

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



DATE: OCTOBER 10, 2012
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: KEITH C. NEUBERT, PRINCIPAL PLANNER
RE: CONDITIONAL USE PERMIT – CUP 12-07

AGENDA ITEM NO. 1

A request by Frances Lemons, representing the Lompoc Unified School District, for Planning Commission consideration of a Conditional Use Permit (CUP) for the construction and operation of a public compressed natural gas (CNG) fueling facility. The facility would be available for use by private vehicles as well as the School District. The project is located at Central Avenue between A and D Streets in the *Public Facilities (PF)* Zoning District (Assessor Parcel Number: 87-011-17). This action is exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

SCOPE OF REVIEW:

The Planning Commission is being asked to consider:

- If the proposed CNG fueling facility is a use that is compatible with surrounding uses and appropriate for the site with a Conditional Use Permit;
- If the Conditions of Approval are appropriate for the proposed project; and
- If the required Findings of Fact for CUP 12-07 can be made.

The Planning Commission has the authority to approve, conditionally approve, modify, or deny a Conditional Use Permit (Lompoc City Code Section 17.124.060).

PLANNING COMMISSION ACTION:

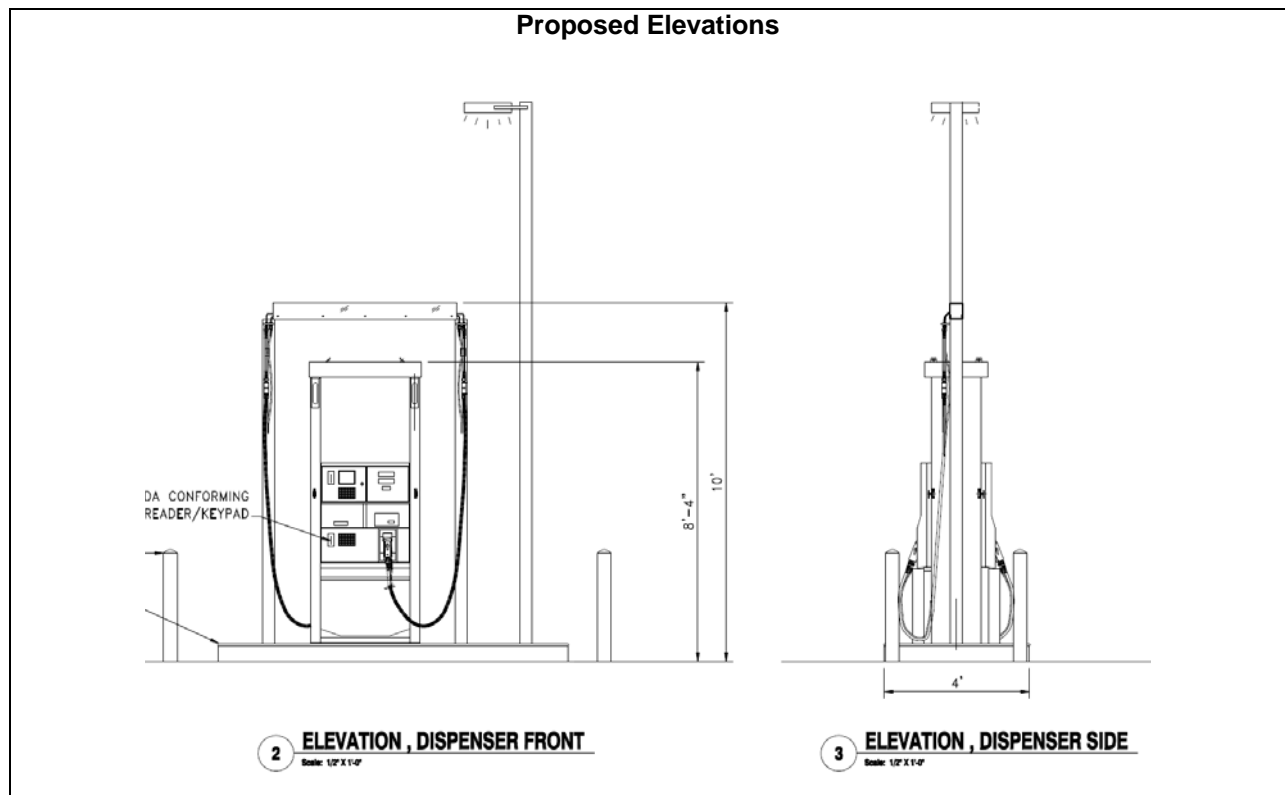
- 1) Adopt Resolution No. 736 (12) based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval; or
- 2) Provide alternate direction.

