

**DRAFT CONDITIONS OF APPROVAL
DR 05-30 – OLSON COMPANY 60-UNIT RESIDENTIAL PROJECT
SOUTHEAST CORNER OF OCEAN AVENUE AND U STREET – APN: 91-110-34, 35**

The following Conditions of Approval apply to the plans for The Olson Company 60-Unit Residential Project, prepared by William Hezmalhalch Architects Inc. and Professional Design Inc., received by the Planning Division and stamped on June 19, 2006, and reviewed by the Planning Commission on July 10, 2006.

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 8900, 8935, and 8936 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 Section 0107 and 0128 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 to specifically enforce the Conditions of Approval. 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 City Council resolution number and the applicant's signed affidavit agreeing to comply with the conditions.
- P5. All revisions made by the Planning Commission and/or City Council 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 Planning Commission and approved if acceptable. Major changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the City Council 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.

- 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.

- P9. A temporary use permit shall be obtained from the Planning Division prior to installation of construction and/or sales trailers on the project site.
- P10. Approval of Vesting Tentative Subdivision Map LOM 555 is contingent upon City Council approval of Preliminary/Precise Development Plan (DR 05-30), Zone Change (ZC 05-04) and Redevelopment Agency (RDA) review and approval.
- P11. 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.

Planning - Architectural Conditions

- P12. The Architectural Review approval granted by the Planning Commission is valid for one year from date of approval and will expire on July 10, 2007. A one-year extension may be granted by the Community Development Director if the applicant so requests prior to the expiration date.
- P13. All facades which extend above the roof line shall be finished on all elevations

exposed to public view.

- P14. All mechanical and ventilation equipment on the roof 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.
- P15. Protective bollards shall be installed near all down spouts that are adjacent to traffic.
- P16. The developer shall provide the Planning Division with a site map identifying the lot number, plan number, elevation, and color scheme of homes prior to issuance of individual building permits. This is to assure compliance with the Architectural Review Guideline limiting a street frontage design, which should not appear more than every fourth house.
- P17. Perimeter walls and 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.

Planning - Site Plan Conditions

- P18. The applicant shall submit a lighting plan which incorporates the following:
- a. All lighting shall be shielded to prevent glare and minimize light intrusion to adjacent properties. The adequacy and design of the on-site lighting and shielding shall be reviewed by staff at plan check. The plan shall provide specifics for external light fixtures both on and off the building, external illuminated signage, and any lighting fixtures at ground level.

Planning - Stormwater Conditions

- P19. Filters that will remove sediment, oil, and grease shall be provided to treat all water that will drain from on-site paved areas. Filter(s) location(s) and type(s) shall be shown/detailed on grading and drainage plans.
- P20. As site is 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.
- P21. Grading and drainage plans and 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.
- P22. In residential subdivisions with public streets, storm water filters shall be placed in all affected downstream storm drain inlets, per the specifications of the City

Engineering Division. In residential subdivisions with private streets, storm water that flows over any paved surfaces or impervious areas shall be contained and filtered on-site before being released into the City's storm drain system.

Planning - Landscaping General Conditions

P23. 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 and a Landscape Architect contracted by the City and paid for by the applicant, 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 contain an approval block for the Community Development Director and contract Landscape Architect; and shall show all existing and proposed public utilities within the project limits.

P24. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.

P25. The project must conform with the Urban Forestry Administrative Guidelines.

P26. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

Planning - Landscaping Irrigation Conditions

P27. The project must conform with sections 3331.1 - 3331.6 of the Lompoc City Code Water Efficient Landscape Standards.

P28. All irrigation must be low-water use, per manufacturer's specifications. A copy of the specifications must be provided to the contract Landscape Architect before installation. Installation must include check valves as needed to prevent runoff.

P29. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

Planning - Landscaping Tree Conditions

P30. The number and size of trees installed on the site shall meet the tree density requirements, as set forth in Chapter 31 of the City Code. The density will be approved or denied during Plan Check.

P31. 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.

- P32. All trees must be installed with support staking. All nursery stakes must be removed from trees.
- P33. All trees and plant material selection shall be made with the concurrence of the contract Landscape Architect.

Planning - Landscaping Installation Conditions

- P34. 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 contract Landscape Architect, the installation shall be approved by the project designer and a letter of substantial conformance shall be submitted to the Planning Division.
- P35. A layer of bark two to four inches deep must be applied in all landscape areas. Type of bark must be approved by City Planning Division prior to issuance the first building permit for the project. The location and quality of the bark is subject to approval by the contract Landscape Architect, prior to installation.
- P36. All plant material is subject to inspection by the contract Landscape Architect and must be guaranteed for two years from the date of final inspection.
- P37. All common area landscaping must be installed and deemed in substantial conformance by the Landscape Architect, prior to final occupancy for the first unit.
- P38. Individual unit landscaping must be installed and deemed in substantial conformance by the Landscape Architect, prior to final occupancy for the individual unit.

