to support sizing for drain.
- EN19. Drainage from parking lots to the public right-of-way will be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.
- EN20. The on-site drainage system must be properly designed to maximize infiltration of roof and/or surface runoff into the underlying soil before discharging into public storm drain, street or alley.

Parking Lots

- EN21. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8.
- EN22. Asphalt Concrete – Asphalt Concrete in parking lots shall conform to the provisions in Section 39, "Asphalt Concrete," and Section 92, "Asphalts," of the Caltrans Standard Specifications, current edition, the plans and these specifications.
- EN23. The grade of asphalt binder to be mixed with aggregate shall be PG 64-10.
- EN24. Areas of the parking lot that will be used for truck traffic shall be designed with a heavier structural section than areas for passenger cars.
- EN25. An "R" value shall be determined by the Soils Investigation and included in the Soils Report. A note shall be placed on the Grading Plan stating that "R" value samples shall be obtained and tested at the completion of rough grading, and the pavement sections confirmed or revised, to the satisfaction of the City Engineer.

Final Project Approval

- EN26. Prior to final project approval by the Engineering Division, any public improvements damaged during construction shall be repaired as directed by the Public Works Inspector and in conformance with City of Lompoc Standard Plans and Specifications.

EN27. Prior to final project approval by the Engineering Division, Record Drawings in conformance with Development Assistance Brochure (DAB) E-30 shall be prepared and approved by the City Engineer. DAB E-30 is available upon request at the Engineering Division or on line at the following City of Lompoc web address:

<http://www.cityoflompoc.com/PublicWorks/pdf/E30.pdf>

EN28. After the Record Drawings have been approved, the Applicant shall provide the City Management Services Department, Information Systems Division, with the following as-build information, in a computer format readily compatible for transfer to the City Geographic Information System [computer formats acceptable for delivery include DGN (native Microstation); DWG (same as or less than Version 14); DXF]. Record Drawing information submitted in computer format will include but not be limited to the following:

WATER	WASTEWATER	ELECTRIC	DRAINAGE	SURFACE
Mains	Mains	Lines	Manholes	Road
Valves	Manholes	Transformers	Inlets	Curb/Gutter
Blowoffs	Lift Stations	Junction Boxes	Swales	Sidewalk
Air Vacs	Laterals	Pull Boxes	Basins	Drives
Fire Hydrants		Poles	Structures	Access Ramps
Services		Street Lights	Filters	Parking Lots
Meters			Curb Drains	Survey Mon's
RP Backflow				Retaining Walls
				Bus Turnouts

Engineering – Project Specific Conditions

EN29. Continue sidewalk along the westerly side of the main north/south parking lot drive, from north of Central Avenue to the Walmart store. Several years ago the Community Bank of Lompoc constructed sidewalk along their frontage (westerly side of the main north/south parking lot drive) up to the parking lot drive intersection (northeast corner of the Bank project). For pedestrian safety the sidewalk now needs to be extended northerly, along the west side of the main parking lot drive, to the Walmart building. Sidewalk improvements can mirror the existing sidewalk on the easterly side of the main drive and will include required ADA compliant access ramps and crosswalk markings.

EN30. The fair share percentage contribution of 12.8% identified in Walmart Expansion Project's Final Traffic & Circulation Report (dated October 15, 2009) for the H Street and Central Avenue intersection improvements must be provided to the Engineering Division before issuance of a building permit.

