



PLANNING COMMISSION STAFF REPORT

Planning Commission Meeting Date: March 13, 2019

TO: Members of the Planning Commission

FROM: Hannah Nguyen, Assistant Planner
h_nguyen@ci.lompoc.ca.us

RE: Development Plan Review – DR 18-09
Johnson Industrial Building

AGENDA ITEM NO. 1

A request for a Development Plan from Steven Reese (Architect), representing property owners Ronnie and Leigh Johnson for Planning Commission consideration of a proposal to construct a 7,661 square foot industrial building for office and wine storage. The project site is 15,000 square feet in size and located at 204 and 208 east Laurel Avenue (APN's: 085-022-007 & -008) in the Industrial (I) zoning district. This action is exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

Scope of Review

The Planning Commission is being asked to consider:

- If the project meets property development standards for the Industrial (I) Zoning District;
- If the proposal is consistent with the Architectural Review Guidelines;
- If the required Findings of Fact in the Resolution can be made; and
- If the Conditions of Approval are appropriate for the project.

Planning Commission Action

1. Adopt Resolution No. 899 (19) approving Development Plan (DR 18-09) for the Johnson Industrial Building based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval; or
2. Provide other direction.

Site Data

1. Property Owner: Ronnie and Leigh Johnson
2. Site Location: 204 & 208 east Laurel Avenue
3. Assessor's Parcel Number: 085-022-007 & -008
4. Site Zoning: Industrial
5. General Plan Designation: Industrial
6. Site Use: Vacant
7. Surrounding Uses/Zoning:
 - North - Residential / R3
 - South - Construction (Mike Townsend Concrete Construction) / Industrial
 - East - Vacant / Industrial
 - West - Vacant Building / Industrial
8. Site Area: 15,000 square feet

Conformance with General Plan

The General Plan Land Use designation for these properties are Industrial (I) and the stated purpose is:

To provide areas for a wide range of industrial uses that may involve outdoor uses (Lompoc 2030 General Plan, Land Use Element, Table LU-1).

The project proposes to construct a building for office and wine storage. The proposed uses are permitted in the Industrial (I) land use category, and are therefore consistent with the General Plan Land Use designation.

Conformance with Zoning Ordinance

The zoning for the site is Industrial (I). The purpose of this zone is:

To provide for light industrial, manufacturing, and limited accessory uses. The intent is to encourage sound industrial development in appropriate areas and to provide development standards to protect adjacent commercial districts (Lompoc Municipal Code Section 17.064.010).

The project, as proposed, meets the zoning standards and are permitted uses within the Industrial (I) Zoning District. Therefore, the project is consistent with the intent of the zoning district.

Site Plan/Floor Plan

The project site located at 204 and 208 east Laurel Avenue are currently two vacant lots. For the project to be constructed on one lot, staff has conditioned the project to complete a lot merger application that is administratively processed and does not require Planning Commission review. The Certificate of Compliance for the lot merger shall be recorded prior to Planning Division sign-off of the grading permit (COA P49). The proposed building would cross lot lines if a lot merger is not completed.

The project proposes to construct a 7,761 square feet building that fronts and has access only from Laurel Avenue. The proposal includes two suites with twelve (12) off-street parking spaces and drought-tolerant landscaping. The applicant is proposing a 2,186 square foot office for Suite A and 5,475 square foot wine storage for Suite B. No wine tasting is proposed in Suite B at this time.

The twelve (12) off-street parking spaces are sufficient and satisfy parking requirements for the uses as proposed. Staff has conditioned the project to have a parking covenant recorded in which the property owner acknowledges that additional off-street parking may be necessary should the uses of the building change or intensify in the future (COA P57).

Although not seen on the attached site plan, the project has been conditioned to install a three-foot in width landscape planter with concrete curb, instead of wheel stops, along the east property line of the parking lot (COA 52). A minimum of one tree shall be installed in this area for each five (5) spaces in the parking lot. The condition will bring the project into compliance with the City's Landscape Development Regulations for parking areas (LMC Section 17.092.040). Parking areas typically require planters, measuring a minimum five feet in width for the inside dimension and a length equal to the adjoining parking spaces, at both ends of each row of spaces (LMC Section 17.092.040(C)). In the case that strict compliance with the aforementioned section causes hardship with the lot configuration, deviation from the rules relating to the location of the planter is permissible provided that the new landscaped area is comparable in size (LMC Section 17.092.040(F)). Therefore, staff is recommending that the planter be installed along the east property line to preserve the proposed number of parking spaces and eliminate possible hardships in the parking lot configuration. As conditioned, there will be no loss in required landscaped area if a three-foot planter is located within this parking area.

Signage

The applicant is not requesting nor required to have review of signage by the Planning Commission. Therefore, signage will only be reviewed at staff level for compliance with the City's Sign Regulations (COA P7).

Architectural Review Guidelines

The proposed steel building incorporates a contemporary architectural style that is complementary to the surrounding industrial buildings. Primary exterior walls are warm white with accent wall panels in surrey beige. The flat roof is accented with an evergreen band along the top of the building on all elevations of Suite B. Proposed doors will be painted to match the wall panel color, and windows will incorporate dark bronze aluminum frames. In accordance with the City's Architectural Review Guidelines, staff is conditioning the project to provide a minimum twelve-inch recess for the building wall of Suite A on the east elevation (COA P55). The recessed wall would provide depth and architectural interest. Staff is also conditioning the project to install complementary awnings over the two (2) doors located on the north and east elevations to break up the building massing (COA P53). Staff review finds that the proposed project is complementary to the nearby industrial development and residential neighborhood while remaining substantially compliant with the City's Architectural Review Guidelines as conditioned.

Staff Review

A Development Review Board (DRB) meeting was held for this project on February 12, 2019. The application was circulated and Conditions of Approval were drafted by each of the departments, providing both standard and project specific requirements as necessary. The applicant and project representative were present at the meeting and given the opportunity to discuss the draft Conditions of Approval with staff.

As conditioned, the project satisfies the development standards of the zoning ordinance and therefore staff recommends that the Planning Commission adopt Resolution No. 899 (19), approving the Development Plan (DR 18-09) based on the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.

Environmental Determination

The project is exempt from review pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA). No further environmental review is required and a Notice of Exemption will be filed for the project following the Planning Commission action.

Noticing

On March 1, 2019, required notices were mailed to property owners within 300 feet by US mail. In addition, a notice was posted on the City's website and the project site was posted by City staff. On March 3, 2019, a notice for this public hearing was also published in the Lompoc Record.

Appeal Rights

Any person has the right to appeal the Planning Commission action to the City Council within ten days of the action. Contact a Planning Division staff member for the required appeal form and the required fee is \$257.80.

Attachments

1. Draft Resolution No. 899 (19) approving DR 18-09 and Conditions of Approval
2. Vicinity Map
3. Plan Set

Staff Report has been reviewed and approved for submission to the Planning Commission	
	
Brian Halvorson Planning Manager	Date

RESOLUTION NO. 899 (19)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A DEVELOPMENT PLAN FOR THE JOHNSON INDUSTRIAL BUILDING (DR 18-09)

WHEREAS, a request from Steven Reese (Architect), representing property owners Ronnie and Leigh Johnson for Planning Commission consideration of a proposal to construct a 7,661 square feet industrial building for office and wine storage. The project site is 15,000 square feet in size and located at 204 and 208 east Laurel Avenue (APN's: 085-022-007 & -008) in the Industrial (I) zone; and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on March 13, 2019; and

WHEREAS, at the meeting of March 13, 2019, _____ was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of March 13, 2019, _____ spoke in favor of or in opposition to the project.

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

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

- A. The proposed use, as conditioned, is consistent with the applicable policies and development standards set forth in Lompoc Municipal Code Chapter 17.064.
- B. The site for the existing use is adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, and landscaping have adequately adjusted such use with the land and uses in the vicinity.
- C. The site of the existing use relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the existing use.
- D. The proposed use will have no adverse effect upon the abutting and surrounding properties from the permitted uses thereof.

- E. The existing use is within the intent and purpose of the Industrial (I) zoning district.
- F. The existing use is not obnoxious or detrimental to the public welfare, and is a permitted use enumerated in Section 17.064.060 of the Lompoc Municipal Code.
- G. The conditions stated in Exhibit A to this Resolution are necessary to protect the public health, safety, and welfare.
- H. The proposed project is in substantial compliance with the City's Architectural Review Guidelines.

SECTION 2: This project is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15332 (In-Fill Development Projects) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because (i) it is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designations and regulations, (ii) it occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses, (iii) the project site has no value as habitat for endangered, rare, or threatened species, (iv) approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and (v) the site can be adequately served by all required utilities and public services. Furthermore, none of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, section 15300.2 apply to this project. Therefore, no environmental assessment is required or necessary.

SECTION 3: Based upon the foregoing, the proposal under DR 18-09 located at 204 and 208 east Laurel Avenue is approved on March 13, 2019, subject to the conditions attached as Exhibit A, which are incorporated by reference as if fully set forth herein.

The foregoing Resolution was adopted, on motion by Commissioner _____, seconded by Commissioner _____, at the Planning Commission meeting of March 13, 2019 by the following vote:

AYES:

NOES:

ABSENT:

Brian Halvorson, Secretary

Nicholas Gonzales, Chair

Attachments: Exhibit A – Draft Conditions of Approval

**DRAFT CONDITIONS OF APPROVAL
DR 18-09 – Johnson Industrial Building
204 & 208 east Laurel Avenue – APN: 085-022-007 & -008**

The Draft Conditions of Approval apply to a Development Plan (DR 18-09) approved by the Planning Commission for the construction of 7,661 square foot industrial building with twelve (12) off-street parking spaces and landscaping. DR 18-09 was submitted by Steve Reese (Architect) to the Planning Division on December 20, 2018 and reviewed by the Planning Commission on March 13, 2019.

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 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 Planning Manager 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. No signage is proposed at this time. Prior to the installation of any signage or sign related construction, the applicant shall obtain the appropriate permit through the Planning and Building Divisions.

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. Building permits shall be obtained from the City of Lompoc for the proposed new construction.
- P10. The applicant shall notify the City of Lompoc Planning Division of a change of ownership for the property or a change of project representative within 30 days of such change at any time during the City process prior to final Certificate of Occupancy.
- P11. Lompoc Municipal Code Section 17.006.030 allows any person to appeal a decision of the Planning Commission within 10 calendar days after the Planning Commission's decision. No grading, building, demolition, or other ministerial permit, nor any other discretionary permit, shall be issued by the City for the Project until the later of (1) the expiration of the 10-day appeal period, or (2) the City Council's decision on the appeal, if a timely appeal is filed.
- P12. The right to use an occupancy permit shall be contingent upon the fulfillment of any general and special conditions imposed by the Development Review Permit procedure.
- P13. 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.
- P14. All of the conditions shall be consented to in writing by the applicant.
- P15. 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.

