

**CONDITIONS OF APPROVAL
CUP 08-05 – CYPRESS COURT
1420 EAST OCEAN AVENUE – APN: 85-150-17**

The following Conditions of Approval apply to the plans for CUP 08-05, received by the Planning Division and stamped on May 28, 2010, and reviewed by the City Council on July 6, 2010.

I. PLANNING

Planning - General Conditions

- P1. All applicable provisions of the Lompoc City 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 City Code. In conformity with Sections 1.24.010 and 1.24.060 of the Lompoc City Code, a violation of the Lompoc City 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. Approval of these plans with signage indicated does not imply approval of signage. A Sign Program must be approved by the Planning Commission prior to issuance of a Certificate of Occupancy.

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.

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 June 9, 2011. 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 roof line 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. Downspouts shall drain to landscaped areas where feasible. Water draining from downspouts that drain to paved areas shall be filtered for sediment, trash, oil and grease, prior to discharge into City streets, storm drains or waterways. Protective bollards shall be installed near all downspouts adjacent to traffic.
- P13. 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.
- P14. 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.

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:
- a. 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.
 - b. The lighting shall be controlled by a timer. Within one hour after closing, lighting in the parking areas adjacent to the commercial buildings shall be reduced to a minimal level of lighting necessary for safety and security; and the illumination of signs and landscaping adjacent to the commercial buildings shall be curtailed.
 - c. A photometrics plan shall be provided with the lighting plan in the building plan set for Planning Division approval.

Planning - Stormwater Conditions

- P17. All storm water flowing from paved surfaces shall be filtered for sediment, trash, oil, and grease, prior to discharge into City streets, storm drains or waterways. Filter(s) location(s) and type(s) shall be shown/detailed on grading and drainage plans.
- P18. On construction sites which are over 1-acre in size, an NPDES Phase II (National Pollution Discharge Elimination System) construction permit shall be obtained through the Regional Water Quality Control Board (RWQCB). A copy of the Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP), shall be submitted to the Planning Division for approval, prior to issuance of the grading permit.
- P19. Grading and drainage plans, showing filter(s) location and type, the storm water pollution prevention plan, and associated maps, shall be reviewed by the City Planning and Engineering Divisions, prior to issuance of grading permits.
- P20. Filters shall be adequately maintained and replaced. Filters shall be cleaned out at least twice a year, before and after the storm season. Filters shall be cleaned out and replaced, if necessary, at any time they are not functioning correctly and water is ponding as a result.
- P21. The CC&R's shall include provisions for adequate maintenance and replacement of filters.

Planning - Landscaping General Conditions

P22. One set of the landscape and irrigation plans, shall be submitted to the Engineering Division with the grading plans. A separate submittal of two sets of the landscape and irrigation plans shall be made to the Planning Division simultaneously. The landscape and irrigation plans shall be reviewed and approved by the Planning Division 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.

These 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.

P23. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.

P24. The project must conform with the Urban Forestry Administrative Guidelines.

P25. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

Planning - Landscaping Irrigation Conditions

P26. The project must conform to Chapter 15.52 of the Lompoc City Code Water Efficient Landscape Standards.

P27. 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.

P28. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

Planning - Landscaping Tree Conditions

P29. The number and size of trees installed on the site shall meet the tree density requirements, as set forth in Chapter 17.092 of the City Code. The density will be approved or denied during Plan Check.

P30. 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.

P31. All trees must be installed with support staking. All nursery stakes must be removed from trees.

P32. All trees and plant material selection shall be made with the concurrence of the Planning Division.

Planning - Landscaping Installation Conditions

P33. 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.

P34. 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.

P35. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.

P36. Prior to the final inspection by the Planning Division, a Certificate of Substantial Compliance shall be completed and submitted to the Planning Division.

P37. All landscaping shall be installed and accepted by the City prior to issuance of a certificate of occupancy for the residential building.