VI. AVIATION/TRANSPORTATION

No General or Project Specific Conditions

VII. SOLID WASTE

No General or Project Specific Conditions

VIII. ELECTRIC

Electric – General Conditions

- EL1. The Applicant shall sign a line extension agreement and pay all costs for the City to furnish and install electric power lines/equipment to and within the proposed development. These costs will include all labor, labor overhead, material, material handling charges and equipment/vehicle rentals necessary for the City to extend the City's electrical distribution system to serve the project. The total estimated cost, as mentioned in the Line Extension Agreement, must be paid prior to the City issuance of building permits.
- EL2. The Applicant shall provide a single line diagram showing voltage, phase, load requirements, and size of planned switchboard. Three-phase electric services up to 200 Amps shall have 7-jaw meter sockets. Three-phase electric services above 200 Amps shall have 13-jaw meter sockets and provisions for a test switch and for current transformers. The main switchboard shall conform to Electric Utility Service Equipment Requirements approved by the City of Lompoc. The Applicant shall pay the Meter Installation Fee, prior to the issuance of the building permit.
- EL3. Electric meters and main disconnect switches shall be located on the exterior of the building or in an enclosure opening only to the exterior of the building. Meter enclosures shall be accessible at all times to electric division personnel. If the enclosure is to be locked, the lock shall be keyed to Schlage Lock No. C38587.
- EL4. The Applicant shall provide all necessary trenching and backfilling to Electric specifications. This shall include trenching for primary cable, secondary cable, street light wiring and associated vaults and boxes. The Applicant shall provide transformer pads as required. The project shall be at final grade prior to trenching for installation of underground electric facilities.
- EL5. The Applicant shall furnish and install the service wire and conduit from the service panel to the transformer or secondary box. Upon approval of the building inspector, the City shall make the final connections to the transformer and energize the service.
- EL6. For three-phase electrical service over 200 Amps, the Applicant shall run a telephone service wire to the meter location for remote meter readings.
- EL7. Provide and install one 2-inch conduit, from the pull box in the street easement to the building, in same trench with the electrical service conduit.

IX. WATER

Water – General Conditions

- W1. This facility must comply with plumbing cross-connection control standards as required by City Ordinance and State law for the protection of water supplies. Information on acceptable back-flow assemblies is available from the City Water Division.
- W2. The size and location of all water meters shall be determined by the Engineer/Architect or authorized representative. All water meters will be furnished and installed by the Water Division at the expense of the Applicant.
- W3. All meter protection shall be by an approved Reduced Pressure Principle Backflow Prevention Assembly (RP) at the service connection. Information on acceptable assemblies is available from the City Water Division.
- W4. All public water system components must be constructed within public right-of-way or public easements.
- W5. When a fire sprinkler system is required or proposed, the utility plan shall show the location of Fire Department Connection FDC with reference dimensions to the nearest fire hydrant. Fire Department requires fire department connections to be within 150' of a fire hydrant.
- W6. When a fire sprinkler system is required or proposed the utility plan shall show the fire line connection point to water main.
- W7. All requests for information needed to design fire sprinkler systems and to determine available or needed fire hydrant flow shall be made with the City Water Division.
- W8. All water connections to the City Of Lompoc Water Distribution system shall be shown on the Improvement Plans. This includes irrigation water meters for general open areas in a development project. Water irrigation meters and related impact fees will be paid before the Improvement Plans are approved and will be based on the City of Lompoc current meter fee schedule.
- W9. Improvement Plan sheets showing public water facilities shall include an itemized schedule that shows all water meter requirements for the project. The schedule shall identify water meter quantity, size and plan sheet where meter is shown.

EXAMPLE

Water Meter Requirements:			
Meter Type	Meter Size	Quantity	Plan Sheet #
House	3/4" x 3/4"	24	5 of 20
Irrigation	1.5"	2	4 of 20

- W10. All cross-connection control wet fire sprinkler systems with fire department connection

shall be installed on private property and outside City right-of-way, per City Std. Dwg. No. 404.

- W11. Where backflow protection is required, the backflow assembly shall be installed on private property and outside City right-of-way.

Water – Project Specific Conditions

- W12. Fire Hydrant relocation and all other public water line work will comply with City Standards. Fire Hydrants to be relocated will be new and meet current City Standards. Existing Hydrants can not be reused.
- W13. Fire Hydrant Details shown on Sheet C-10.3 of the Preliminary Development Plan are not City Standard Drawings and will not be used. Use City approved Standard Drawings.