PLANNING – ARCHITECTURAL CONDITIONS

- P16. The Architectural Review approval granted by the Planning Commission is valid for one year from date of approval and will expire on March 13, 2020. A one year extension may be granted by the Planning Manager if the applicant so requests fifteen (15) days prior to the expiration date.
- P17. All facades which extend above the roof line shall be finished on all elevations exposed to public view.
- P18. Proposed 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.
- P19. 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.

PLANNING – SITE PLAN CONDITIONS

- P20. No outside vending machines, except fully enclosed newspaper racks, shall be allowed on site. All newspaper racks shall be pedestal-mounted.

PLANNING – LANDSCAPING GENERAL CONDITIONS

- P21. Seven (7) sets of the landscape and irrigation plans shall be submitted to the Planning Division for distribution and review by various City departments/divisions. The landscape and irrigation plans shall be reviewed and approved prior to issuance of grading or encroachment permits. After the final review and approval of these Plans, mylar copies shall be submitted to the Engineering Division with the grading and/or improvement plans.

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

- 1) Planning Manager – private property landscaping; and
- 2) Urban Forestry Supervisor – right-of-way landscaping

- P22. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.
- P23. The project must conform to the Urban Forestry Administrative Guidelines.
- P24. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

PLANNING – LANDSCAPING IRRIGATION CONDITIONS

- P25. The project must conform to Chapter 15.52 of the Lompoc City Code Water Efficient Landscape Standards.
- P26. 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.
- P27. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

PLANNING – LANDSCAPING TREE CONDITIONS

- P28. 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 Municipal Code. The density will be approved or denied during Plan Check.
- P29. 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.
- P30. All trees must be installed with support staking. All nursery stakes must be removed from trees.
- P31. All trees and plant material selection shall be made with the concurrence of the Planning Division.

PLANNING – LANDSCAPING INSTALLATION CONDITIONS

- P32. 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.
- P33. A layer of brown walk-on 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.
- P34. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.
- P35. Prior to the final inspection by the Planning Division, a Certificate of Completion and Substantial Compliance shall be completed and submitted to the Planning Division.
- P36. All landscaping shall be installed and accepted by the City prior to issuance of a Certificate of Occupancy for the building.
- P37. The species, size and number of plants shall be shown on the landscape plans submitted for plan check and approved by the Planning Division prior to installation.

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. All construction projects on sites larger than 15 acres shall provide temporary traffic control (e.g., flag person) to avoid unnecessary delays to traffic during construction activities which interrupt normal traffic flow.

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

PLANNING – CULTURAL RESOURCES CONDITIONS

- P40. If archaeological artifacts are unearthed or exposed during demolition or 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.
- P41. If paleontological artifacts are unearthed or exposed during demolition or 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.
- P42. 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

- P43. Hours of construction shall be limited to:

Monday through Friday – Between the hours of 7:30 a.m. and 5:00 p.m.
Saturday – Between the hours of 8:00 a.m. and 5:00 p.m.
Sunday – None

Minor modifications to the hours of construction may be granted by the Planning Manager.

PLANNING – PROJECT SPECIFIC CONDITIONS

- P44. Uses occupying the building and site shall operate in conformance with the City of Lompoc Municipal Code noise regulations.
- P45. No discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground of any materials of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, shall be permitted except in accord with standards approved by the California Department of Public Health or such other governmental agency as shall have jurisdiction of such activities.
- P46. Tenant improvements, including interior modifications, will be subject to building permit requirements.
- P47. Striping of the parking lot shall conform to the City of Lompoc parking standards as set forth in Chapter 17.112 of the Municipal Code.

- P48. A Temporary Use Permit shall be obtained from the Planning Division prior to installation of a construction trailer on the project site.
- P49. A Certificate of Compliance shall be recorded for the lot merger prior to Planning Division's sign-off of the grading permit.
- P50. Proposed shrubs to be installed shall be a minimum size of 5-gallon.
- P51. An additional 24-inch box strawberry tree shall be installed in the landscape planter in front of Suite A along Laurel Avenue unless there is an existing utility easement in this area.
- P52. A 3-foot landscape planter with concrete curb, instead of wheel stops, shall be provided in the parking lot along the east property line. A minimum of one tree shall be installed (and shown on the required landscape plan) in this area for each five (5) parking spaces in the lot.
- P53. Complementary awnings shall be installed over the two doors on the north and east elevations to break up the building massing and create architectural interest.
- P54. The 2-inch space between the building and the west property line shall be covered with gravel.
- P55. The building wall of Suite A shall contain a minimum 12-inch recess on the east elevation.
- P56. The hours of operation are 7:00 a.m. to 5:00 p.m. Monday thru Saturday for the office and 9:00 a.m. to 4:00 p.m. Monday thru Friday for the wine storage.
- P57. The applicant has provided an amount of parking spaces sufficient for office and wine storage. Additional off-street parking spaces may be required for different uses proposed in the future. A parking covenant shall be recorded with the County of Santa Barbara prior to issuance of Certificate of Occupancy in which the property owner acknowledges that additional off-street parking may be necessary in the future should the uses of the building change or intensify.
- P58. No outdoor storage of any kind is allowed or approved on site.
- P59. Wine tasting, if proposed in the future as an accessory use, is limited to 15% of the gross floor area for Suite B without an approved Conditional Use Permit, unless superseded by a text amendment.
- P60. A 24-inch box strawberry tree shall be installed in the landscape planter in front of the trash enclosure, instead of an Australian willow, for aesthetic consistency with the other proposed trees.

II. BUILDING AND LIFE SAFETY – BUILDING AND FIRE DEPARTMENTS

BUILDING – GENERAL CONDITIONS

- B1. The Project shall comply with the requirements of the most recently adopted California Code of Regulations Title 24 and City of Lompoc regulations.

- B2. Plans shall be submitted by a California licensed architect and/or engineer when required by the California Architect's Practice Act and by CBC [A]107.3.4.
- B3. A separate Grading Plan complying with City Standards and Appendix J of the 2016 CBC is required.
- B4. Fire-resistive assemblies may be required for occupancy separation and/or exterior wall protection. Parapets may be required in accordance with the CBC and CFC.
- B5. Dimensioned building setbacks and property lines, easements, street centerlines, and dimensions between buildings or other structures, along with all significant site features, shall be shown and identified on site plans to be submitted into plan check for review.
- B6. All property lines and easements shall be shown and identified on the site plan to be submitted into plan check for review. A written statement by the Applicant that such lines and easements are shown is required.
- B7. The Title/Cover/first sheet of the plans shall include:
 - a. Code Analysis addressing all work
 - b. Complete Scope of Work to be performed
 - c. Occupancy group(s)
 - d. Description of use(s)
 - e. Type of construction
 - f. Height of the structure(s) and number of stories
 - g. Floor area of structure(s), existing and new, broken down by Use or Occupancy Type, with Totals.
- B8. See City submittal requirements for other information that may be required in the Construction Documents, including but not limited to: Soils Engineer's Plan Review Letter, Energy Compliance Statements, CALGreen (CGBSC) code compliance forms, CWM Plan (Construction Waste Management Plan), listing of Special Inspections required, Deferred Submittals.
- B9. State of California accessibility requirements shall be incorporated within the design of the site and structures.
- B10. Fire sprinklers are required per Building, Fire, and/or City codes.
- B11. The project shall show compliance with the CALGreen codes and current City and State water conservation regulations.
- B12. Contractor shall minimize the use of street parking by construction workers and equipment during construction. Temporary toilet and handwash facilities for construction are required. Trash and debris shall be contained on-site.
- B13. All special inspections shall be stated when required on the plans. All special inspectors are required to check-in at City Hall with the Building Division prior to conducting any inspections. Inspection results are required to be submitted within 48-hours to the Building Division at 100 Civic Center. No special inspectors shall perform work on weekends or without checking in.

- B14. No one shall occupy the building until a Certificate of Occupancy has been issued by the Building Official.
- B15. A pre-construction meeting is required on site prior to commencement of work. Schedule a pre-construction meeting at least 72-hours in advance with the Building Division. All key team members shall be present including the General Contractor and the Architect and/or Engineer of Record.

BUILDING – NO PROJECT SPECIFIC CONDITIONS

III. FIRE – GENERAL CONDITIONS

- F1. Ensure proper licensing of fire protection system engineer(s) and California State Fire Marshal licensed installers for design specific systems. Additionally, a City of Lompoc business license may be required of any installers. Verify with the City Clerk any concerns for the local business license of project employees.
- F2. All FDC's and fire sprinkler risers shall be maintained with a protective coat of red paint (OSHA Red or similar) to protect against marine influences and rust for the life of the system.
- F3. All fire sprinkler systems are to be maintained accordingly. Annual flow testing is required and a current 5-year fire sprinkler certification is required for the life of the system.
- F4. All fire extinguishers required to have an 'A' rating shall have a minimum rating of 2A10BC. Location, number and types shall be in accordance the California Code of Regulations Title 19. Any areas of hazard may require larger extinguishers, consult Title 19.
- F5. All newly installed Fire Department connections will be required to install Knox brand FDC caps (or substantially similar as determined by the Fire Chief). Lompoc Ordinance No. 1601 Section 507.5.8.
- F6. A Knox key box shall be installed as directed by the Fire Code Official when a building permit is obtained for any work. The key box shall contain keys that will allow the fire department access to all portions of the building. The keys shall have tags affixed identifying their purpose. The nominal height of the Knox box installations shall be 5 feet above grade. Consult with the Fire Marshal for placement and specifications. Update keys if Knox box is existing.
- F7. Fire alarms shall be tested on a routine basis, including annual audible testing with the Lompoc Fire Department present.
- F8. Any area that requires a red curb shall be maintained at all times. OSHA Red or similar paint is required with a highly reflective white paint stenciled on the red paint that reads: "FIRE LANE – NO PARKING" in repeating intervals.

FIRE – PROJECT SPECIFIC CONDITIONS

- F9. All portions of the building shall have NFPA approved fire sprinklers.
- F10. A NFPA 72 compliant fire alarm system is required throughout the building.

Fire alarm systems are required in accordance with the most restrictive of the following: the CFC, CBC, or the Lompoc City Code, including 2016 CFC 903.4.2.

- F11. A final fire inspection is required and shall be scheduled with the Lompoc Fire Department (805) 875-8063 prior to the issuance of the Certificate of Occupancy. Additional inspections shall be scheduled as necessary during the construction process and for project consultation.
- F12. A sign that reads, "FACP" in white reflective letters with a red background is required on the exterior of the fire alarm control panel room.
- F13. Minimum clearances shall be maintained between all equipment on an exit access route at a minimum of 44 inches.
- F14. Emergency lighting shall be maintained and operational at all times, which includes the 1-hour rated exit corridor.
- F15. Any exterior door that is part of the exiting system shall be labeled in white reflective letters with a red background, "FIRE DOOR – DO NOT BLOCK".