SITE DATA:

1. Property Owner..... Lompoc Unified School District
2. Site Address 1301 North A Street
3. Assessor Parcel Number 87-011-17
4. Site Zoning..... Public Facilities (PF)
5. General Plan Designation Community Facility
6. Site Use Lompoc Unified School District
7. Surrounding Uses/Zoning North: Residential / 7-R-1
South: Central Kitchen / PF
East: Bus Parking / PF
West: Residential / 7-R-1

PROPOSAL:

The proposal is to upgrade the existing Lompoc Unified School District private compressed natural gas (CNG) fueling facility to enable public use. The existing facility is located adjacent to the covered bus parking within the fenced yard. The facility would be upgraded to allow continued use by the School District in its current location and also includes construction and operation of an unmanned, card operated public fueling dispenser. The dual hose dispenser would be available for use by the general public.



The facility is expected to serve 10 to 20 light duty Natural Gas Vehicles (NGV's) per day as more NGV's are brought into local circulation. The facility will be open 24 hours a day, 7 days a week.

The applicant is not requesting signage at this time. Any future signage will be reviewed at staff level to ensure conformance with the City Sign Regulations (COA P7).

CONFORMANCE WITH ADOPTED CITY POLICIES:

General Plan:

The General Plan designation for this property is *Community Facility* and the stated purpose is:

To provide areas to meet the public service, educational, recreational, social, and cultural needs of Valley residents.

Currently there are no CNG fueling facilities available to the public in the local area. The proposed CNG fueling facility will be partially funded by the California Energy Commission and will be an important fueling node for the future needs of CNG vehicles in the local area. The facility will provide residents the option of utilizing an alternative fuel. This public service is not currently available to residents of Lompoc City or Valley. With an approved Conditional Use Permit, the proposed facility would be consistent with the General Plan designation and all applicable policies.

Zoning Ordinance:

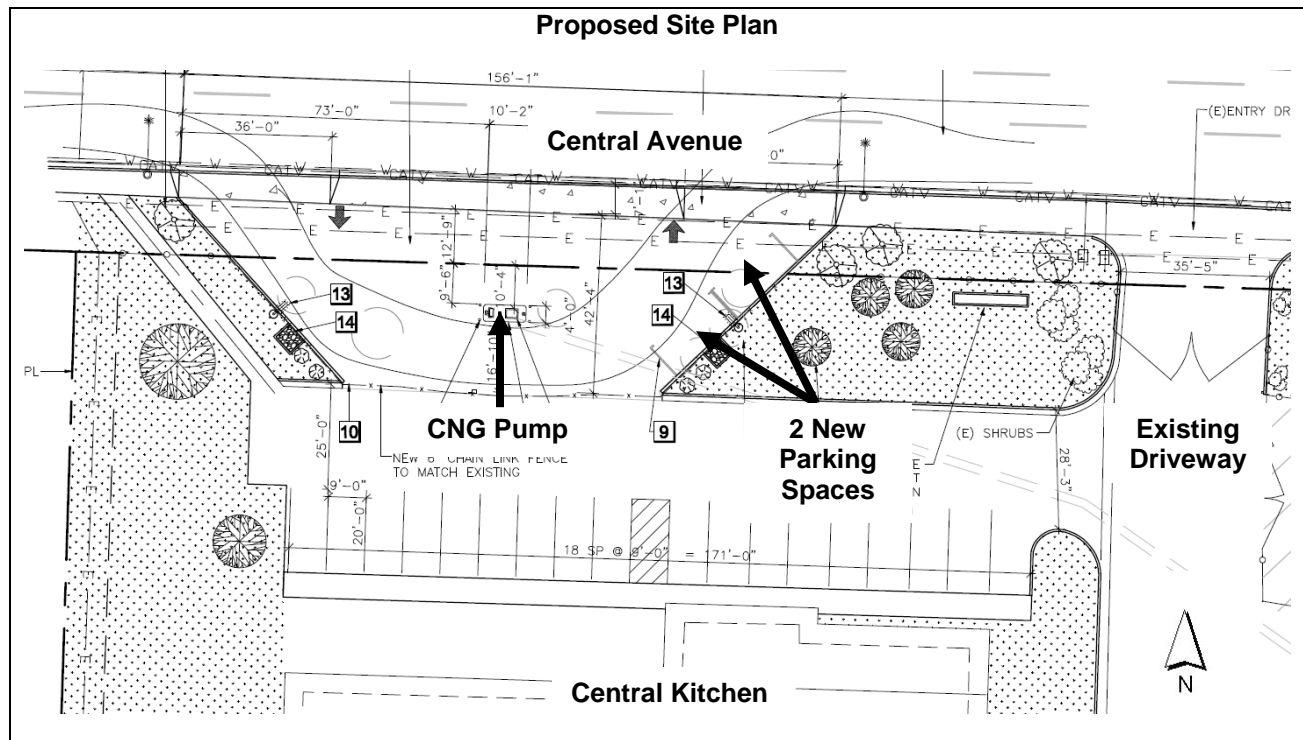
The zoning for this site is *Public Facilities (PF)*. Though not specifically listed in the Zoning Ordinance, *governmental buildings and facilities designed for public use* are permitted per *Section 17.068.020*. The CNG Facility falls within this category and therefore may be permitted in this zone, subject to a Conditional Use Permit from the Planning Commission.

In its findings, the Planning Commission must find that the proposed CNG facility is similar to and within the intent and purpose of the *PF* zone. It must be found that the use is not more obnoxious or detrimental to the public welfare, and is comparable in nature and of the same class as the uses enumerated in *Section 17.068.020* of the Lompoc Municipal Code.

The Conditional Use Permit process allows the Commission to evaluate each project individually and assure compatibility with existing uses. If the Commission issues a Conditional Use Permit the Conditional Use Permit may be reviewed in the future, and additional conditions could be imposed, should there be complaints or negative impacts on the surrounding uses.

Site Plan:

The property address is 1301 North A Street. The vehicle turnout and pump are located on the south side of Central Avenue between A and D Streets, just north of the Central Kitchen on property owned by the Lompoc Unified School District. The existing landscaping along Central Avenue will be removed, the fence will be moved back, and the existing monument sign will be moved east to make room for the turnout. New landscaping will be installed surrounding the facility. A condition of approval is included requiring a landscaped island in the City right-of-way between the sidewalk and the property line (COA P36).



Parking

Parking Spaces – automobile service stations are required to provide four (4) spaces for each service stall per Zoning Ordinance Section 17.112.020(B) Schedule of Off-Street Parking Requirements. Since the facility is unmanned and no service stalls are proposed, no parking is required.

Required:
0 parking spaces

Proposed:
2 parking spaces

Though no parking spaces are required for the CNG Facility, two (2) on-site parking spaces are proposed.

Staff Review:

A Development Review Board (DRB) meeting was held for this project on September 25, 2012. The applicant met with staff to discuss the proposal and draft Conditions of Approval were formulated. The following project specific comments were received:

Engineering Division – provide a 6” curb barrier separating the facility from the City right-of-way (COA EN 22); and wider driveways may be necessary and maintain five (5) feet from the existing streetlight to the proposed driveways (COA EN 23-EN24).

Water Division – gas lines shall be a minimum of 10 feet south of the existing City buildings on the site (COA W1).