Planning - Air Quality Conditions

P38. Dust (PM₁₀) - a dust abatement program shall be prepared by the applicant and submitted with the grading/improvement plans. The program shall be reviewed and approved by the City Engineer, Senior Environmental Coordinator, and Planning Manager prior to issuance of grading permits. The dust abatement program shall include, but is not limited to, the following dust control measures:

- a. Sprinkle all construction areas with water (recycled when possible) at least twice a day, during excavation and other ground-preparing operations, to reduce fugitive dust emissions.
- b. Construction sites shall be watered and all equipment cleaned in the morning and evening to reduce particulate and dust emissions.
- c. Cover stockpiles of sand, soil, and similar materials, or surround them with windbreaks.
- d. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or have adequate freeboard to prevent spillage.
- e. Post signs that limit vehicle speeds on unpaved roads and over disturbed soils to 10 miles per hour during construction.
- f. Soil binders shall be spread on construction sites, on unpaved roads, and on parking areas; ground cover shall be re-established through seeding and watering.
- g. Sweep up dirt and debris spilled onto paved surfaces immediately to reduce resuspension of particulate matter through vehicle movement over those surfaces.
- h. Require the construction contractor to designate a person or persons to oversee the implementation of a comprehensive dust control program and to increase

watering, as necessary.

- i. The name and 24/7 contact information for the person responsible for dust control shall be provided to the City prior to issuance of grading permits.
- j. If dust is not controlled on the site, the City shall shut down work on the project until the applicant can provide adequate dust control.
- k. Streets and alleys surrounding the project shall be kept clean and free of dirt.

P39. 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. If feasible, electricity from power poles or ground lines shall be used in place of temporary diesel- or gasoline-powered generators.

P40. 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.

Planning – Cultural Resources Conditions

P41. If archaeological artifacts are unearthed or exposed during construction, the artifacts and the site shall be evaluated by an experienced Archaeologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Archaeologist.

P42. If paleontological artifacts are unearthed or exposed during construction, the artifacts and the site shall be evaluated by an experienced Paleontologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Paleontologist.

P43. If human remains are discovered during construction, 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.

Planning - Mitigation Monitoring Conditions

- P44. 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 Planning Manager.
- P45. All mitigation measures set forth in the *Mitigated Negative Declaration (MND)* 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.
- P46. 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 MND*. The Agreement shall be reviewed and approved by the City Attorney, and shall be recorded prior to the issuance of any construction permit.
- P47. 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.
- P48. Minor changes to the Mitigation Monitoring Program may be made by the Community Development Director. Such changes shall not result in alteration of any mitigation measures, but shall be restricted to changes related to which phase of the Mitigation Monitoring Program (e.g., plan check, construction, pre-occupancy, post-occupancy) a mitigation measure is to be completed. Any such changes may be approved when it is found to be impractical to require completion of a mitigation measure during the phase specified in the Mitigation Monitoring Program.

Planning - Conditional Use Permit Conditions

- P49. The right to use an occupancy permit shall be contingent upon the fulfillment of any general and special conditions imposed by the conditional use permit procedure.
- P50. All of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors or assigns and a covenant to the effect may be required.
- P51. All of the conditions shall be consented to in writing by the applicant.
- P52. The resolution granting the application, together with all consent forms and a description of the property shall be recorded by the Recorder of the County of Santa Barbara.

- P53. The use permit granted is conditioned upon the rights or privileges acquired thereby being utilized within one year after the effective date of approval, and should the rights or privileges authorized hereby fail to be executed or utilized within said year, or when a building permit has not been issued within said year, or when some form of work is involved which has not actually commenced within said year, or if so commenced, is null and void; unless such permit has not been utilized or such construction work started or completed within such one year period by reason of delays caused by the City in approving plans, in which event the Planning Manager shall grant and record a commensurate extension. The Planning Commission may, at its discretion, and with the consent or upon request of the permittee, for any cause, grant a reasonable extension of time in addition to the one (1) year period hereinabove provided. Such a request for extension shall have been filed with the Secretary of the Planning Commission fifteen (15) days prior to the expiration of the one (1) year.
- P54. This Conditional Use Permit may be reviewed and reconsidered by the Planning Commission at any time for the purpose of imposing new conditions to mitigate a nuisance or to revoke the permit to abate a nuisance.