IV. GRADING – GENERAL CONDITIONS

- GR1. Grading Plans shall be prepared by or under the supervision of a registered Civil Engineer or Architect.
- GR2. Grading 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 online at:

<http://www.cityoflompoc.com/PublicWorks/engineering.htm>

- GR3. Grading Plans shall be prepared in conformance with City of Lompoc "Development Assistance Brochures." E-10 through E-90 that apply, "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 Plan submittals. "Development Assistance Brochures" can be obtained from the City Engineering web page:

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

- GR4. In conformance with Title 12, Chapter 12.28.040 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.
- GR5. First plan check submittal shall include estimated grading quantities, a current soils investigation report, retaining wall calculations, drainage and infiltration analysis/calculations, and all other pertinent information (as needed) relating to the Grading Plans and their approval.

- GR6. 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. **A signature block shall be provided on the Grading Plan stating that the Soils Engineer has verified that the plans are in accordance with the Soils Report. The signature block shall list the title of the Soils Report, the preparer and the dated prepared.**
- GR7. Dust and Erosion Control shall be in conformance with the Standards and regulations of the City of Lompoc.
- GR8. An Erosion and Sediment Control Plan and related inspections, as required by the State Water Resources Control Board, will be required as a part of the grading permit.
- GR9. Building pads shall have a drainage gradient of 2% toward approved drainage facilities. Finished grades shall slope 5% for 10 feet away from the building.
- GR10. Grading Permit fees are based on Section 2 of the Master Fee Schedule adopted by City Council Resolution No. 5386(07).
- GR11. A Grading Permit issued by the Building Division is required prior to any excavation or filling on the site. Any stockpiling of fill dirt will require a Temporary Grading Permit.
- GR12. Prior to the issuance of a Grading Permit, the Applicant shall provide a letter to the Building Division, addressed to the Building Official, stating that the engineer who prepared the Grading Plans, or his/her designated representative, will perform periodic site observations of work shown on the approved Grading Plans. **In addition, the letter shall state that the Owner is aware that as-built drawings will need to be completed by the design engineer and approved by the City prior to the issuance of the Certificate of Occupancy.**
- GR13. 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.
- GR14. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.
- GR15. 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 a public storm drain, street or alley.
- GR16. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8 and conforming to E-70 DAB.
- GR17. Areas of the parking lots that will be used for truck traffic shall be designed with a heavier structural section than areas for passenger cars.
- GR18. 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.

GR19. Prior to the issuance of the Certificate of Occupancy, Record Drawings in conformance with Development Assistance Brochure (DAB) E-30 shall be prepared and approved by the City Building Official. DAB E-30 is available upon request at the Engineering Division or on line at the following City of Lompoc web address:

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

GR20. A licensed surveyor/engineer shall verify pad elevations and setbacks, and provide documentation to the City prior to the issuance of the Certificate of Occupancy.

GR21. After the Record Drawings have been approved, the Applicant shall provide the City Management Services Department, Information Systems Division, with the following as-build information, in a computer format readily compatible for transfer to the City Geographic Information System [computer formats acceptable for delivery include DGN (native Microstation); DWG (same as or less than Version 14); DXF]. Record Drawing information submitted in computer format will include but not be limited to the following:

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

GRADING – PROJECT SPECIFIC CONDITIONS

GR22. The accessible stall shall be a minimum of 18' deep.

V. STORMWATER – GENERAL CONDITIONS

- S1. Roof drains and gutters shall be directed to landscaping or infiltration structure(s), unless to do so would result in foundation damage or slope instability, as verified by a statement to that effect, stamp and signature, by qualified engineer, on the improvement plans.
- S2. The property owner shall be responsible for maintaining structural (SCMs) free from trash, litter, and odor and in a manner that allows full functioning and infiltration capacity of the

SCM. Maintenance shall be regularly performed as described in the Storm Water Control Measure Maintenance Plan prepared for the project. Infiltration areas shall be maintained to ensure they continue to infiltrate the 85th percentile storm, are clean and devoid of trash/refuse, and that plant materials are living. If infiltration areas cease to function properly and result in off-site flooding, any cost incurred by the City of Lompoc in remediating the situation shall be assessed to the property owner.

- S3. Each SCM shall be inspected a minimum of once a year, cleaned out and replaced as necessary and a report detailing the inspection, date, person inspecting, condition of the SCM and measures taken to clean or replace, shall be submitted to the City of Lompoc's Planning Division, documenting the inspection and any maintenance actions taken.
- S4. No pollutants, including, but not limited to, sediment, chemicals, trash and contaminated storm water shall be discharged from private property into, or where they could be transported to, City property, the City's storm drain system, streets, storm channels, or waterways, either during or after construction.

STORMWATER – PRIOR TO ISSUANCE OF GRADING PERMIT

- S5. A Storm Water Control Plan shall be fully completed, submitted and wet-signed, stamped and dated by a licensed civil engineer.
- S6. The project improvement plans shall show compliance with the storm water requirement for five (5) percent or less Effective Impervious Area (EIA) over the whole property. Storm Water Control Measures (SCMs) including infiltration structures, bio-retention or infiltration basins, vaults or similar, shall be shown, details and cross-sections provided on improvement, grading, drainage and landscaping plans. SCM design, location and proposed plantings shall be subject to review by the City Engineering and Planning Divisions, prior to issuance of grading permits. Percolation testing shall be conducted to determine if the proposed location, size, method and construction proposed for the Infiltration Area(s) will be able to meet the 95% EIA infiltration requirement. Minor modifications to the location and methods of stormwater infiltration, consistent with other conditions of approval, may be approved by Planning Division Staff, as long as the requirement for 5% EIA is met.
- S7. A statement shall be included on the improvement plans that "The site and each infiltration area (Structural Storm Water Control Measures or SCM) is adequately sized and designed to capture and infiltrate 95% of the run-off from the 85th percentile, 24-hour storm, over the new or replaced impervious area on-site, within 72 hours. The statement shall be signed and stamped by a licensed professional engineer.
- S8. All storm water that flows from paved areas of vehicle travel, maintenance, parking or uncovered outdoor storage, shall be filtered for trash, sediment, oil and grease, prior to discharge into City streets, storm drains, infiltration SCMs, landscaped area, biologically sensitive areas or the Santa Ynez River and its tributaries. Full Trash Capture (FTC) devices shall be of the type (5mm max openings) required by the City and the State Water Resources Control Board at the time of installation. Details and cross-sections of storm water filters shall be shown on grading and drainage plans, as well as the type and opening size of the FTC devices proposed.

- S9. Storm drain inlets shall be stenciled or marked “No Dumping, Drains to the River” and storm infiltration inlets shall be stenciled “No Dumping, Drains to Groundwater”. Grading and drainage plans shall indicate the location and call out the text of the stencils.
- S10. Prior to issuance of grading permit, the project engineer shall prepare a memo listing short and long-term maintenance requirements, recommended frequency of maintenance, and details of maintenance, for each SCM to be installed. The memo shall be submitted with the improvement plans and will be incorporated into the Storm Water Control Measure (SCM) Maintenance Plan and property owner’s commitment to SCM maintenance.

STORMWATER – PRIOR TO OCCUPANCY

- S11. Just prior to installation of underground SCMs or infiltration basins, the City Planning Division shall be notified at (805) 875-8275 or (805) 875-8277, to allow opportunity to photograph the installation process and materials.
- S12. Prior to Issuance of Occupancy Permits, the property owner(s) shall sign a statement accepting responsibility for the operation and proper maintenance of the Stormwater Control Measures installed on-site, storm water filters, gutters, landscaping and “No Dumping Drains to River / Groundwater” stencils or markers on storm drain inlets, in a form acceptable to the City Attorney, which shall be recorded prior to issuance of occupancy permit for the project.
- S13. Prior to Issuance of Occupancy Permits, privately owned SCM features and facilities, and on-site treatment structures and controls shall be inspected by the designing engineer to ensure they are properly in place, per the approved plans. As-built plans shall be produced, signed and stamped by the engineer or a letter issued with signature, date and stamp, verifying the proper installation of the project SCMs, including, but not limited to: Infiltration basins or boxes and interceptors or other required storm water filters.
- S14. Grading and Drainage plans shall provide elevations and directional arrows to show how run-off from each area of the property will be directed to infiltration areas and SCMs. Identify the 5% of the site which is not to be infiltrated.

VI. 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 – NO PROJECT SPECIFIC CONDITIONS

VII. ENGINEERING – GENERAL CONDITIONS

EN1. Public Improvements are required with this development. Public Improvements include all work within the public right-of-way or easement, as well as improvements to public infrastructure. Separate Public Improvement Plans **are not required**. Public Improvements may be included within the Grading Plan Set. As such, the Grading Plan (once approved) will be used for encroachment permit issuance.

Public Improvements:

- a. Utilities – Electric (conduit, transformers, street lights, etc.), Water, and Sewer
- b. Streets, Sidewalk, and Curb & Gutter (Public and Private)
- c. Street Signing and Striping
- d. Drainage – Storm Drain Lines, Inlets & Filters, Main Lines, Sidewalk Drains, etc.
- e. Existing and proposed public easements (permanent structures shall not be constructed over any public easements)

Private Improvements:

- a. Connection Points to utility mains for sewer laterals, water services and storm drain.

EN2. Public Improvement Plans shall be prepared by or under the supervision of a registered civil engineer.

EN3. All Public 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:

<http://www.cityoflompoc.com/standards>

- EN4. "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 the Grading and Public Improvements Plan submittals. "Development Assistance Brochures" are available at:

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

- EN5. In conformance with Title 12, Chapter 12.28.040 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.
- EN6. An "R" value shall be determined by the Soils Investigation and included in the Soils Report or an "R" value of 15 can be assumed for design. A note shall be placed on the Public Improvement 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.

Easement Dedication

- EN7. All public utilities such as water mains, sewer mains, electric lines, electric transformers, etc., within the development shall be located within public utilities easements (PUE).

PUE's shall be dedicated by grant deed as described below and shall be prepared by a licensed land surveyor or qualified civil engineer. Grant deed forms are available at:

<http://www.cityoflompoc.com/PublicWorks/engineering.htm>

Applicant shall submit a draft copy of the deed (including an 8-1/2"x11" deed map and legal exhibit) to the Engineering Division for review and approval. With draft submittal include all referenced documents and a preliminary title report current within the last ninety days.