Planning - Air Quality Conditions

- P39. Dust (PM₁₀) - a dust abatement program shall be prepared by the applicant. The program shall be reviewed and approved by the City Engineer, Senior Environmental Coordinator, and City Planner prior to issuance of grading permits. The dust abatement program shall include the following dust control measures:
- a. Sprinkle all construction areas with water (recycled when possible) at least twice a day, during excavation and other ground-preparing operations, to reduce fugitive dust emissions.
 - b. Construction sites shall be watered and all equipment cleaned in the morning and evening to reduce particulate and dust emissions.
 - c. Cover stockpiles of sand, soil, and similar materials, or surround them with windbreaks.
 - d. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces

or have adequate freeboard to prevent spillage.

- e. Post signs that limit vehicle speeds on unpaved roads and over disturbed 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.

P40. 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.

P41. Conditions for Long-term and Operational Impacts:

- a. 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.

Planning – Cultural Resources Conditions

- P42. If archaeological artifacts are unearthed or exposed during construction, all ground disturbing work shall stop immediately and 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, prior to the restarting of ground disturbing work at the project site.
- P43. If paleontological artifacts are unearthed or exposed during construction, all ground disturbing work shall stop immediately and the City notified. The artifacts and site shall be evaluated by an experienced Paleontologist/cultural resources specialist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Paleontologist.
- P44. 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 of the County in which the remains are discovered 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.

Planning – Mitigation Monitoring Conditions

- P45. All mitigation measures set forth in the Mitigated Negative Declaration (SCH No. 2006051019) 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 Mitigated Negative Declaration. 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 City Planner. 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.
- P49. 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 City Planner.

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

- P50. Covenants, Conditions and Restrictions (CC&Rs) shall be submitted to the City for approval, prior to recordation.
- a. The applicant shall create a Home Owner's Association (HOA) for the maintenance of the common facilities including but not limited to: common areas, private streets, and landscaping.
- P51. The Covenants, Conditions & Restrictions (CC&R's) shall be reviewed and approved as to form by the City Attorney prior to recordation of the final 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.
- P52. The CC&R's shall include the following:
- a. Provisions for adequate maintenance and replacement of filters. Filters must be cleaned out at least twice a year, before and after the storm season. Filters must be cleaned out and replaced, if necessary, at any time they are not functioning correctly and water is ponding as a result.
 - b. A restriction against parking or storing recreational vehicles, trailers, and other miscellaneous vehicles on streets within the project. (*Lompoc Subdivision Review Ordinance Section 2863, Planned Residential Developments*).
 - c. A restriction against vehicle parking on the garage aprons.

Planning – Affordable Housing Conditions

- P53. 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.
- P54. The proposed project is a sixty (60) unit for-sale development, which will require nine (9) affordable units 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 45 years.
- P55. 15% of the dwelling units shall be at prices affordable to very-low, low- and moderate income families (very-low – 6%, low/moderate – 9%). The distribution and affordability levels of these units, termed "controlled-sale units" shall be as follows:

Income Level	3-bedroom
Very-Low	4
Low	2
Moderate	3
Total	9

- P56. The sales price for the controlled-sale units shall be calculated by the Redevelopment Agency prior to issuance of building permits for the controlled-sale units.
- P57. Prior to the issuance of building permits, the property owner(s) shall sign a covenant which runs with the land against each controlled-sale 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 sales prices;
 - b. affordability control mechanisms upon resale;
 - c. refinancing restrictions;
 - d. qualifications of eligible buyers;
 - e. annual reporting requirements;
 - f. occupancy requirements;
 - g. the period during which affordability is to be maintained;
 - h. that the owner grants to the Agency, 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 45 year period starting from the date of the Covenant or each Addendum to the Grant Deed.
- P58. 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.
- P59. Prior to issuance of certificates of occupancy, the applicant and property owner(s) shall obtain the City's / Redevelopment Agency's approval of the buyer selection process, the initial sales prices, and the eligibility of the initial buyers of controlled-sale units. In addition, as part of the escrow proceedings on the controlled-sale

units, the buyers shall be required to record documents agreeing to adhere to the City's / Redevelopment Agency's affordability requirements.