Planning –Covenants, Conditions & Restrictions (CC&R’s)

- P55. Covenants, Conditions and Restrictions (CC&Rs) shall be submitted to the City for approval, prior to recordation.
- a. The applicant shall create a Property Owner’s Association (POA) for the maintenance of the common facilities, including but not limited to: common areas, private drives, and landscaping.
- P56. The Covenants, Conditions & Restrictions (CC&R’s) shall be reviewed and approved as to form by the City Attorney prior to recordation of the map. The CC&R’s shall state that no provision in the document may be amended without the prior written approval of the City of Lompoc. The CC&R’s shall be recorded prior to the issuance of building permits.
- P57. The CC&R’s shall include the following restrictions:
- a. A requirement that Storm Water filters in the storm drain system shall be maintained and replaced, when necessary, by the POA so that all storm water and drainage will be filtered, prior to entering the City’s storm drain system. Filters used shall remove sediment, oil, grease, trash and floatables. A requirement that the filter media in the storm water filtration devices are regularly cleaned-out, maintained and replaced, per manufacturer’s recommendations by the POA.
- b. The POA shall ensure that regular inspections are conducted to evaluate the levels of accumulated sediment, oil and grease, and that accumulated materials are removed at least twice a year, in October, before the rainy season begins and in April, after the rainy season has ended. The POA shall ensure that the filters are cleaned out more often if necessary to ensure they are functioning properly.

Affordable Housing Requirements

- P58. Applicant shall comply with affordable housing requirements for Old Town Lompoc Redevelopment Project, Amendment No. 2 as specified in General Plan Housing Element Policy 1.11.
- P59. The proposed project is sixty (60) units and nine (9) affordable units are required to be dispersed throughout the development. The applicant must designate the affordable units on the site plan and sign a covenant prepared by the Redevelopment Agency (RDA), which will be recorded on each of the affordable units for a period of 55 years.
- P60. 15% of the dwelling units shall be at prices affordable to very-low, low- and moderate income families. The distribution and affordability levels of these units, termed “rent-controlled units” shall be as follows:

Income Level	1-bedroom	2-bedroom
Very-Low	4	0
Low	4	1
Total	8	1

- P61. Prior to the issuance of building permits, the property owner(s) shall sign a covenant which runs with the land against each rent-controlled unit. The covenant shall be prepared by the RDA in order to assure continued affordability. The covenant shall specify:
- a. the formula for determining new rental price;
 - b. affordability control mechanisms upon rental;
 - c. refinancing restrictions;
 - d. qualifications of eligible renters;
 - e. annual reporting requirements;
 - f. occupancy requirements;
 - g. the period during which affordability is to be maintained;
 - h. that the owner grants to the City, or other entity designated by the City, an option to purchase the property at any time the owner wishes to sell; and,
 - i. that the covenant shall be in effect for a 55 year period starting from the issuance of the Certificate of Occupancy.
- P62. Prior to the issuance of building permits, the applicant and property owner(s) shall agree to cooperate in implementing the affordability controls, and obtain the lender’s approval of the affordability control documents.
- P63. Prior to issuance of certificates of occupancy, the applicant and property owner(s) shall obtain the City’s / Redevelopment Agency’s approval of the renter selection process, the initial rent, and the eligibility of the initial renters of rent-controlled units.
- P64. Prior to the issuance of certificates of occupancy, the renters of the rent-controlled units shall agree to occupy the units as their principal place of residence.

- P65. Prior to the issuance of certificates of occupancy, the owner(s) shall agree to assign to the City / Redevelopment Agency the right to any rents collected above affordable levels specified in the recorded covenant.
- P66. Prior to any sale or other transfer of any interest in the rent-controlled units, it must be approved by the City / Redevelopment Agency as being in compliance with the requirements set forth in the covenant. Full disclosures must be made in writing to the City regarding the terms of the sale, including copies of closing statements from escrow and all other documents.