After the Engineering Division has reviewed and approved the draft grant deed, the Applicant will submit the original deed to the Engineering Division for acceptance and recordation. The submitted deed originals must be signed by the grantee(s) and notarized, and signed and stamped by a licensed land surveyor or qualified civil engineer. A PUE deed ready for recordation shall be on file in the Engineering Division prior to approval of the Improvement Plans.

Plan Review

- EN8. First plan check submittal shall include hydraulic calculations (storm drain and sanitary sewer), a current Soils Investigation Report, and all other calculations and data necessary for review and approval of the project plans.

Landscape Plans

- EN9. Any landscape and irrigation plans required by the Planning Division shall be approved by the Public Works and Utility Departments prior to Public 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.
- EN10. All trees and large rooted shrubbery must be planted at least ten feet away from public utilities, including but not limited to, water, sewer, electric, stormdrain, cable and telephone.

Permits & Fees

- EN11. Encroachment Permit Fees are based on the City fee schedule in effect at the time of permit issuance.
- EN12. An Encroachment Permit shall be obtained from the Engineering Division for any work within City street right-of-way or easement. An itemized Engineer's cost estimate for construction of the proposed public improvements noted in EN1 shall be submitted to the Engineering Division and is used for determining the Encroachment Permit Fee. The Form used for Cost Estimates may be obtained on the City's website at the following location:
- <http://www.cityoflompoc.com/PublicWorks/engineering.htm>
- EN13. Prior to the issuance of an Encroachment Permit, the Applicant shall provide a letter to the Engineering Division, addressed to the City Engineer, stating that the engineer who prepared the Public Improvement Plans, or his/her designated representative, will perform periodic site observations of work shown on the approved Public Improvement Plans and that Record Drawings will be submitted and approved prior to occupancy.
- EN14. 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

- EN15. A Drainage/Hydrology Report shall be submitted to the Engineering Division with the first plan check submittal of the Public Improvement Plans.
- EN16. Drainage from parking lots to the public right-of-way or easement will be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.

Sidewalk/Driveways

- EN17. All driveways shall provide a minimum 4-foot sidewalk area behind the apron, at 2 percent slope toward the street, for ADA compliance.

Final Approval

EN18. Prior to issuance of the Certificate of Occupancy, any Public Improvements damaged during construction shall be repaired as directed by the Public Works Inspector and in conformance with the City of Lompoc Standard Plans and Specifications.

EN19. Prior to issuance of the Certificate of Occupancy, Record Drawings in conformance with Development Assistance Brochure (DAB) E-30 shall be prepared and approved by the City Engineer. DAB E-30 can be downloaded from the City Engineering web page:

<http://www.cityoflompoc.com/departments/pworks/engineering.htm>

EN20. After construction is complete and the City has approved the Record Drawings, the Applicant shall provide the Engineering Division with a copy of the Record Drawings, in a computer format (DWG, DGN or DXF file) readily compatible for transfer to the City Geographic Information System.

ENGINEERING – PROJECT SPECIFIC CONDITIONS

EN21. Show the existing parcel line information and note that the line shall be removed with a lot merger per separate document. Prior to grading plan approval, the documents for the lot merger shall be approved and ready for recordation.

EN22. Proposed driveway shall be noted as a commercial driveway per City of Lompoc Standard 611 with 4' minimum sidewalk behind the driveway. The driveway shall maintain a minimum of 5'.

VIII. AVIATION/TRANSIT

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

IX. ELECTRIC

ELECTRIC – GENERAL CONDITIONS

EL1. The Developer 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 Developer 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 current transformers. The main switchboard shall conform to Electric Utility Service Equipment Requirements approved by the City of Lompoc. The Developer 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 Developer shall provide all necessary trenching and backfilling to Electric Specifications. This will include trenching for primary cable, secondary cable, street light wiring and associated vaults and boxes. The Developer shall provide transformer pads as required. The project shall be at final grade prior to trenching for installation of underground electric facilities.
- EL5. The Developer 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 will make the final connections to the transformer and energize the service.
- EL6. Provide and install one 3-inch conduit (as required) from the pull box in the street easement to the building, in same trench with the electric service conduit.
- EL7. Public Utility Easement required for all City owned electrical lines and pad mounted equipment located on private property.

ELECTRIC – NO PROJECT SPECIFIC CONDITIONS

X. SOLID WASTE – GENERAL CONDITIONS

- SW1. Trash enclosures shall be designed in accordance with City standards for up to 450-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 Planning Manager.
- 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. If the applicant cannot provide an acceptable on-site trash enclosure, the property owner shall submit a written agreement indicating that the property owner/business operator will relocate the dumpster on collection days to a location as approved by the Solid Waste Superintendent. The applicant shall return the dumpsters to the enclosure within twelve (12) hours of pickup. Said agreement must be made prior to the issuance of building permits.
- SW6. In accordance with the CalGreen Building Code (Sections 4.408 and/or 5.408), applicants are required to submit a site specific Solid Waste Management Plan (SWMP) and divert at least 65% of the construction materials during the project. The SWMP shall include, but not be limited to, the following information: identification of the waste materials to be diverted

from landfill disposal through recycling or reuse, diversion methods and strategies, identification of diversion facilities where materials will be taken, and the designee of the responsible party to implement the SWMP. The approved SWMP shall be reproduced on the architectural/construction plans.

XI. 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 the Fire Department Connection (FDC) with reference dimensions to the nearest fire hydrant. **Fire Department requires fire department connections to be within 50' 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 cross-connection control wet fire sprinkler systems with Fire Department Connection (FDC) shall be installed on private property and outside City right-of-way, per City Std. Dwg. No. 404 (last revised 06/2008).

WATER – NO PROJECT SPECIFIC CONDITIONS

XII. POLICE

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

I do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the project. As the project applicant/owner, I agree to comply with these conditions and all other applicable laws and regulations at all times.

Ronnie Johnson, Applicant / Property Owner

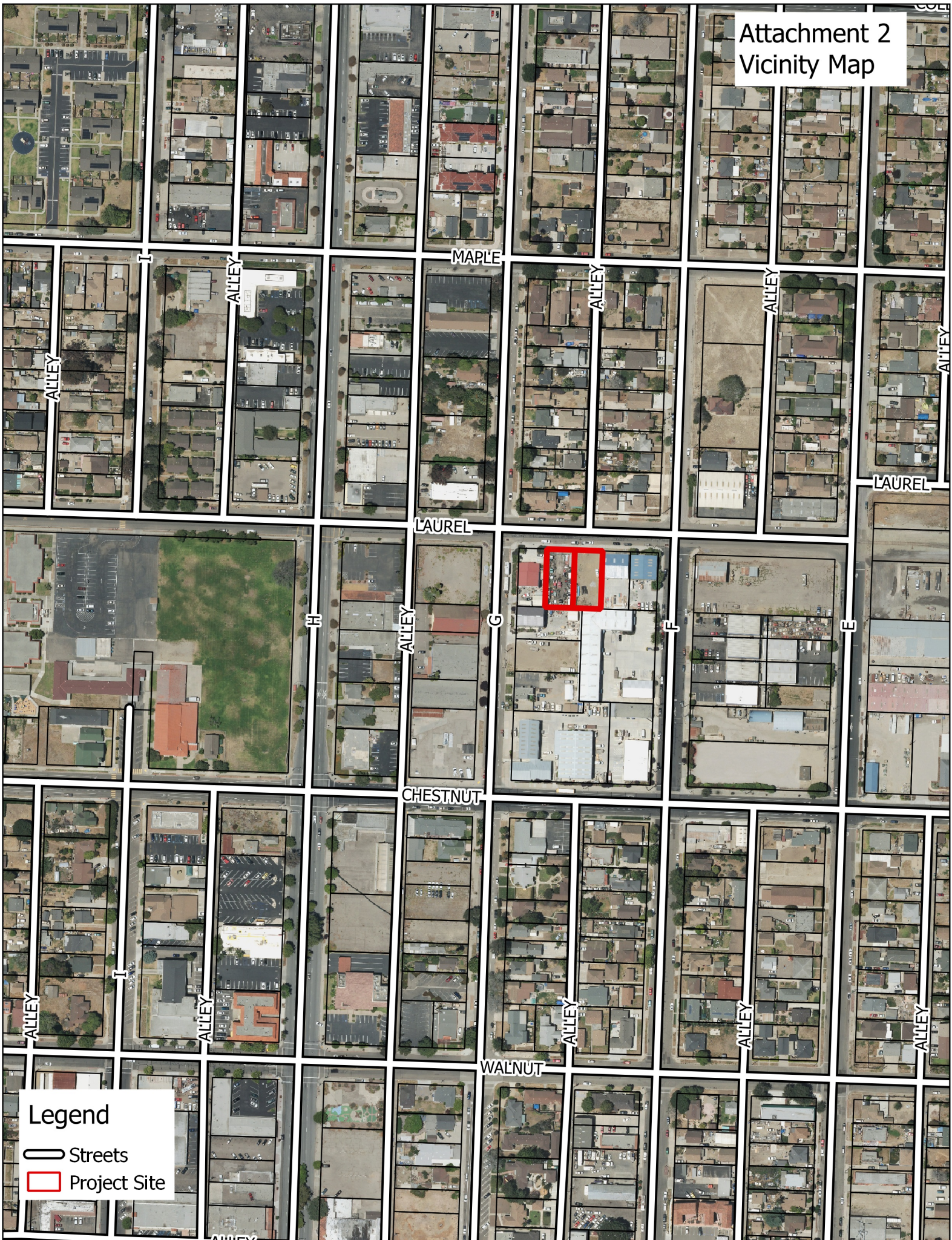
Date

Leigh Johnson, Applicant / Property Owner

Date

G:\COMDEV\Projects\DR\2018\DR 18-09 Johnson Industrial Building

Attachment 2
Vicinity Map



Legend

 Streets

 Project Site

SITE DATA

OWNER: RONNIE JOHNSON
RL JOHNSON CONSTRUCTION
1601 WEST CENTRAL, SUITE M,
LOMPOC, CA

PROJECT SITE: 204-208 EAST LAUREL, LOMPOC, CA

ASSESSOR PARCEL NUMBER: 85-002-007 AND 008

ZONING: I (INDUSTRIAL)

SITE AREA (TOTAL): 15,000 SQ. FT.

REQUIRED PARKING:

A. OFFICE USE: 1169/300 4 STALLS

B. WAREHOUSE: 6492/1500 4 STALLS

C. TOTAL REQUIRED: 8 STALLS

PARKING PROVIDED: 12 STALLS

BUILDING DATA

BUILDING AREA (FOOTPRINT): 6,885 SQ. FT.

TOTAL SUITE A AREA: 2,186 SQ. FT.

TOTAL SUITE B AREA: 5,475 SQ. FT.

TOTAL BUILDING AREA: 7,661 SQ. FT.