Building Division – specify multi use of facility on the plans (COA B14); California Fire and Building Codes shall be met (COA B15 & B16); and a grading permit is required (COA B17).

Stormwater Division – stormwater conditions outline requirements based on impervious area (COA SW1-SW5); and a spill kit shall be maintained on-site (COA SW6).

The Development Review Board (DRB) has developed a series of standard conditions of approval (COA) to advise applicants of possible requirements during the development review process. Project specific conditions are included when staff can determine what they should be from the conceptual plans provided for Planning Commission and City Council review. A complete plan check occurs after construction plans have been submitted to the Building Division for building permits. Please note that not all COA included with the Planning Commission Resolution for the project may be applicable. If the applicant has questions and/or concerns regarding specific conditions, he/she should contact the department/division that is recommending the condition. DRB members do not attend the Commission meeting and Planning staff cannot answer specific questions regarding conditions recommended by other departments/divisions.

The DRB recommends approval of CUP 12-07 subject to the attached Conditions of Approval.

ENVIRONMENTAL DETERMINATION:

The project is categorically exempt from review pursuant to Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA). A Notice of Exemption will be filed pursuant to CEQA requirements following the Commission action.

NOTICING:

On September 28, 2012:

- 1) Notice of the Public Hearing was published in the Lompoc Record;
- 2) Notices were mailed to property owners within 300 feet by US mail;
- 3) Notices were placed on the City website; and
- 4) The project site was posted by City staff.

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; the fee is \$257.80.

ATTACHMENTS:

- 1) [Draft Resolution No. 736 \(12\)](#) and [Conditions of Approval](#)
- 2) Site Plan and Elevations
(PC only with staff report, documents available for review in Planning Division)

Staff Report has been reviewed and approved for submission to the Planning Commission			
Teresa Gallavan	Date	Lucille T. Breese, AICP	Date
Economic Development Director / Assistant City Administrator		Planning Manager	

RESOLUTION NO. 736 (12)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A CONDITIONAL USE PERMIT FOR A COMPRESSED NATURAL GAS (CNG) FUELING FACILITY AT CENTRAL AVENUE BETWEEN A & D STREETS (CUP 12-07)

WHEREAS, a request was received from Frances Lemons, representing the Lompoc Unified School District, for Planning Commission consideration of a Conditional Use Permit (CUP) for the construction and operation of a public compressed natural gas (CNG) fueling facility. The facility would be available for use by private vehicles as well as the School District. The project is located at Central Avenue between A and D Streets in the *Public Facilities (PF)* Zoning District (Assessor Parcel Number: 87-011-17); and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on October 10, 2012; and

WHEREAS, at the meeting of October 10, 2012, _____ was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of October 10, 2012, _____ spoke in favor of, and _____ spoke in opposition to, the project; and

WHEREAS, this project is Categorically Exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

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

SECTION 1: After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that the proposed CNG fueling facility, as conditioned, meets the requirements of the Lompoc City Code and is consistent with the applicable policies and development standards, therefore it can be found that:

- A. The proposed use, as conditioned, is consistent with the applicable policies and development standards set forth in Lompoc City Code Section 17.068.040.
- B. The site for the proposed use is adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, loading, and landscaping are adequate to properly adjust such use with the land and uses in the vicinity.

- C. The site of the proposed use relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use.
- D. The proposed use will have no adverse effect upon the abutting and surrounding property from the permitted uses thereof.
- E. The proposed use is similar to and within the intent and purpose of the Public Facilities zoning district.
- F. The proposed use is not more obnoxious or detrimental to the public welfare, and is of a comparable nature and of the same class as the uses enumerated in Section 17.068.020 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.

SECTION 2: Based upon the foregoing, CUP 12-07 is approved as proposed on October 10, 2012, subject to the conditions attached as Exhibit A which are incorporated by reference as if fully set forth herein.