X. WASTEWATER

Wastewater – General Conditions

- WW1. All new sewer main and lateral installations will be of Polyvinyl Chloride Plastic (PVC) SDR35 sewer pipe, including all pipe fittings and miscellaneous appurtenances. No glue joints are permissible.
- WW2. All PVC SDR35 sewer piping shall be furnished in the following lengths:
Piping from 8" to 12" in diameter – 20' maximum length
Piping from 15" to 60" in diameter – 12.5' maximum length
- WW3. In existing paved streets or alleys trench backfill, from one-foot above sewer pipe to subgrade, shall be one-sack cement slurry. Slurry cement backfill shall conform to the provisions of Subsection 19-3.062, "Slurry Cement Backfill", of the Caltrans Standard Specifications.
- WW4. A grease interceptor/trap shall be installed in community buildings where commercial appliances will be used.
- WW5. All food service establishments shall demonstrate compliance with Federal, State, and City requirements and sized according to the California Plumbing Code. In instances where multiple food service establishments are proposed, each food service establishment shall have its own grease trap/interceptor. A diagram of the grease trap(s)/interceptor(s) shall be included in the Grading plans and contain location, size, and type.
- WW6. All Users proposing to dispose of industrial waste into the City's sanitary sewer shall apply and obtain a wastewater discharge permit prior to connection and/or discharging into the City's sanitary sewer.
- WW7. All water softeners shall indicate type (i.e., self-regenerating, tank exchange) and location on either, the Architectural Plans for softeners indoors or the Grading Plans for softener outdoors. All water softeners shall comply with Federal, State, and City requirements. The discharge of self-regenerating water softeners is prohibited from entering the City's sanitary sewer.

WW8. All wastewater improvements shall comply with Federal, State and City requirements for the protection of the City's Wastewater System.

Wastewater – Project Specific Conditions

WW9. Pretreatment Program:

1. If applicable, provide an appropriate photographic waste trap or pretreatment system for the proposed photo lab per 40 CFR 459 requirements. A diagram shall be included on the Improvement Plans with type, size and location.
2. If relocation or installing additional cooking/baking areas, grease interceptor shall be installed (see general condition WW5). A diagram shall be included on the Improvement Plans with type, size and location.

XI. WIRELESS BROADBAND UTILITY

No General or Project Specific Conditions

I, Amelia Neufeld, representing the Walmart Real Estate Business Trust, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the project. As the project representative, I agree to comply with these conditions and all other applicable laws and regulations at all times.

Name

Date

MITIGATION MEASURES
EIR 09-02, DR 08-09 – WALMART EXPANSION PROJECT
701 WEST CENTRAL AVENUE – APN: 93-450-36

These Mitigation Measures were extracted from the Environmental Impact Report for EIR 09-02, DR 08-09, which was certified by the City Council on February 1, 2011 (Resolution No. 5687 (11)). Language may be modified herein to clarify applicability to the project and to provide clarification regarding compliance to contractors and future property owners. No revisions have been made to modify the intent or requirements of the Mitigation Measures. In the case of conflict, the Mitigation Measures contained herein shall supercede those contained in the MND.

Air Quality

1. A dust abatement program shall be prepared and implemented during all construction activities occurring on the project site. The following measures shall be included in the dust abatement program:
 - 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.
 - Construction sites shall be watered and all equipment cleaned in the morning and evening to reduce particulate and dust emissions.
 - Cover stockpiles of sand, soil, and similar materials, or surround them with windbreaks.
 - Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or have adequate freeboard to prevent spillage.
 - Post signs that limit vehicle speeds on unpaved roads and over disturbed soils to 10 miles per hour during construction.
 - 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.
 - Sweep up dirt and debris spilled onto paved surfaces immediately to reduce re-suspension of dust through vehicle movement over those surfaces.
 - 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.
2. Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB tier 2 or higher should be used to the maximum extent feasible.
3. Diesel powered equipment should be replaced by electric powered equipment whenever feasible.
4. If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters certified and/or verified by EPA or California.

5. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
6. All construction equipment shall be maintained in tune per manufacturer's specifications.
7. The engine size of construction equipment shall be the minimum practical size.
8. The number of construction operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
9. Construction worker trips should be minimized by requiring carpooling and by providing lunch onsite.
10. Applicant shall complete and submit an Asbestos Demolition/Renovation Notification (APCD Form ENF-28) for each regulated structure to be demolished or renovated. Demolition notifications are required regardless of whether asbestos is present or not. The completed notification should be presented or mailed to the Santa Barbara County Air Pollution Control District a minimum of 10 working days in advance notice prior to disturbing asbestos in a renovation or starting work on a demolition.
11. The Walmart building shall be equipped with an energy management system that is monitored and controlled from the Home Office in Bentonville, Arkansas in order to enable Walmart to monitor energy usage, analyze refrigeration temperatures, observe HVAC and lighting performance, and adjust lighting, temperature, and/or refrigeration set points 24 hours per day, seven days a week.
12. The Walmart building shall include:
 - Occupancy sensors shall be installed in non-sales floor areas. These sensors detect activity in a room and automatically turn off the lights when the space is unoccupied; and
 - All lighting shall utilize T-8 fluorescent lamps and electronic ballasts in order to reduce the energy load by approximately 15 to 20 percent; and
 - Non-hazardous, "low-mercury" lamps shall be used, and recycled (as appropriate and necessary).
13. The proposed project shall install light colored "cool" roofs in order to lower the "cooling" load by about 8 percent.
14. The project applicant shall provide information on energy reduction to employees.
15. The Walmart building shall use "super" high efficiency packaged HVAC units rated at an Energy Efficiency Ratio (EER) of approximately 12.1 (for 20-ton units) to 14.3 (for 3-ton units), which is approximately 4 to 17 percent more efficient than required by California Title 24.. In addition, the Walmart building shall include an active dehumidification, dedicated outdoor air system that allows Walmart to operate the store at a higher temperature, use less energy, and allow the refrigeration system to operate more efficiently.
16. Freezer doors shall have a film that combats condensation and requires no energy.

17. The project shall install light emitting diodes (LEDs) for all externally illuminated building signage and in all low temperature refrigerated cases, which are over 70 percent more energy-efficient than fluorescent illumination. With lamp life ranging to 100,000 hours, using LEDs provides an extended life span of 12 to 20 plus years, and significantly reduces the need to manufacture and dispose of fluorescent lamps.
18. The project shall use poured concrete with up to 25 percent fly ash in the exterior concrete mixes, and up to 40 percent of the mix as a combination of fly ash and ground granulated blast furnace slag.
19. The project shall use combined heat and power in appropriate applications.
20. The project shall use water-efficient landscaping in the parking areas.
21. All new and existing restroom sinks shall include sensor-activated low-flow faucets.
22. The project shall use R404a for the refrigeration equipment and R410a refrigerant for air conditions.
23. The project shall restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff.
24. The project shall restrict the use of water for cleaning outdoor surfaces and vehicles.
25. The project applicant shall provide education about water conservation and available programs and incentives to employees.
26. The project shall: (1) reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard); (2) use approximately 96 percent recycled steel in building construction; and (3) provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.
27. The project applicant shall provide education and publicity about reducing waste and available recycling services to employees.
28. The project shall create travel routes that ensure that destinations may be reached conveniently by public transportation, bicycling or walking.
29. The project shall provide adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience.
30. The project shall limit idling time for commercial vehicles, including delivery and construction vehicles.

Traffic and Circulation

31. The contractor shall conduct operations so as to cause the minimum obstruction and inconvenience to traffic and to residences adjacent to the work. No greater quantity of work shall be under construction at any one time than can be properly conducted with due regard for the rights of the public.
32. Convenient access to driveways, houses, and buildings along the line of work shall be maintained.
33. Streets shall not be closed to traffic without approval of the City Engineer, and then only for as short a period as possible to complete the work. All closed streets shall be barricaded at all intersecting streets with Type III barricades, which shall be illuminated at night by a flashing device.
34. Safe, adequate pedestrian access to all residences, places of business, and other establishments affected by the work shall be provided and maintained by the contractor at all times.
35. The contractor shall provide safe, adequate crossings for pedestrians at each street intersection, cross street, and pedestrian crossing.
36. The contractor shall expedite the passage of any necessary traffic around the work.
37. The contractor shall furnish, install and maintain signs, detours, lights, flares, and barricades, and shall furnish flagmen and other facilities for the convenience and direction of public traffic.
38. Spillage resulting from hauling or ditching operations along or across any public traveled way shall be removed daily at the contractor's expense. Any spoils piles, bedding gravel, base material etc., shall be placed as far out of the traveled way as possible and removed within 24 hours. No material or equipment shall be stored where it will interfere with the free and safe passage of public traffic. The contractor shall remove all equipment and other obstructions from that portion of the roadway open for use by public traffic at the end of each day's work and at other times when construction operations are suspended for any reason.
39. The contractor shall promptly restore normal facilities for the convenience of access by the public including restoration of sidewalks, driveways, and similar types of access, and the prompt removal of excess materials from streets and parkways when a reasonable portion of the work in any location has been completed.
40. The proposed project shall contribute its fair share contribution to the City's improvement plan for the H Street/Central Avenue intersection. The City identified improvements for the H Street/Central Avenue intersection include the installation of dual left-turn lanes on the northbound and southbound approaches at the intersection.