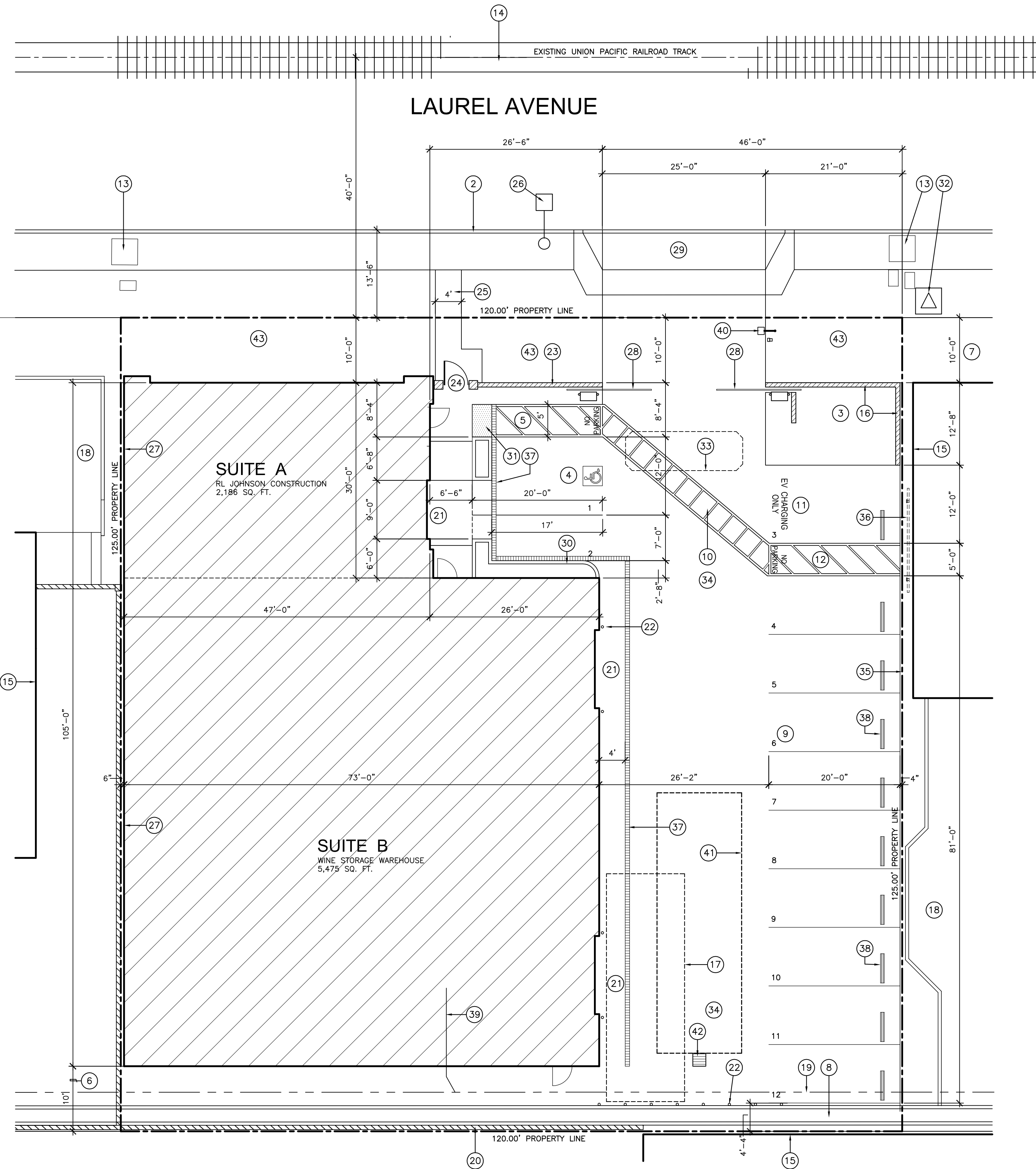
OCCUPANCY GROUP:

A. SUITE A: GROUP B / S-1

B. SUITE B: GROUP S-2

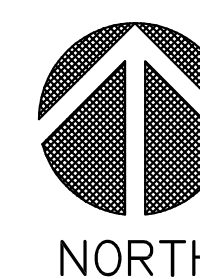
TYPE OF CONSTRUCTION: TYPE V-B

ALLOWABLE OFFICE AREA: 7,661 SQ. FT. X .15 = 1,149 SQ. FT.
1,169 SQ. FT. (15.2%)



PRELIMINARY SITE PLAN

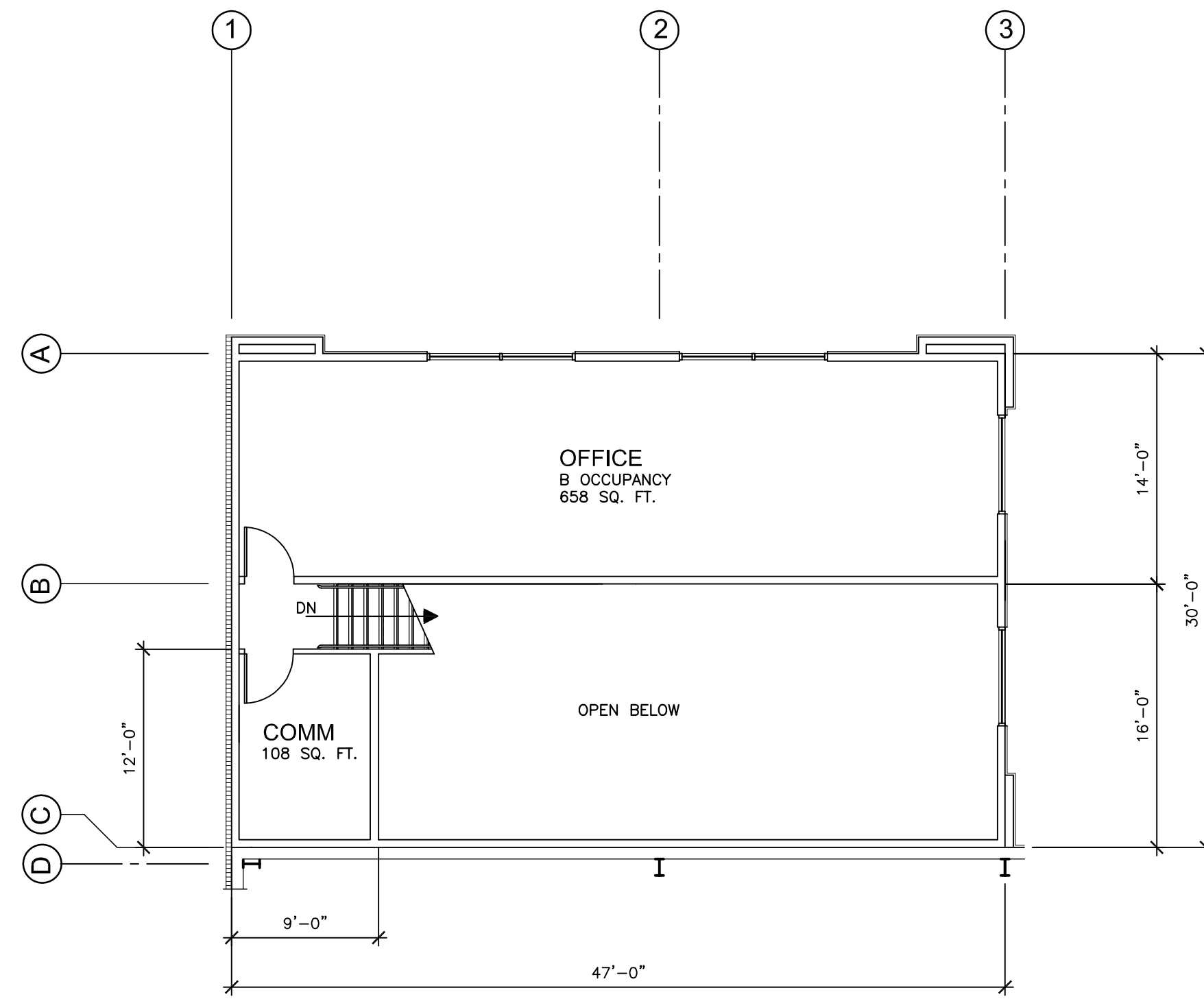
SCALE: 1" = 10'-0"