Planning – Project Specific Conditions

- P67. A temporary use permit shall be obtained from the Planning Division prior to installation of a construction trailer on the project site.
- P68. Any new perimeter walls and/or fencing for the project shall be architecturally treated. The treatment shall be reviewed and approved by the Planning Division staff prior to issuance of grading permits.
- P69. Bicycle racks to accommodate 10 bicycles shall be provided on site. The location and type of bicycle racks shall be reviewed and approved by the Planning Division prior to issuance of building permits.
- P70. Commercial uses on the site shall be limited to uses identified in Chapter 17.040, Commercial Office District, of the Lompoc City Zoning Ordinance. Restaurants, including the sale and consumption of alcoholic beverages, are permitted in conjunction with this Conditional Use Permit (CUP 08-05).
- P71. Approval of Conditional Use Permit CUP 08-05 is contingent upon City Council approval of the Density Bonus and Redevelopment Agency (RDA) review and approval.
- P72. The project is located within the City of Lompoc Old Town Redevelopment Area, Amendment No. 2 and final review and approval must be granted by the RDA Board.
- P73. The developer shall sign and record a Density Bonus Development Agreement prior to issuance of building permits for the project. The Agreement shall be reviewed and approved by the City Attorney prior to recordation.
- P74. The residential units shall be limited to the elderly (age 55+) and handicapped. If, at any time in the future, the units are converted to market rate units, the property owner must return to the Planning Commission for review of the conversion to assure that the number of dwelling units does not exceed that supported by the on-site parking. A covenant to this effect shall be recorded by the Recorder of the County of Santa Barbara prior to a Certificate of Occupancy for the residential units.
- P75. A reciprocal parking and access agreement, between all parcels containing the required shared parking, shall be recorded with the County of Santa Barbara Recorder’s Office. The agreement shall be in a form acceptable to the City Attorney and recorded prior to the issuance of building permits for the project.

II. BUILDING AND FIRE SAFETY

Building - General Conditions

- B1. Project shall comply with the most recent adopted City and State building codes.
- B2. Plans shall be submitted by a California licensed architect and/or engineer.
- B3. Approved fire-resistive assemblies shall be provided for occupancy and/or exterior wall protection. Parapets may be required in accordance with the CBC and CFC.
- B4. Dimensioned building setbacks and property lines, street centerlines, and between buildings or other structures shall be designated on plot plans.
- B5. All property lines and easements must be shown on the plot plan. A statement that such lines and easements are shown is required.
- B6. The Title Sheet of the plans shall include:
 - a. Occupancy group
 - b. Description of use
 - c. Type of construction
 - d. Height of the building
 - e. Floor area of building(s)
- B7. California disabled access regulations shall be incorporated within the plans. All ground units (as defined within the most recent CBC) must be made accessible to the physically disabled according to Chapter 11A, CBC. All commercial space shall also comply with the most recent adopted CBC.
- B8. Project shall comply with current City and State water conservation regulations.
- B9. Dust and erosion control shall be in conformance with standards and regulations of the City of Lompoc.
- B10. A licensed surveyor/engineer shall verify pad elevations, setbacks, and roof elevations.
- B11. Stairs, decks, platforms shall meet the strict guidelines in the most recent adopted Building Code.
- B12. Buildings shall comply with the State's Energy Regulations.
- B13. A sound transmission study complying with the most California Building Code may be required. Sound transmission controls according to CBC Appendix Chapter 12 shall be clearly identified on the plans.
- B14. Where occupancies house both ambulatory and non-ambulatory persons, additional requirements may be required as adopted by the Office of Statewide Health Planning and Development (OSHPD). The architect and owner shall provide the City and OSHPD with anticipated ambulatory and non-ambulatory persons, as well as the type of supervision and professional care services.
 - a. Separate plan review and permits may be required by OSHPD Regulations.

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 UFC Appendix 3-D and UFC Chapter 9.
- F4. An approved key box containing appropriate keys to buildings shall be made accessible and installed according to City Standards.