The foregoing resolution, on motion by Commissioner _____, seconded by Commissioner _____, was adopted at the regular Planning Commission meeting of October 10, 2012 by the following vote:

AYES:

NOES:

Lucille T. Breese, AICP, Secretary

Nicholas Gonzales, Chair

Attachment: [Exhibit A – Conditions of Approval](#)

**CONDITIONS OF APPROVAL
CUP 12-07 – COMPRESSED NATURAL GAS (CNG) FUELING FACILITY
CENTRAL AVENUE BETWEEN A & D STREETS – APN: 87-011-17**

The following Conditions of Approval apply to the plans for CUP 12-07, received by the Planning Division and stamped on August 30, 2012, and reviewed by the Planning Commission on October 10, 2012.

I. PLANNING

Planning - General Conditions

- P1. All applicable provisions of the Lompoc City Code are made a part of these conditions of approval in their entirety, as if fully contained herein.
- P2. In conformity with Sections 17.140.010, 17.152.010, and 17.152.020 of the Lompoc City Zoning Ordinance, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc City Zoning Ordinance and the Lompoc City Code. In conformity with Sections 1.24.010 and 1.24.060 of the Lompoc City Code, a violation of the Lompoc City Code and the Lompoc City Zoning Ordinance is a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief. The applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the applicant as a result of a failure of the applicant to fully perform and adhere to all of the Conditions of Approval.
- P3. The applicant is advised that certain fees and charges will be collected by the City prior to issuance of building permits and/or prior to issuance of certificates of occupancy.
- P4. These conditions of approval shall be noted on the construction drawings filed for any building permits, including the Planning Commission resolution number and the applicant's signed affidavit agreeing to comply with the conditions.
- P5. All revisions made by the Planning Commission and specified in the planning conditions of approval shall be shown on a revised site plan, which shall be reviewed by the Planning Division prior to submittal of construction drawings.
- P6. Minor changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Economic Development Director/Assistant City Administrator (EDD/ACA) and approved if acceptable. Major changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Commission and approved if acceptable.
- P7. Prior to the installation of any signage or sign related construction the applicant shall obtain all appropriate permits. Approval of these plans with signage indicated does not imply approval of signage.

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

Owner further agrees to and shall indemnify, defend, protect, and hold harmless the City, its officers, employees, agents and representatives, from and against any and all actions brought by any third party to challenge the Project or its approval by the City, including environmental determinations. Such indemnification shall include any costs and expenses incurred by Agency and City in such action(s), including reasonable attorney's fees.

Planning - Architectural Conditions

P9. All mechanical, ventilation, and utility equipment shall be architecturally screened to prevent visibility from public view and shall be designed and placed to harmonize with the major structures on the site and with the neighborhood.

Planning - Site Plan Conditions

P10. One copy of the lighting plan shall be submitted to the Engineering Division with the grading/improvement plans. A separate copy shall be submitted to the Building Division with the building plans. The lighting plan shall be reviewed and approved by the Engineering and Planning Divisions prior to issuance of any permits for the project. The plan shall incorporate the following:

- a. Details for external light fixtures both on and off the building(s), all lighting within private streets (including conduit and wiring), external illuminated signage, and any light fixtures at ground level. All lighting shall be shielded to prevent glare and minimize light intrusion to adjacent properties.
- b. Photometrics.

Planning - Landscaping General Conditions

P11. Five (5) sets of the landscape and irrigation plans shall be submitted to the Planning Division for distribution and review by various City departments/divisions. The landscape and irrigation plans shall be reviewed and approved prior to issuance of grading or encroachment permits. After the final review and approval of these Plans, mylar copies shall be submitted to the Engineering Division with the grading and/or improvement plans.

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

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

P12. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.

P13. The project must conform to the Urban Forestry Administrative Guidelines.

P14. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

Planning - Landscaping Irrigation Conditions

P15. The project must conform to Chapter 15.52 of the Lompoc City Code Water Efficient Landscape Standards.

P16. 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.

P17. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

Planning - Landscaping Tree Conditions

P18. The number and size of trees installed on the site shall meet the tree density requirements, as set forth in Chapter 17.092 of the City Code. The density will be approved or denied during Plan Check.