The proposed project's fair share contribution shall be 12.8 percent of the total cost of the intersection improvement in current dollars. Payment of fees shall occur prior to issuance of building permits.

Hazards and Hazardous Materials

41. While not known to occur on site, if contaminated soil and/or groundwater is encountered during the removal of on-site debris or during excavation and/or grading both on and off site, the construction contractors shall stop work and immediately inform the City of Lompoc. An environmental hazardous materials professional shall be contracted to conduct an on-site assessment. If the materials are determined to pose a risk to the public or construction workers, the construction contractor shall prepare and submit a remediation plan to the appropriate agency and comply with all federal, state, and local laws. Soil remediation methods could include excavation and on-site treatment, excavation and off-site treatment or disposal, and/or treatment without excavation. Remediation alternatives for cleanup of contaminated groundwater could include in-situ treatment, extraction and on-site treatment, or extraction and off-site treatment and/or disposal. Construction plans shall be modified or postponed to ensure construction will not inhibit remediation activities and will not expose the public or construction workers to hazardous conditions.
42. All residual hazardous materials and contaminated construction material removed prior to and during demolition of the Tire and Lube Express shall be properly disposed of according to state and federal law.

Cultural Resources

43. In the event that archaeological resources are unearthed during project subsurface activities, all earth-disturbing work within a 200-meter radius shall be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. The appropriate measures may be as limited as recording the resource with the California Archaeological Inventory database or as extensive as excavation, recordation, and preservation of the sites that have outstanding cultural or historic significance.
44. In the event that paleontological resources are unearthed during project subsurface activities, all earth-disturbing work within a 100-meter radius shall be temporarily suspended or redirected until a paleontologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. The appropriate measures may be as limited as recording the resource with the California Archaeological Inventory database or as extensive as excavation, recordation, and preservation of the sites that have outstanding paleontological significance.
45. If human remains are accidentally discovered or recognized during construction, all excavation and ground-disturbing work on or adjacent to the project site (or area of discovery) shall stop immediately. The County Coroner shall be contacted, and the Native American Heritage Commission shall be notified immediately, and their recommendations and requirements adhered to prior to continuation of construction activity.

Geology and Soils

46. All new or rehabilitated structures shall be designed in accordance with the current seismic design parameters in the California Building Code (CBC), as well as adherence to the most current state, County, and City standards for earthquake-resistant construction.

47. The project shall comply with all of the recommendations contained in the Earth Systems Pacific's 2007 Soils Engineering Report Wal-Mart No. 1989-06 Expansion pertaining to site preparation, grading, trench backfill, foundations, interior slabs-on-grade and exterior pedestrian flatwork, retaining wall, pavement sections, and drainage around improvements (contained on pages 17 through 35 of the Earth Systems Pacific report.)

Hydrology and Water Quality

48. A Notice of Intent shall be filed with the SWPPP, meeting all the requirements of the currently adopted Construction General Permit, shall be submitted to the City Planning Division and the City Engineering Division for review. No grading shall take place until a SWPPP for the project has been approved, a grading permit has been issued, and the approved SWPPP is located on site and implemented.

49. The proposed project shall be modified to include post-construction water-quality control measures, as required in the City's Storm Water Management Program, which was conditionally approved at the Regional Water Quality Control Board hearing on October 17, 2008, to offset the impact of the additional impervious area proposed. These measures include the following:

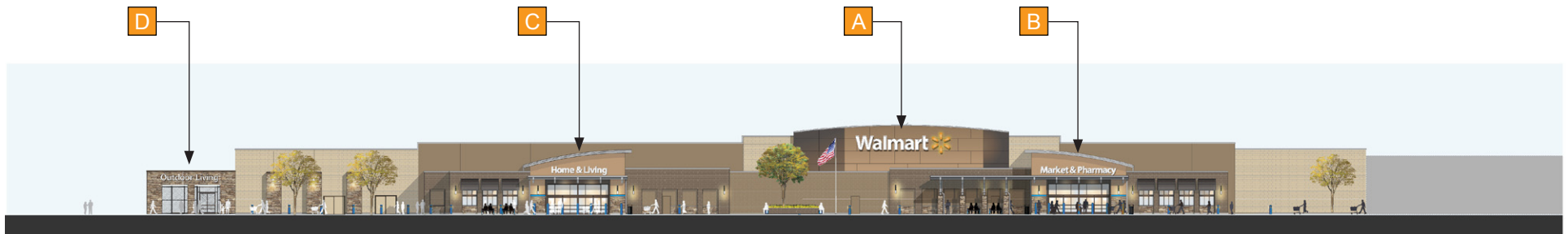
- Filters that remove sediment, oil, grease, and trash shall be provided to treat all storm water that will drain to the City's storm drain system from on-site paved areas and private streets. The location, type, and details of the filters proposed shall be shown on the project's erosion control plan and grading and drainage plans, which shall be reviewed by the City Planning and Engineering Divisions prior to issuance of grading permits.
- Adequate maintenance and replacement of storm water filters shall be ensured. Filters shall be adequately maintained and replaced, per manufacturer's specifications. Filters must be cleaned out at least twice a year, before and after the rainy season. At any time filters are not functioning correctly and water is ponding as a result, the filters shall be cleaned out and replaced, if necessary.
- No pollutants, including, but not limited to, sediment, chemicals, trash and contaminated storm water shall be discharged from private property (or other property where they could be transported) into City property, the City's storm drain system, streets, storm channels, or waterways, either during or after construction.
- All roof drains and gutters draining the portion of the building which is altered or added, shall drain to landscaping or to properly installed and maintained rain barrels.
- All new landscaping shall be drought tolerant and low maintenance.

ILLUMINATED SIGN (I):

Configuration: Channel letters with vacuum formed face (pan-formed) anchored to building surface (concrete block or plaster). Internally illuminated with LED.
 Face: Constructed with Sunguard Weatherable Polycarbonate
 Color: White with a yellow spark
 Mounting: Anchor bolt/bracket - size to be submitted to jurisdiction for approval prior to installation.
 Minimum 3 anchors per sign

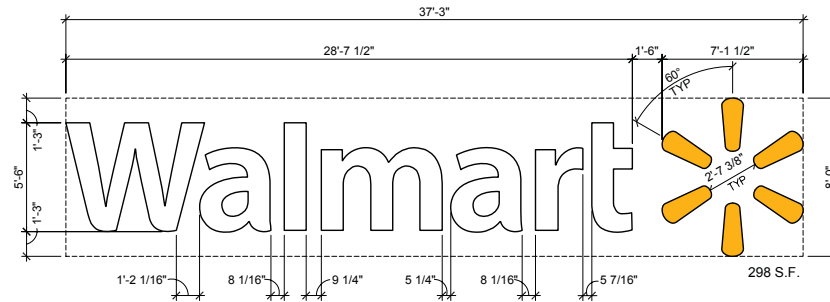
NON-ILLUMINATED SIGN (N):

Configuration: Plexiglas formed letters stud mounted to building surface (concrete block or plaster).
 Face: Constructed with Sta-Tuf Plastic
 Color: White
 Mounting: Threaded stud - size to be submitted to jurisdiction for approval prior to installation.
 Minimum 3 studs per sign.

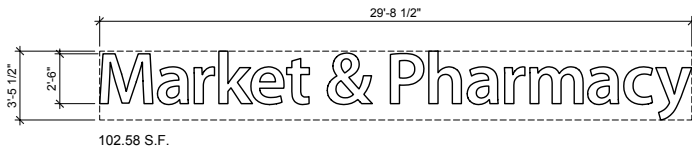


SIGN	NAME	DIMENSION	TOTAL
A (I)	Walmart ✨	5'-6" x 37'-3"	298.00 sf
B (N)	Market & Pharmacy	2'-6" x 29'-8 1/2"	102.58 sf
C (N)	Home & Living	2'-6" x 21'-9 3/8"	72.62 sf
D (N)	Outdoor Living	2'-6" x 22'-7 7/8"	77.24 sf

Sign Area Sub-Total: **550.44 sf**
 Total Building Signage Area: **550.44 sf**



A



B



C



D