- P60. Prior to the issuance of certificates of occupancy, the buyers of the controlled-sale units shall agree to occupy the units as their principal place of residence.
- P61. Prior to any sale or other transfer of any interest in the controlled-sale units, the sale must be approved by the City / Redevelopment Agency as being in compliance with the requirements set forth in the covenant, including the maximum sale price and the income eligibility of the new buyer. Full disclosures must be made in writing to the City / Redevelopment Agency regarding the terms of the sale, including copies of closing statements from escrow and all other documents requested.

Planning – Project Specific Conditions

- P62. In order to conform to the Architectural Review Guidelines, the elevations of the residential units shall be revised to show architectural detail added to the side elevations. The revisions shall be reviewed by staff at plan check.
- P63. The interior streets shall be fully installed to City standards prior to occupancy of the first unit in the development.
- P64. Homebuyers shall sign documentation acknowledging that the developer is responsible for fulfilling all pertinent City requirements prior to occupancy of each unit.

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 UBC and UFC.
- 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

- 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.

- F5. All fire hydrants shall be in service prior to the start of framing construction.
- F6. Fire sprinkler connections shall have unobstructed access to a fire hydrant within 150 feet.

Fire - Equipment and Protection System Conditions

- F7. 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.
- F8. Automatic sprinkler systems are required in accordance with the most restrictive of the following: the Uniform Fire Code, the Uniform Building Code, and the Lompoc City Code.
- F9. Fire alarm systems and automatic sprinkler systems shall be supervised on a 24-hour basis at a location approved by the Fire Department.
- F10. 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.
- F11. 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:
- Earthwork
 - Site drainage, parking lot paving, planters & trash enclosures
 - Public improvements – Public electric, water, sewer, storm drain and surface improvements
 - Signing and striping within public and private street right-of-way
 - Connection points to utility mains for sewer laterals and water services
 - Electrical services up to and including transformer
- EN2. Improvement Plans shall be prepared by or under the supervision of a registered civil engineer.
- EN3. All improvements shall be provided at the Applicant's expense and in accordance with City of Lompoc "Standard Requirements for The Design and Construction for Subdivisions and Special Developments." These Standard Requirements are available at the Engineering Division.
- EN4. "Development Assistance Brochures" are available at the Engineering Division to facilitate the preparation of plans and reports by the Applicant's engineer and include "Checklists for Completeness of Engineering Plans and Report Submittals." The "Development Assistance Brochures" are an essential reference for the preparation of Grading and Public Improvement Plan submittals.
- EN5. A Soils Investigation/Geology Report shall be submitted to the Engineering Division with first plan check submittal of the Improvement Plans. A soils engineer shall be retained to observe, test, and certify during construction all recommendations as outlined in the Soils Investigation Report. "R" Values shall be taken to determine the street structural sections.

All slopes shall be reviewed by a Soils Engineer for stability and shall be included in the Soils/Geotechnical Investigation Report. A Soils Engineer shall sign the final Grading Plan approving all slope grading.

- 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, storm drain, electrical system, and other surface and subsurface improvements, shall be prepared based upon the *vertical* and *horizontal* control monuments as

established by the City of Lompoc Coordinate Control System, Record of Survey Book 142, Pages 82 and 83. All drawings, improvement plans, and survey maps shall be prepared in accordance with the requirements currently in effect, with the additional requirement that all said drawings and improvement plans shall be delivered 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.

Plan Review

- EN7. After the Improvement Plans have been prepared and are ready for review, the Applicant's Engineer shall submit four (4) sets of prints to the Engineering Division for first plan check. The Public Works Department, Utility Services Department, Fire Department, and Building Division will review the check prints for conformance with project conditions and City Standards.
- EN8. First plan check shall include hydraulic calculations (sewer & storm drain), soils report, and all other calculations and data necessary for review of the project plans.

Permits & Fees

- EN9. An Encroachment Permit issued by the Engineering Division is required for any work within a street right-of-way or easement. Permit application will include an itemized Engineer's cost estimate for the public improvements to be constructed.
- EN10. A Grading Permit is required by the Engineering Division upon approval of the Improvement Plans and prior to clearing, grubbing, excavation, or dirt filling within the development.
- EN11. A Grading Plan Review Fee shall be paid after first plan review and before any additional plan check submittals. Plan Check Fee is based on estimated grading quantities identified on the Improvement Plans.
- EN12. 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 the grading and offsite construction. (Refer to EN24)
- EN13. STREET IMPROVEMENT and TRAFFIC SIGNAL IMPACT FEES will be imposed upon the issuance of a building permit and are based on the City of Lompoc Development Impact Fee Schedule in effect at the time of permit issuance.

Drainage

- EN14. A Drainage/Hydrology Report shall be submitted to the Engineering Division with first plan check submittal of the Grading and Improvement Plans.