Fire - Water Supply Conditions

- F5. Fire Hydrants shall be provided in accordance with UFC Chapter 9 and UFC Appendix 3-B.
 - a. The number and spacing of fire hydrants shall be in accordance to UFC Table A-3-B-1.
 - b. Fire Department access and water supply shall be in accordance with UFC Article 9 and UFC Appendix 3-A.
- F6. All fire hydrants shall be in service prior to the start of framing construction.
- F7. Fire sprinkler connections shall have unobstructed access to a fire hydrant within 150 feet.

Fire - Equipment and Protection System Conditions

- F8. 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 City Code.
- F9. 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 City Code.
- F10. Fire alarm systems and automatic sprinkler systems shall be supervised on a 24-hour basis at a location approved by the Fire Department.
- F11. 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 UFC standards.

F12. 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 UFC Standard 10-1.

IV. POLICE DEPARTMENT

No General or Project Specific Conditions

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 private streets and/or parking lots
 - Streets & Sidewalk
 - Drainage – SD lines, inlets & filters, sidewalk drains, retention basins, etc.
 - Trash Enclosures
 - Parking Lot Paving
 - Parking Lot Curb & Gutter
 - Street Signing and Striping

EN2. All public improvements shall be provided at the Applicant's expense.

EN3. Improvement Plans shall be prepared by or under the supervision of a registered Civil Engineer or Architect.

EN4. 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.

EN5. 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/departments/pworks/engineering.htm>).

EN6. In conformance with Chapter 27, Section 2774.E of the Lompoc City 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

- EN7. 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.
- EN8. 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.
- EN9. 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

- EN10. 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.
- EN11. 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

- EN12. 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).
- EN13. 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.
- EN14. An Encroachment Permit shall be obtained from the Engineering Division for any work within City street right-of-way or easement.
- EN15. 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.

Drainage

- EN16. Drainage out to the street shall be directed through Curb and/or Parkway Drain(s) per APWA Standard Plan No. 150-2 and 151-1. Submit drainage calculations to support sizing for drain.
- EN17. Drainage from parking lots and private streets 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.

- EN18. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.
- EN19. 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

- EN20. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8.
- EN21. 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.
- EN22. The grade of asphalt binder to be mixed with aggregate shall be PG 64-10.
- EN23. 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.
- EN24. 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.

Streets

- EN25. Asphalt Concrete for paving within street right-of-way shall conform to the provisions in Section 39, "Asphalt Concrete," and Section 92, "Asphalts," of the Caltrans Standard Specifications, current edition.
- EN26. The grade of asphalt binder to be mixed with aggregate shall be PG 64-10.
- EN27. Asphalt used as binder for asphalt concrete pavement shall conform to Section 39-2.01, "Asphalts," of the Caltrans Standard Specifications.
- EN28. Asphalt concrete shall be Type A, ¾ inch maximum, medium, grading.
- EN29. All driveways shall provide a minimum 4-foot sidewalk area behind the apron, at 2 percent slope toward the street, for ADA compliance.
- EN30. Pre-existing cracked and/or broken public sidewalk, curb, gutter and driveways adjacent to, the project will be replaced as directed by the City Engineer and in accordance with City Standard Plans and Specifications.
- EN31. Existing public curb ramps located adjacent to the project will be upgraded to current ADA standards as directed by the City Engineer and in accordance with City Standard Plans and Specifications.

Final Approval

- EN32. Prior to final approval, any public improvements (sidewalk, curb, gutter, etc.) damaged during project development shall be replaced in conformance to City of Lompoc Standard Plans and Specifications.
- EN33. Prior to final approval, the civil engineer or architect who prepared the Improvement Plans shall prepare Record Drawings. Minimum guidelines for Record Drawings can be obtained at the Engineering Division or downloaded from the City Engineering web page (<http://www.cityoflompoc.com/departments/pworks/engineering.htm>).
- EN34. After construction is complete and the City has approved the Record Drawings, the Applicant shall:
- A. Provide the City Management Services Department, Information Systems Division, with a copy of the Record Drawings, in a computer format readily compatible for transfer to the City Geographic Information System. The following computer formats are acceptable for delivery: DGN (native Microstation); DWG (same as or less than Version 14); DXF.
 - B. Provide the Engineering Division with record Drawings copied in PDF format (one file) on CD.