SITE PLAN REFERENCE NOTES

- 1 ALL WORK SHALL COMPLY WITH AND CONFORM TO THE REQUIREMENTS OF THE 2016 CBC, CFC, CPC, CMC, COBCC AND THE 2016 CEC, THE STATE OF CALIFORNIA TITLE 24 DISABLED ACCESS REGULATIONS, THE 2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS, CITY OF LOMPOC MUNICIPAL CODE, AND ALL LOCAL ORDINANCES.
- 2 EXISTING CONCRETE CURB, GUTTER AND SIDEWALK TO REMAIN.
- 3 SMALL COMMERCIAL TRASH AND RECYCLE CONTAINER STORAGE LOCATION. CONTAINERS SHALL BE MOVED BY OWNER FOR CURB-SIDE PICK-UP.
- 4 12'-0" X 20'-0" ACCESSIBLE VAN PARKING STALL.
- 5 5'-0" WIDE VAN ACCESSIBLE PARKING ACCESS AISLE.
A. OUTLINE AISLE WITH 4" WIDE BLUE PAINTED STRIPES AND 3" WIDE BLUE DIAGONAL PAINTED STRIPES @ 3'-0" O.C.
- 6 EXISTING 10'-0" WIDE PUBLIC UTILITY EASEMENT.
- 7 10' WIDE LANDSCAPE EASEMENT FOR RESIDENTIAL ZONE ADJACENCY (ACROSS STREET).
- 8 EXISTING CONCRETE DRAINAGE CHANNEL.
- 9 STANDARD 9'-0" X 20'-0" PARKING STALL.
- 10 INDICATES 4'-0" WIDE PATH OF TRAVEL TO ELECTRIC VEHICLE RECHARGE
A. OUTLINE WITH 4" WIDE BLUE PAINTED STRIPES AND 3" WIDE BLUE DIAGONAL PAINTED STRIPES @ 3'-0" O.C.
- 11 12'-0" X 20'-0" ACCESSIBLE ELECTRIC VEHICLE CHARGING PARKING STALL.
- 12 5'-0" WIDE ACCESSIBLE EVCS PARKING ACCESS AISLE.
A. OUTLINE AISLE WITH 4" WIDE PAINTED STRIPES AND PROVIDE 3" WIDE DIAGONAL PAINTED STRIPES @ 3'-0" O.C. COLOR SHALL BE SAFETY YELLOW.
- 13 EXISTING UNDERGROUND ELECTRICAL VAULT.
- 14 UNION PACIFIC RAILROAD TRACK.
- 15 EXISTING ADJACENT BUILDING.
- 16 6'-0" HIGH SPLIT-FACE CONCRETE BLOCK TRASH / RECYCLE ENCLOSURE, NO GATES.
- 17 12'-0" X 35'-0" SHORT TERM/NIGHT TEMPORARY TRUCK LOADING / UNLOADING ZONE.
A. INDICATES SPACE ONLY - NO WORK REQUIRED
- 18 EXISTING ADJACENT CONCRETE PARKING LOT.
- 19 EXISTING 8" SANITARY SEWER.
- 20 EXISTING CONCRETE BLOCK WALL AT PROPERTY LINE.
- 21 LOCATION OF OVERHEAD ROLL-UP SERVICE DOOR.
- 22 4" DIA X 4'-0" HIGH CONCRETE FILLED STD. STEEL GUARDPOSTS PAINTED YELLOW.
- 23 6'-0" HIGH SPLIT-FACE CONCRETE BLOCK WALL.
- 24 4' WIDE WROUGHT IRON GATE.
- 25 4' WIDE CONCRETE WALK TO PUBLIC RIGHT-OF-WAY.
- 26 EXISTING STREET LIGHT STANDARD.
- 27 ONE-HOUR FIRE-RATED BUILDING WALL ADJACENT TO PROPERTY LINE.
- 28 25' WIDE WROUGHT IRON BI-PARTING MOTORIZED GATES.
- 29 NEW CONCRETE DRIVEWAY APRON.
- 30 NEW CONCRETE CURB.
- 31 SURFACE APPLIED TRUNCATED DOME DECTABLE WARNING SYSTEM.
- 32 EXISTING ELECTRICAL TRANSFORMER AND CONCRETE PAD.
- 33 TWISTED WIRE SENSOR EMBEDDED IN PAVEMENT TO AUTOMATICALLY OPEN GATE WITH ACTIVATED BY WEIGHT OF AN APPROACHING VEHICLE.
- 34 NEW CONCRETE SLAB PARKING LOT.
- 35 6'-0" HIGH GALVANIZED CHAIN LINK FENCE AT PROPERTY LINE.
- 36 EXISTING WOOD TRELLIS.
- 37 TRENCH DRAIN TO STORMWATER INFILTRATION BASIN.
- 38 CONCRETE WHEELSTOP
- 39 EXISTING 4" WASTE LATERAL AS SHOWN.
- 40 NEW SLIDING VEHICLE GATE CONTROLLER KEYPAD AND FIRE DEPARTMENT KNOX KEY.
- 41 STORM WATER INFILTRATION BASIN FOR SITE RAIN WATER RUNOFF.
A. SEE GRADING PLAN FOR SIZE AND DETAILS.
- 42 SURFACE DRAINAGE DROP INLET CONNECTED TO INFILTRATION TRENCH.
A. SEE GRADING PLAN FOR INVERT AND DETAILS.
- 43 NEW LANDSCAPING AREA
A. SEE LANDSCAPE AND IRRIGATION PLANS.

DATE	11-25-2017	JOB NO.	RA-263
JOB TITLE	BUILDING FOR RONNIE JOHNSON 204-208 EAST LAUREL AVENUE, LOMPOC, CA	SHEET TITLE	PRELIMINARY SITE PLAN
REVISION		DATE	
<p>REESE & ASSOCIATE • ARCHITECT</p> <p>115 EAST COLLEGE AVENUE, SUITE 5, LOMPOC, CALIFORNIA 93436</p> <p>PHONE: (805) 736-8117 FAX: (805) 736-7174</p>			
<p>A</p>			



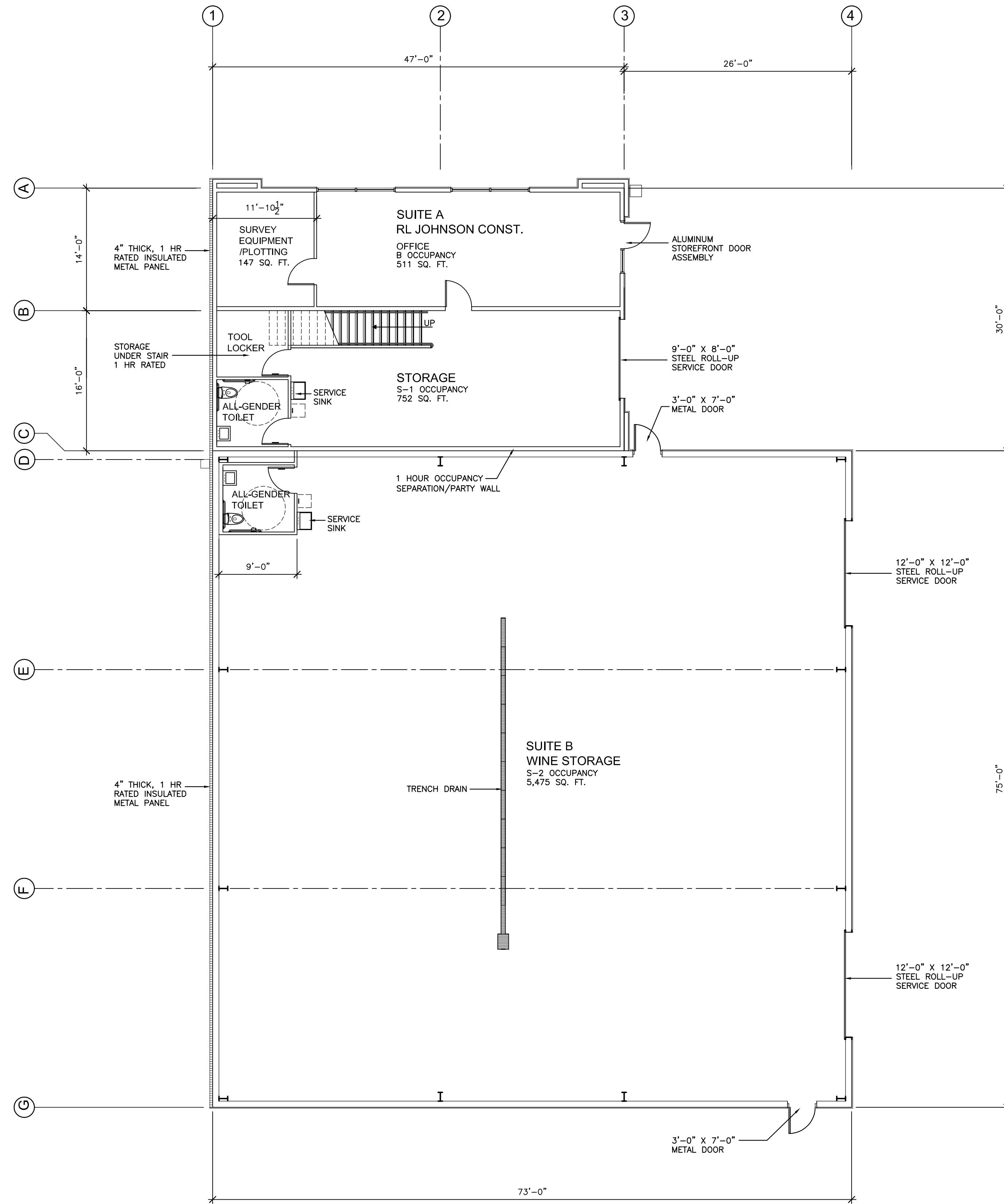
PRELIMINARY SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

776 SQ. FT.

BUILDING DATA

BUILDING AREA (FOOTPRINT):	6,885 SQ. FT.
TOTAL SUITE A AREA:	2,186 SQ. FT.
TOTAL SUITE B AREA:	5,475 SQ. FT.
TOTAL BUILDING AREA:	7,661 SQ. FT.
OCCUPANCY GROUP:	
A. SUITE A:	GROUP B / S-1
B. SUITE B:	GROUP S-2
TYPE OF CONSTRUCTION:	TYPE V-B
ALLOWABLE OFFICE AREA:	7,661 SQ. FT. X .15 = 1,149 SQ. FT. 1,169 SQ. FT. (15.2%)



PRELIMINARY FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

6,885 SQ. FT.
TOTAL BLDG.: 7,661 SQ. FT.

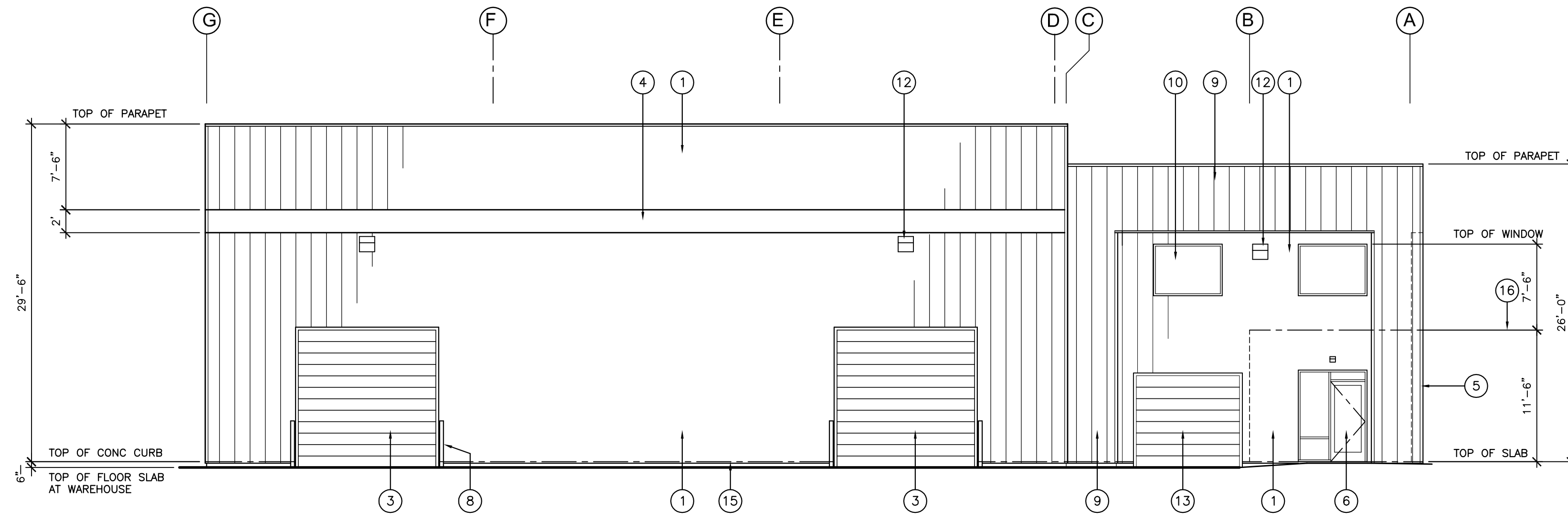
DATE	11-25-2018
JOB TITLE	BUILDING FOR RONNIE JOHNSON 204-208 EAST LAUREL AVENUE, LOMPOC, CA
SHEET TITLE	PRELIMINARY FLOOR PLAN
JOB NO.	RA-263