P19. 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.

P20. All trees must be installed with support staking. All nursery stakes must be removed from trees.

P21. All trees and plant material selection shall be made with the concurrence of the Planning Division.

Planning - Landscaping Installation Conditions

- P22. 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.
- P23. A layer of bark two to four inches deep must be applied in all landscape areas. A sample of the bark shall be submitted to the Planning Division for review and approval prior to the issuance of building permits.
- P24. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.
- P25. Prior to the final inspection by the Planning Division, a Certificate of Substantial Compliance shall be completed and submitted to the Planning Division.
- P26. All landscaping shall be installed and accepted by the City prior to issuance of a certificate of occupancy for the building.

Planning - Air Quality Conditions

- P27. 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.

P28. 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.

Planning - Mitigation Monitoring Conditions

- P29. In accordance with Lompoc City Code Section 8.08.030.E, hours of construction shall be limited to:
- Monday through Friday - between the hours of 7:00 a.m. and 6:00 p.m.
 - Saturday - between the hours of 9:00 a.m. and 6:00 p.m.
 - Sunday - None
- Minor modifications to the hours of construction may be granted by the Planning Manager.

Planning - Conditional Use Permit Conditions

- P30. The right to use an occupancy permit shall be contingent upon the fulfillment of any general and special conditions imposed by the conditional use permit procedure.
- P31. 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.
- P32. All of the conditions shall be consented to in writing by the applicant.
- P33. 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.

P34. The use permit granted is conditioned upon the rights or privileges acquired thereby being utilized within one year after the effective date of approval, and should the rights or privileges authorized hereby fail to be executed or utilized within said year, or when a building permit has not been issued within said year, or when some form of work is involved which has not actually commenced within said year, or if so commenced, is null and void; unless such permit has not been utilized or such construction work started or completed within such one year period by reason of delays caused by the City in approving plans, in which event the EDD/ACA shall grant and record a commensurate extension. The Planning Commission may, at its discretion, and with the consent or upon request of the permittee, for any cause, grant a reasonable extension of time in addition to the one (1) year period hereinabove provided. Such a request for extension shall have been filed with the Secretary of the Planning Commission fifteen (15) days prior to the expiration of the one (1) year.

P35. This Conditional Use Permit may be reviewed and reconsidered by the Planning Commission at any time for the purpose of imposing new conditions to mitigate a nuisance or to revoke the permit to abate a nuisance.

Planning - Project Specific Conditions

P36. A landscaped island shall be provided in the City right-of-way between the sidewalk and the property line.

P37. Any expansion of the use or facility will require further review by the Planning Commission.

II. FIRE

Fire – Project Specific Conditions

F1. Emergency shut off shall be placed no less than 25 ft. and no more than 75 ft. from dispensers and compressors.

F2. Dispensers shall be no less than 10 ft. from nearest building, sidewalk or street.

F3. Gas piping shall be equipped with a remote manual shut off.

III. POLICE DEPARTMENT

No General or Project Specific Conditions

IV. ENGINEERING

Engineering – General Conditions

EN1. Public Improvement Plans are required with this development. Public Improvement Plans include all work within the public right-of-way and usually shall not include private onsite grading except as noted below. Public Improvement Plans include:

- Public Improvements:
 - a. Utilities – Electric (conduit, transformers, street lights, etc.), Water, and Sewer
 - b. Streets, Sidewalk, Curb & Gutter and Driveways
 - 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 and water services.

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, 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; DXF.

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 and 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) 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. After the Public Improvement Plans have been prepared and are ready for City review, the Applicant's Engineer shall submit **FOUR (4)** sets of prints to the Engineering Division for the first plan check. The Public Works Department, Utility Services Department, Fire Department and Building Department will review the check prints for conformance with the project conditions and City Standards. Plan submittal shall include additional information as required herein.
- EN9. First plan check submittal shall include hydraulic calculations (sewer and storm drain), a current Soils Investigation Report, and all other calculations and data necessary for review and approval of the project plans.