Engineering – Project Specific Conditions

- EN35. All proposed improvements on Ocean Avenue are in Caltrans right-of-way and will require an encroachment permit from Caltrans. Approval of the LOM 586-P improvement plans by the City of Lompoc Engineering Department will be contingent on approval by Caltrans. Approval of the plans by Caltrans can be in the form of a copy of the encroachment permit.
- EN36. The driveway entrance on Cypress shall be 20' wide minimum.
- EN37. The proposed driveway approaches on Cypress Avenue and Seventh Street shall be per the City of Lompoc Standard Drawing No. 610, revised to provide an ADA approved path of travel behind the approach apron per EN29.
- EN38. A Drainage/Hydrology Report shall be submitted to the Engineering Division with the first plan check submittal of the improvement plans. Provide hydrology calculations verifying that the post-development 25-year storm peak runoff does not exceed the pre-development 25-year storm peak runoff.
- EN39. All runoff shall be routed to outlet into Cypress Avenue unless otherwise approved by the City Engineer.
- EN40. Detention basins, if required, shall comply with all criteria listed in Engineering Bulletin #04-01.
- EN41. All detention basins, if required, will be privately maintained. The Owner shall provide the City with annual maintenance reports. Should the Owner fail to do so, the Owner will be required to enter into a maintenance agreement with the City to reimburse the City for adequate annual maintenance.
- EN42. Access ramps at Cypress Avenue/Seventh Street intersection and Ocean Avenue/Seventh Street intersection shall be retrofitted as necessary to comply with current standards.
- EN43. Provide proof of compliance with the County "License Agreement" for the Park and Ride

facility on site prior to issuance of the building permit.

EN44. The existing parking lot proposed to be improved north of the project (APN 085-150-016), that is noted on the Preliminary Grading and Drainage Plans "to be provided and approved by the City," shall be included with and be a part of the development Improvement Plans.

VI. AVIATION/TRANSPORTATION

Aviation/Transportation – General Conditions

- AT1. Bus Turnouts will be constructed in conformance with details provided by the Engineering Division.
- AT2. Signage and curb markings for bus turnouts will be in conformance with details provided by the Engineering Division.
- AT3. A Bus Shelter shall be constructed at each bus turnout. Bus Shelter drawings and specifications are available from the Engineering Division.

Aviation/Transportation – Project Specific Conditions

- AT4. A bus turnout will be constructed on the west side of Seventh Street, immediately south of the driveway approach.
- AT5. Applicant shall dedicate a Public Street Easement to the City for the additional street right-of-way required to construct the bus turnout. The Public Street Easement will be dedicated on Parcel Map LOM 586-P.

VII. SOLID WASTE

Solid Waste – General Conditions

- SW1. Trash enclosures shall be designed in accordance with City standards for up to 440-gallon automated containers accessible to automated trash collection trucks and in locations as approved by the City Solid Waste Superintendent. The trash collection trucks are side loading and have a 40-foot turning radius. On-site circulation for the trucks shall be designed so trash collection trucks will not need to back up in order to turn around and exit.
- SW2. Trash enclosures shall not have any doors and shall be enclosed on three sides with a six-foot wall, which is architecturally compatible with the on-site buildings as approved by the City Planner.
- SW3. Trash enclosure access openings must be placed no more than one-foot from drive aisle.
- SW4. Trash containers must be kept side-by-side and parallel with alley or drive aisle. Enclosures with more depth than the minimum required seven-foot depth of one container must be constructed with a wheel-stop sufficient to keep the containers at the front edge of the enclosure so that the operator of the trash collection truck does not have to move containers out for collection.

SW5. The project must provide adequate areas for collecting and loading recyclable materials. The recycling area(s) shall be located so they are convenient for those persons who deposit, collect, and load the recyclable materials. Whenever feasible, areas for collecting and loading recyclable materials shall be adjacent to the solid waste collection areas. A sign clearly identifying all recycling and solid waste collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to the recycling area(s).