REVISION	
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DATE	
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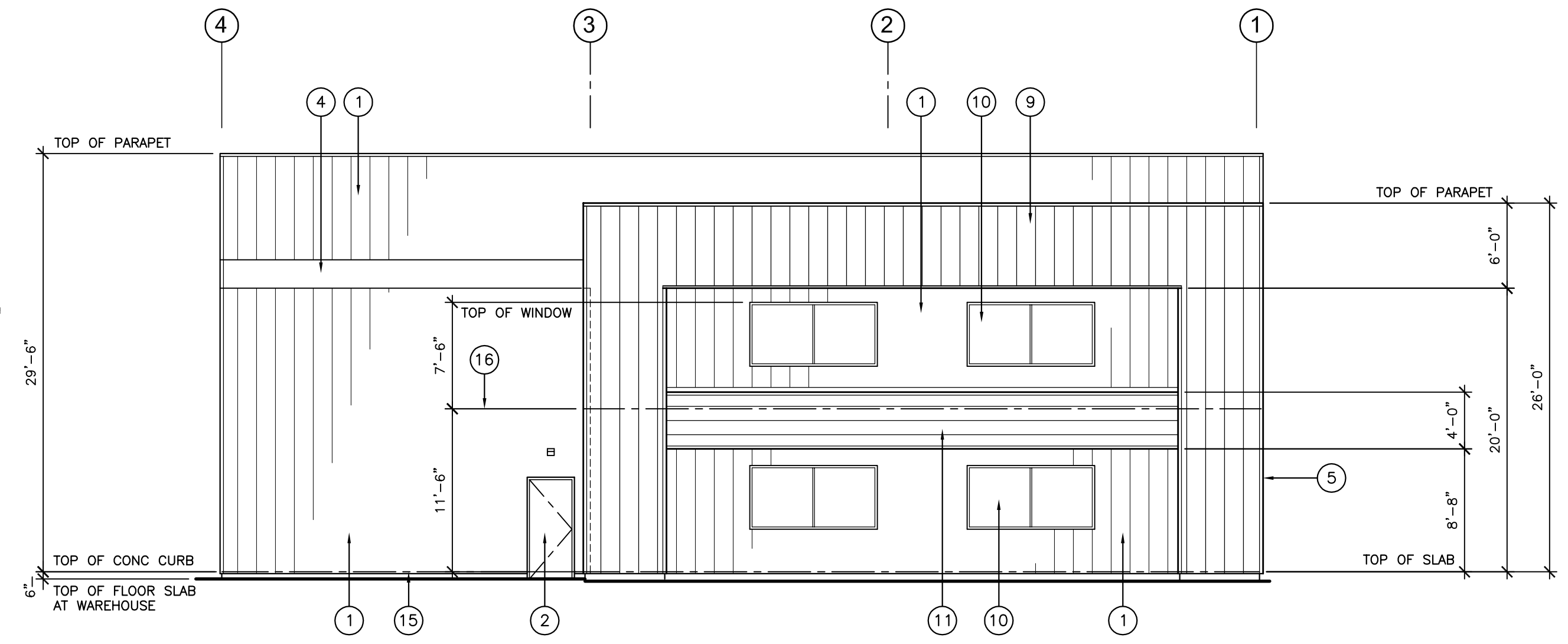
REESE & ASSOCIATE • ARCHITECT
 115 EAST COLLEGE AVENUE, SUITE 5, LOMPOC, CALIFORNIA 93436
 PHONE: (805) 736-8117 FAX: (805) 736-7174

SHEET NO.	B
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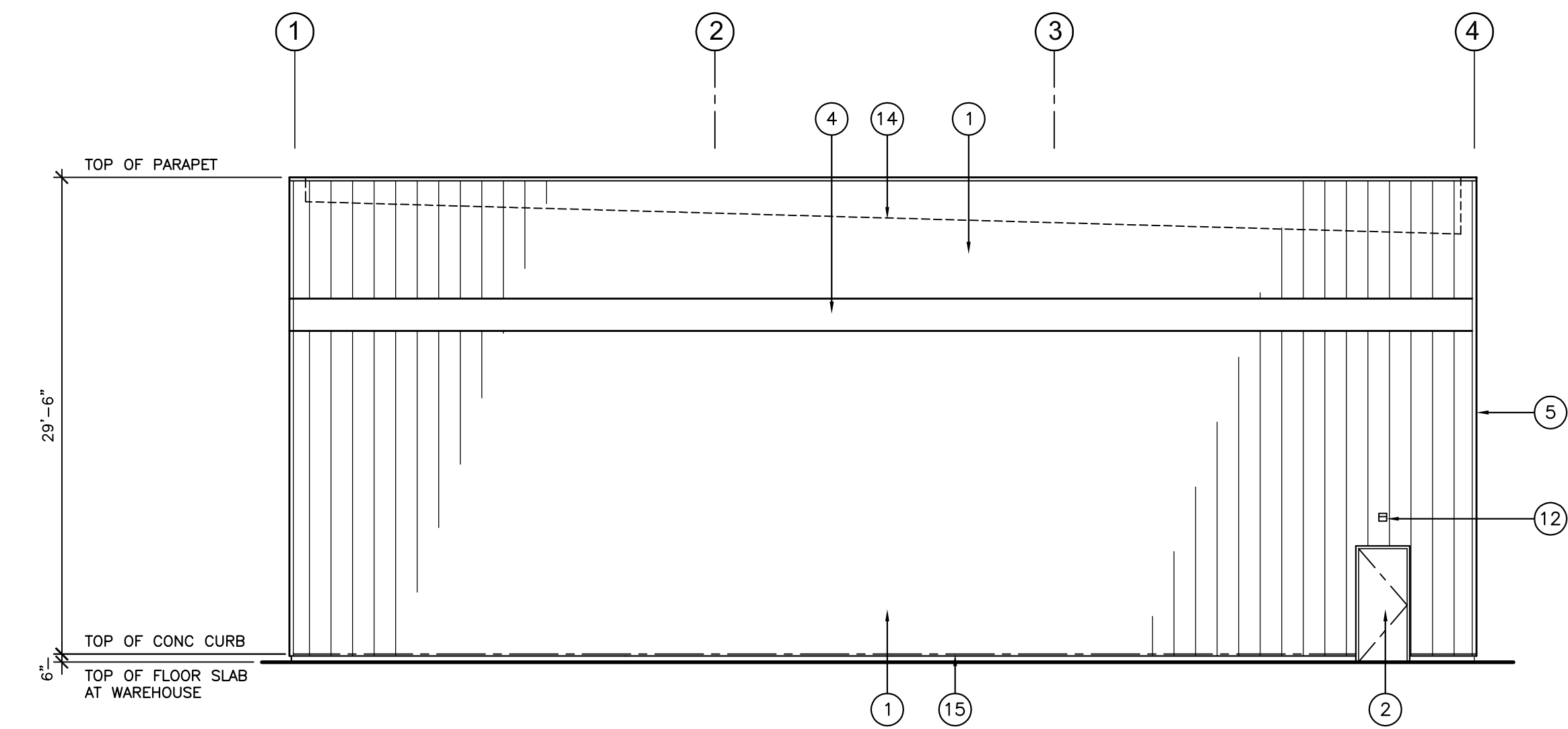
EAST ELEVATION

SCALE: 1/8" = 1'-0"



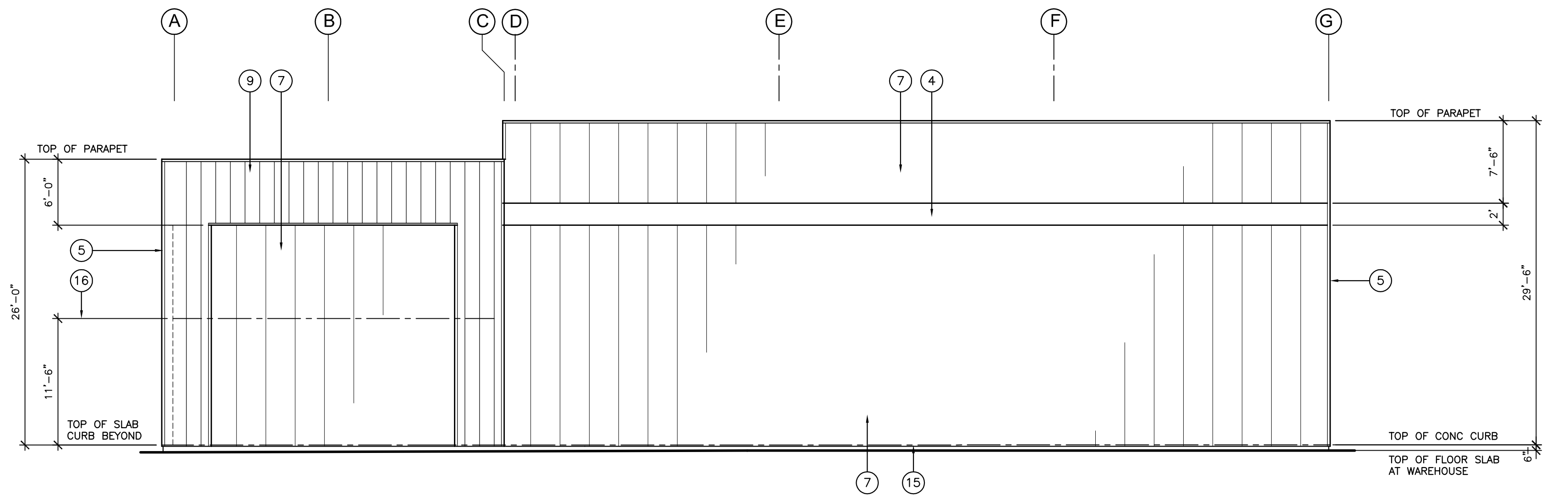
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