Landscape Plans

- EN10. Any landscape and irrigation plans required by the Planning Division shall be approved by the Public Works and Utility Departments prior to 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.
- EN11. 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. **Proposed trees shall also be 10' from the proposed driveways per City standard requirements.**

Permits & Fees

- EN12. Encroachment Permit Fees are based on the City fee schedule in effect at the time first plan check is submitted.
- EN13. 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 shall be submitted to the Engineering Division and is used for determining the Encroachment Permit Fee.
- EN14. 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.

EN15. 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. **Provide a letter to the Engineering Division from a licensed Traffic Engineer calculating the P.M. peak hour trips for the proposed project.**

Drainage

EN16. A Drainage/Hydrology Report shall be submitted to the Engineering Division with the first plan check submittal of the Public Improvement Plans. **Calculations for the operation of the water infiltration pits shall be provided.**

EN17. Drainage from the private development to the public right-of-way shall 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

EN18. All driveways shall provide a minimum 4-foot sidewalk area behind the apron, at two percent (2%) slope toward the street, for ADA compliance. **Please note the increased curb height on Central and ensure that the proposed driveway slopes do not exceed 10%.**

Final Approval

EN19. Prior to final approval of construction, 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.

EN20. Prior to final project approval by the Engineering Division, Record Drawings in conformance with Development Assistance Brochure (DAB) E-30 shall be prepared and approved by the City Engineer. DAB E-30 can be downloaded from the City Engineering web page

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

EN21. After construction is complete and the City has approved the Record Drawings, the Applicant shall:

A. Provide the City Management Services Department, Information Systems Division, with a copy of the Record Drawings, in a computer format readily compatible for transfer to the City Geographic Information System. The following computer formats are acceptable for delivery: DGN (native Microstation); DWG; DXF. Record Drawing information submitted in computer format shall include, but not 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				Walls
				Bus Turnouts

Engineering – Project Specific Conditions

- EN22. Provide a 6” minimum curb barrier separating the private facilities from the public right-of-way between the entrance and exit driveways. All private facilities shall be located outside of the public right-of-way.
- EN23. The proposed vehicle (40’ school bus) wheel path shall remain within the proposed driveways throughout the entrance and exit. Wider driveways and/or modified driveway locations may be required.
- EN24. Maintain a minimum of 5’ from the existing streetlight to the proposed driveway.

V. ELECTRIC

No General or Project Specific Conditions

VI. SOLID WASTE

No General or Project Specific Conditions

VII. WATER

Water – Project Specific Conditions

- W1. Proposed gas lines shall be located a minimum of 10’ SOUTH of the existing City Water Division buildings on the project site. The trench for the proposed pipes within the fenced compound shall be backfilled with 2-sack slurry. Contractor shall be responsible for the repair of any damaged facilities as directed by the Public Works Inspector and in conformance with the City of Lompoc Standard Plans and Specifications.

VIII. WASTEWATER

No General or Project Specific Conditions

IX. AVIATION/TRANSPORTATION

No General or Project Specific Conditions

X. BUILDING AND FIRE SAFETY

Building and Fire Safety – General Conditions

- B1. Project shall comply with the most recently adopted City and State Building, Fire, Mechanical, Plumbing, Electrical, Energy, Green Building Codes and other applicable Regulations and Standards mentioned therein.
- B2. Buildings or structures shall not exceed the allowable height or area requirements within the most recently adopted Building/Fire Codes. A detailed analysis of each building showing compliance with applicable code provisions shall be provided on a “code analysis and compliance” plan sheet.
- B3. Plans must be prepared and submitted by a California licensed architect and/or engineer. Please note that a complete soils and geotechnical report will be required. Please see additional report and study requirements within California Building Code.
- B4. Any deferred submittals or phasing shall be identified on the title sheet of the initial plan submittal.
- B5. All new construction of buildings, structures and portions of buildings and structures, including improvement and restoration to existing buildings and structures, shall be designed and constructed to resist the effects of flood hazards and flood loads. Special design considerations within the CBC and the City of Lompoc’s Municipal Code shall apply to building/structures determined to be within flood prone areas.
- B6. Dimensioned building setbacks and property lines, street centerlines, and between buildings or other structures shall be designated on plot plans.
- B7. All property lines and easements must be shown on the plot plan. A statement that such lines and easements are shown is required.
- B8. No building sewer, gas/water service, fire line water supply, or similar utility service shall be located in any lot other than the lot that is the site of the building or structure served by such service unless a legal easement has first been established.