- EN15. Cross-gutters shall be constructed at intersections where there is surface drainage.
- EN16. The Improvement Plans shall be designed to provide a minimum cross slope of 2% on public and private streets.
- EN17. Storm drains and drainage inlets shall be sized for a peak 25-year runoff event with a positive overland escape design for a 100-year storm. Minimum size for Storm Drains shall be 18 inches unless otherwise approved by the City Engineer.
- EN18. Storm drains and drainage inlets in sump conditions shall be sized for a 100-year storm and shall provide positive overland escape.
- EN19. Drainage inlets shall be designed and located in a manner that will assure "adequate travel lanes." Up to 25-year storm flows should be contained within the curbs; 100-year storm flows should be contained within the right-of-way or private street easement.
- "Adequate Travel Lanes" defined - Use a 10-year storm for spread. Design private streets with a 10-foot clear lane and public streets with a 20-foot clear lane.*
- EN20. Catch basin capacity for Standard Curb Inlet Catch Basins in a sump, constructed per City Standard Drawings 506 through 508, shall not exceed 2.00 cfs./ft. Use a 30% clogging factor for all inlets in a sump.
- EN21. The lowest surface in all streets and parking lots will be constructed a minimum of one-half foot above the 100-year water surface elevation per current FEMA Flood Insurance Rate Map.
- EN22. The lowest finish floor elevation of all new structures shall be at least 2-1/2 feet above the 100-year water surface elevation per current FEMA Flood Insurance Rate Map. Finish floor elevations shall be higher than overland escape of adjacent streets, bridges and other obstructions.
- EN23. 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 storm drain, street or alley.

Final Approval

- EN24. Record Drawings are required for this project. Development Assistance Brochure, entitled "Record Drawings," is available from the Engineering Division to facilitate the preparation of the Record Drawings.

The civil engineer who prepared the Improvement Plans shall prepare and submit Record Drawings to the Engineering Division prior to Engineering's final approval of the project. A professional land surveyor licensed in the State of California may prepare the Record Drawings providing the civil engineer also signs the Record Drawing Certification on the plans. The Record Drawings shall show all changes that occurred during construction, including changes in materials, distances, lengths, locations, elevations, slopes, volumes, etc.

EN25. After construction is complete and the City has approved the Record Drawings, the Applicant will:

- 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

EN26. Access ramps shall be constructed at the following locations:

- A. Southeast corner Ocean Avenue and U Street.
- B. At both curb returns on Ocean Avenue at project entry.
- C. At both curb returns on U Street at project entry.
- D. At the northeast corner of U Street and Public Alley (Southwest corner of development).

EN27. Sidewalk access ramps within City street right-of-way (U Street) shall be constructed per City Standard Specifications.

EN28. Sidewalk access ramps within Caltrans right-of-way (Ocean Avenue) shall be constructed as directed by Caltrans.

EN29. Work within Ocean Avenue requires a Caltrans Encroachment Permit. Prior to final approval of the Improvement Plans the Applicant shall submit to the Engineering Division one of the following:

- A. Copy of the executed Caltrans Encroachment Permit; or

- B. Improvement Plan prints with a Caltrans signature of acceptance for proposed work within their right-of-way; or
- C. Mylar original drawings with a Caltrans signature of acceptance for proposed work within their right-of-way.

EN30. Any additional traffic issues that are identified in the Final Traffic Study shall be incorporated into the project design.

EN31. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.

VI. AVIATION/TRANSPORTATION

No General or Project Specific Conditions

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. The trash enclosure shown at Lot 48 is accessible to trash collection trucks only if access is provided from the Public Alley at Lot 43. If this alley entrance is gated the Applicant must provide the access code to the Solid Waste Division. Any parking within the 24-foot private street (drive isle) to the trash enclosure will be in conflict with trash collection.

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

Water – Project Specific Conditions

- W8. All water meter services and water mains shall be installed within City of Lompoc easements. The size & location of all water meters shall be shown on the plans, including the irrigation meter(s) for open spaces.
- W9. The public water main shall be looped within the project and looped to the existing main at Ocean Avenue and T Street.

X. WASTEWATER

WW15.Sewer maintenance holes shall be constructed at the end of all onsite public sewer mains.

WW16.The existing wastewater main in 'U' Street is very shallow (3-feet deep max). Some of the project will need to be served from the wastewater main in the Public Alley in order to obtain sufficient proper grade.

I, Chandra Pesheck of The Olson Company, project applicant do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in its approval of the proposed 60-Unit Residential Project. As project applicant, I agree to comply with these conditions and all other applicable laws and regulations at all times.

Name

Date