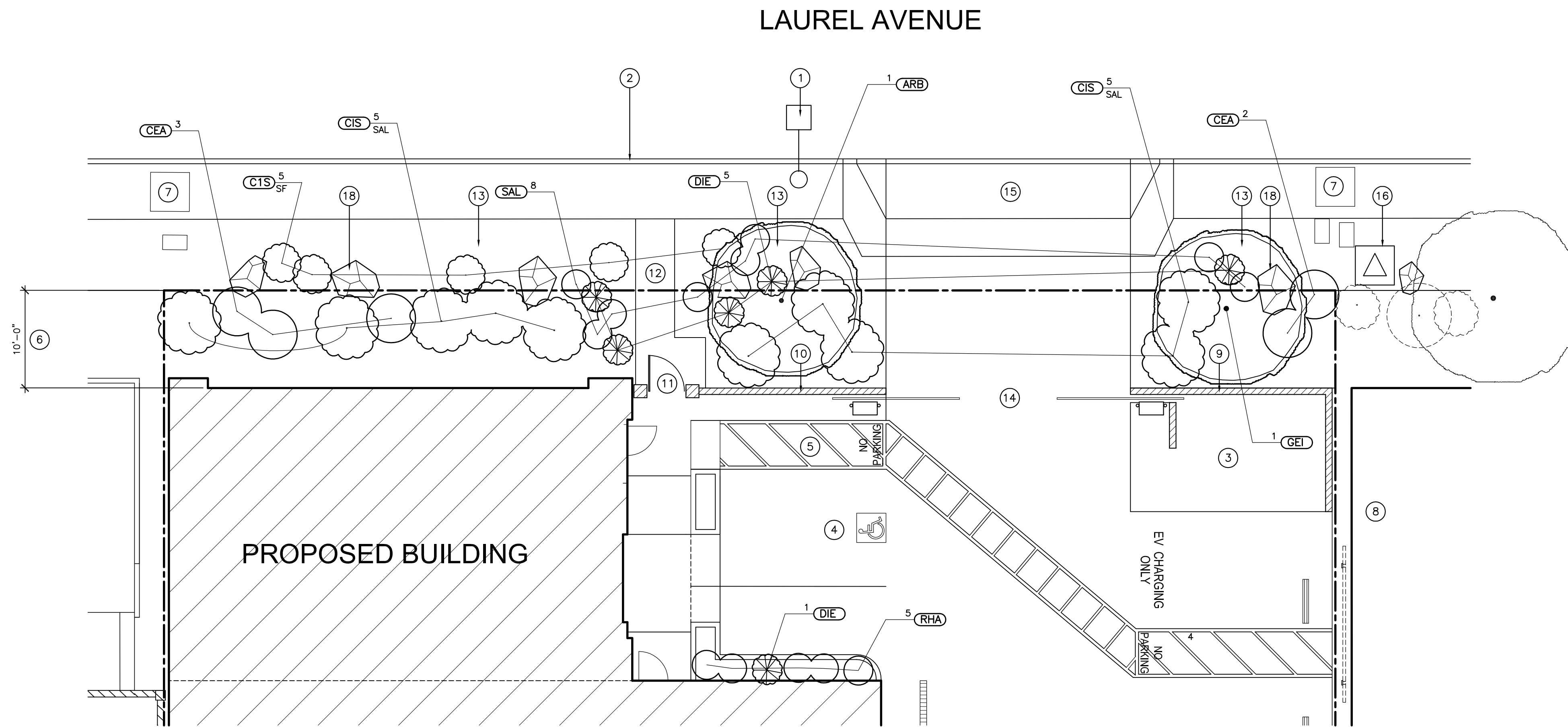
WEST ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION REFERENCE NOTES

- | | |
|---|--|
| <p>① PRE-ENGINEERED 26 GAUGE STEEL "PBR" PRIMARY WALL PANELS WITH KYNAR FINISH, AS MANUFACTURED BY CBC STEEL BUILDINGS. COLOR: "WARM WHITE".
A. 36" WIDE STANDARD STEEL PANELS.
B. COLOR MATCHING SELF-DRILLING SCREWS.</p> <p>② 3'-0" X 7'-0" INSULATED STEEL DOOR AND FRAME, PAINTED TO MATCH WALL PANEL COLOR.</p> <p>③ 12'-0" X 12'-0" INSULATED STEEL ROLL-UP SERVICE DOOR. DOOR COLOR TO MATCH WALL PANELS.</p> <p>④ 2'-0" HIGH X 26 GAUGE METAL COLOR ACCENT BAND MOUNTED OVER WALL PANELS, AS MANUFACTURED BY CBC STEEL BUILDINGS. COLOR: "EVERGREEN"</p> <p>⑤ PRE-ENGINEERED STEEL CORNER TRIM WITH KYNAR FINISH, AS MANUFACTURED BY CBC STEEL BUILDINGS. COLOR: MATCH ADJACENT SURFACE.</p> <p>⑥ DARK BRONZE ANODIZED BRONZE ALUMINUM STOREFRONT WITH 1" LIGHT TINTED LOW E DUAL GLAZING.</p> <p>⑦ 4" THICK (ONE-HOUR FIRE-RATED) KS42 MF FIRE RATED, R-14.4, INSULATED WALL PANEL AS MANUFACTURED BY KINGSPAN.
A. COLOR: "SANDSTONE".
B. UL APPROVAL NO. UL 263.</p> <p>⑧ 4" DIAMETER X 4'-0" CONCRETE FILLED STANDARD STEEL PIPE GUARD POSTS, PAINTED "SAFETY YELLOW"</p> | <p>⑨ PRE-ENGINEERED 26 GAUGE STEEL "PBR" PARAPET PANELS WITH KYNAR FINISH, AS MANUFACTURED BY CBC STEEL BUILDINGS. COLOR: "EVERGREEN".
A. COLOR MATCHING SELF-DRILLING SCREWS.</p> <p>⑩ WINDOW WITH DARK BRONZE ANODIZED BRONZE ALUMINUM STOREFRONT FRAME AND 1" LIGHT TINTED LOW E DUAL GLAZING.</p> <p>⑪ PRE-ENGINEERED 26 GAUGE STEEL "PBR" ACCENT PANELS WITH KYNAR FINISH, AS MANUFACTURED BY CBC STEEL BUILDINGS. COLOR: "SUNRY BEIGE".
A. PLACE HORIZONTALLY, FURRED OUT 6".</p> <p>⑫ LED WALL PAC LIGHT FIXTURE</p> <p>⑬ 9'-0" X 8'-0" INSULATED STEEL ROLL-UP SERVICE DOOR. DOOR COLOR TO MATCH WALL PANELS.</p> <p>⑭ TOP OF SINGLE SLOPE ROOF SHOWN DASHED.</p> <p>⑮ TOP OF 6" HIGH X 8.5" WIDE CONCRETE CURB.</p> <p>⑯ TOP OF SECOND FLOOR SHEATHING.</p> |
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DATE	11-25-2018	JOB NO.	RA-263
JOB TITLE	BUILDING FOR RONNIE JOHNSON 204-208 EAST LAUREL AVENUE, LOMPOC, CA		
SHEET TITLE	PRELIMINARY ELEVATIONS		
REVISION			
DATE			
REESE & ASSOCIATE • ARCHITECT 115 EAST COLLEGE AVENUE, SUITE 5, LOMPOC, CALIFORNIA 93436 PHONE: (805) 736-8117 FAX: (805) 736-7174			
SHEET NO.			



REFERENCE NOTES

- 1 EXISTING STREET LIGHT STANDARD.
- 2 EXISTING CONCRETE CURB, GUTTER AND SIDEWALK TO REMAIN.
- 3 SMALL COMMERCIAL TRASH AND RECYCLE CONTAINER STORAGE LOCATION.
- 4 12'-0" X 20'-0" ACCESSIBLE VAN PARKING STALL.
- 5 5'-0" WIDE VAN LOADING / UNLOADING ASILE WITH STRIPPING.
- 6 10' WIDE LANDSCAPE EASEMENT FOR RESIDENTIAL ZONE ADJACENCY (ACROSS STREET).
- 7 EXISTING UNDERGROUND ELECTRICAL VAULT.
- 8 EXISTING ADJACENT BUILDING.
- 9 6'-0" HIGH SPLIT-FACE CONCRETE BLOCK TRASH / RECYCLE ENCLOSURE, NO GATES.
- 10 6'-0" HIGH SPLIT-FACE CONCRETE BLOCK WALL.
- 11 4' WIDE WROUGHT IRON GATE.
- 12 4' WIDE CONCRETE WALK TO PUBLIC RIGHT-OF-WAY.
- 13 2"-3" LAYER OF SHALE OVER FILTER FABRIC AT ALL LANDSCAPE AREAS.
- 14 25' WIDE WROUGHT IRON BI-PARTING MOTORIZED GATES.
- 15 NEW CONCRETE DRIVEWAY APRON.
- 16 EXISTING ELECTRICAL TRANSFORMER AND CONCRETE PAD.
- 17 TRENCH DRAIN TO STORMWATER INFILTRATION BASIN.
- 18 LANDSCAPE BOULDER, TYP.



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 10'-0"

PLANT LIST

KEY	NO.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
TREES	GEI	1	24" BOX	GEUERA PARVAFORA	AUSTRALIAN WILLOW EVERGREEN, OLIVE GREEN LEAVES, PLEASANTLY AROMATIC, DEEP NON-INVASIVE ROOTS, DROUGHT TOLERANT, 25' TALL X 20' WIDE.
	ARB	1	24" BOX	ARBUTUS MARINA	STRAWBERRY TREE EVERGREEN, ORNAMENTAL RED DARK, BOARD GREEN LEAVES, ROSY PINK FLOWERS, EDIBLE FRUIT, DROUGHT TOLERANT, 25' TALL X 25' WIDE.
SHRUBS	RHA	5	2.5 GAL	RHAPHIOLEPIS INDICA 'BALLERINA'	INDIAN HAWTHORN 2'H X 4'W, DARK ROSY PINK FLOWERS
	CEA	5	2.5 GAL	CEANOTHUS IMPRESSUS 'COMPACT VANDENBERG'	WILD LILAC 2.5'H X 5'W, COBALT BLUE FLOWERS, TINY ROUGH-TEXTURED DARK GREEN LEAVES
	CIS-SAL	10	2.5 GAL	CISTUS SALVIFOLIUS	SAGELEAF ROCKROSE 2'H X 6'W, 1.5" WHITE FLOWERS WITH YELLOW SPOTS, 1" LIGHT GRAY GREEN LEAVES
	CIS-SF	5	2.5 GAL	CISTUS SNOW FIRE	ROCKROSE 2'H X 4'W, WHITE FLOWERS WITH RED BLOTCH AT BASE
	SAL	8	2.5 GAL	SALVIAS LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA SAGE 2.5'H X 3'W, DARK GRAYISH GREEN LINEAR LEAVES, PURPLE FLOWERS
	DIE	6	2.5 GAL	DIETES VEGETA	MORAEA LILY 3'H X 3'W, GREEN WAXY EDGED, 3" WIDE WAXY WHITE FLOWERS ON 2' TALL STEMS

JOB TITLE
BUILDING FOR RONNIE JOHNSON
204-208 EAST LAUREL AVENUE, LOMPOC, CA

DATE
12-7-2018

SHEET TITLE
PRELIMINARY LANDSCAPE PLAN

JOB NO.
RA-263

REVISION	DATE

DATE

REESE & ASSOCIATE • ARCHITECT

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