Solid Waste – Project Specific Conditions

SW6. Provide a Solid Waste Management Plan for the demolition and construction phases of this project. The Plan must provide details on how recycling will be conducted during the demolition phase and construction phase of the project.

SW7. With the containers consolidated in one location, the customer bill account for the commercial property will be maintained by the property owner or manager. Individual commercial customers will not be allowed to have separate bill accounts.

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.

Electric – Project Specific Conditions

- EL8. Applicant shall dedicate a Public Electric Easement to the City for public underground electric lines and pad mount equipment. The Public Electric Easement will be dedicated on Parcel Map LOM 586-P.

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	¾" x ¾"	24	5 of 20
Irrigation	1.5"	2	4 of 20

Water – Project Specific Conditions

- W10. As shown on the Preliminary Utility Plan sheet C2, the existing 8" fire line for 1420 E. Ocean is connected to the 6-inch water main on Seventh Street. The existing fire hydrant is branched from the 8-inch fire line with a substandard 4-inch valve. This situation does not conform to the current City of Lompoc Water Division Standards and Specifications. This piping was installed prior to the 10-inch water main installation years later on the east side of Seventh Street. The Applicant shall provide a fire flow analysis / calculation to ensure that the necessary fire flow is available from the existing piping system described above.
- W11. If the fire flow analysis demonstrates that the existing 8-inch fire line connected to the existing 6-inch water main will provide the necessary fire flow requirement, the flowing requirements shall be done for the project to meet current Water Division Standards & Specifications:
- A. A new flange 6x6x8 tee & 8-inch valve for the existing 8-inch fire line shall be installed in conformance with City Standard Drawings Number 404 & 414-(cut-in tee). Note: City of Lompoc responsibility for the fire line terminates at the 8-inch valve in the street.
 - B. Remove existing hydrant & 4-inch valve, flange off 4-inch valve opening to existing 8-inch fire line.
 - C. Install new fire hydrant assembly per City Standard Drawings No. 411 and # 414-(hot-tap) and connect directly to the existing 6-inch water main.
 - D. Remove existing 8-inch detector check valve assembly inside the buried vault structure and remove vault structure.
 - E. Install 8" DCDCA backflow assembly with dual FDC connector.
 - F. The existing water service shall be retrofitted to current standards and relocated 12" behind the sidewalk. New water services and existing shall be installed to City Standards & Specification.
- W12. If the fire flow analysis determines that the existing 6-inch water main won't provide the necessary fire flow requirement through the existing 8-inch fire line, then all existing and new water connections shall be connected to the existing 10-inch water main on the East side of Seventh Street in conformance with City of Lompoc Standards & Specifications. All existing connections will need to be abandoned at the 6-inch main if relocated to the 10-inch main.

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. The existing 6-inch wastewater main along the west property line, south of Sewer Manhole No. 10-102 (at northwest corner of project), shall be abandoned as directed by the Wastewater Division.
- WW10. The proposed 6-inch wastewater line extending easterly from Sewer Manhole No. 10-102 shall be a public main and constructed per City standards. No clean-outs will be constructed in the public wastewater main. A manhole will be constructed at the easterly terminus of the wastewater line.
- WW11. Applicant shall dedicate a 10-foot wide Public Wastewater Easement to the City for the proposed 6-inch wastewater line that runs easterly from the existing wastewater manhole at the northwest corner of the development to Seventh Street. The Public Wastewater Easement will be dedicated on Parcel Map LOM 586-P.

WW12.Pretreatment Program – If applicable, provide an appropriate medical waste trap or pretreatment system for the medical facility. A detail shall be included on the Improvement Plans with type, location and size.

XI. WIRELESS BROADBAND UTILITY

No General or Project Specific Conditions

I, Shellan Miller, the project applicant, do hereby declare under penalty of perjury that I accept all conditions imposed by the City Council in their approval of the Conditional Use Permit. As the project applicant, I agree to comply with these conditions and all other applicable laws and regulations at all times.

Name

Date