- B9. The Title Sheet of the plans shall include but not be limited to:
- a. Occupancy group(s)
 - b. Description of use(s)
 - c. Type of construction
 - d. Height of the buildings or structures
 - e. Fire sprinklers or alarms system if required
 - f. Deferred plan submittal details
- B10. California accessibility regulations and analysis shall be incorporated within the plans.
- B11. Project shall comply with current City and State water conservation regulations.
- B12. Dust and erosion control shall be in conformance with standards and regulations of the City of Lompoc.
- B13. A licensed surveyor / engineer shall certify pad elevations and property line setbacks prior to foundation inspections.

Building and Fire Safety – Project Specific Conditions

- B14. Specify that the CNG dispensing station is a multi or single use facility. Elevations show multiple use dispensaries.
- B15. CNG refueling sites must be designed in compliance with the current CFC chapters 22, 30, and 35. CEC class 1 division 2 requirements and NFPA 52 vehicular gaseous fuel systems code.
- B16. Project must be in compliance CBC chapters 11-A, 11-B accessibility requirements and 11-C card reader devices.
- B17. Grading permit will be required.

XI. GRADING

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 at the office of the City Engineer or online.

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

GR3. Grading Plans shall be prepared in conformance with City of Lompoc “Development Assistance Brochures.” E-10 through E-50 specifically E-20, Simply Grading Plan Standards. “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 that are applicable. “Development Assistance Brochures” can be obtained at the Engineering Division or downloaded from the City Engineering web page:

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

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 if any, a current soils investigation report, retaining wall calculations, drainage analysis, and all other pertinent information 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.

GR7. Grading Permit fees are based on Section 2 of the Master Fee Schedule adopted by City Council Resolution No. 5386(07).

GR8. 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.

GR9. 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.

GR10. Prior to final project approval by the Building Division, 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>

Grading – Project Specific Conditions

GR11. The Grading Plans for this project can be prepared in conformance with the City of Lompoc Development Assistance Brochure E-20 “Simple Grading Plan” standard.

XII. STORM WATER

Stormwater – Project Specific Conditions

SW1. If the proposed project will create or replace 5,000 square feet or more of impervious area, the project must meet the City’s Post-Construction development requirements, which can be found at:

<http://www1.cityoflomdoc.com/departments/comdev/StormWater/Hydromodification.pdf>

SW2. If Infiltration areas are included, or required, in the project design, water flowing into infiltration areas shall flow through fossil filters to capture trash, oil, grease, and sediment from storm water, prior to entering the storm water infiltration area.

SW3. If infiltration is not required, and water from the site is to drain to the south and then northwest to the existing ribbon gutter to the street, a filter, which will capture trash, oil, grease and sediment from storm water, shall be installed so that any drainage will flow through it, prior to discharge onto public property.

SW4. Storm water filters shall be adequately maintained and replaced, if necessary, at any time they are not functioning correctly. Filters must be cleaned out at least twice a year, before and after the storm season.

SW5. 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.

SW6. A spill kit, including absorbents, shall be kept on-site and accessible to the public, for use in case of leaks or spills from vehicles.

I, Sheldon Smith, individually and on behalf of Lompoc Unified School District, do hereby declare under penalty of perjury that the applicant accepts all conditions imposed by the Planning Commission in their approval of the Conditional Use Permit and agree to comply with these conditions and all other applicable laws and regulations at all times.

Lompoc Unified School District

By: _____
Name

Date