

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: NOVEMBER 14, 2012
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: KEITH C. NEUBERT, PRINCIPAL PLANNER
RE: DEVELOPMENT PLAN REVIEW – DR 12-10

AGENDA ITEM NO. 1

A request by Mark Hayden of Capstone Advisors, representing the applicant, for Planning Commission consideration of a proposal to construct an approximately 8,116 square foot automobile dealership in two (2) phases. Phase 1 consists of a 3,432 square foot building for automobile sales, a 900 square foot reception canopy, car lot, parking and landscaping. Phase 2 consists of a 3,784 square foot expansion of the building for automobile service. The proposed project is located at 1221 North H Street in the *Planned Commercial Development (PCD)* Zoning District (Assessor Parcel Number: 89-490-15). This action is exempt from the California Environmental Quality Act (CEQA).

SCOPE OF REVIEW:

The Planning Commission is being asked to consider:

- If the proposal is consistent with the Architectural Review Guidelines;
- If the project meets the property development standards for the Planned Commercial Development (PCD) zone;
- If the required Findings of Fact can be made; and
- If the Conditions of Approval are appropriate for the project.

The Planning Commission has the authority to approve, conditionally approve, or deny project architecture (Lompoc City Code Section 17.104.020 et seq.).

PLANNING COMMISSION ACTION:

1. Adopt Resolution No. 737 (12) approving DR 12-10, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval; or
2. Provide alternative direction.

BACKGROUND:

- December 10, 2001 The Planning Commission adopted Resolution No. 202 (01) approving Development Plan (DR 01-18) for the Sansum Santa Barbara Medical Foundation Clinic.
- February 5, 2007 Staff administratively approved Development Plan DR 07-05 for the construction of 46 additional non-required parking spaces.
- May 14, 2008 The Planning Commission adopted Resolution No. 594 (08) approving Tentative Parcel Map (LOM 583-P) dividing the property into two (2) parcels. Parcel 1 contains the Sansum Clinic. Parcel 2 is the site of the current proposal and contains the 46 non-required parking spaces.

SITE DATA:

1. Property Owner Coast Hills Federal Credit Union
2. Site Location 1221 North H Street
3. Assessor Parcel Number..... 89-490-15
4. Site Zoning Planned Commercial Development (PCD)
5. General Plan Designation General Commercial
6. Site Use..... Vacant / Parking
7. Surrounding Uses/Zoning..... North: Shopping Center / PCD
South: Vacant / PCD
East: Automobile Dealership / PCD
West: Medical Offices / PCD
8. Project Area Approximately 1.19 acres

PROPOSAL:

The proposal is to construct an approximately 8,116 square foot automobile dealership in two (2) phases. Phase 1 consists of a 3,432 square foot building for automobile sales, a 900 square foot reception canopy, car lot, parking and landscaping. Phase 2 consists of a 3,784 square foot expansion of the building for five (5) automobile service bays. The expected hours of operation for vehicle sales and service would be 7:30 am to 9:00 pm, 7 days a week. Construction of Phase 1 is expected to start in February 2013 with completion in July 2013. Phase 2 is a future expansion with a date to be determined.

CONFORMANCE WITH ADOPTED CITY POLICIES:

General Plan:

General Plan designation for this property is *General Commercial* and the stated purpose is:

To provide commercial areas for a wide variety of retail, office, and service-oriented enterprises which meet the needs of residents and visitors. To accommodate commercial uses which operate more effectively outside the other commercial areas of the community.

As proposed, the project would be consistent with the General Plan designation and all applicable policies.

Zoning Ordinance:

The zoning for the site is *Planned Commercial Development (PCD)* and the stated purpose is:

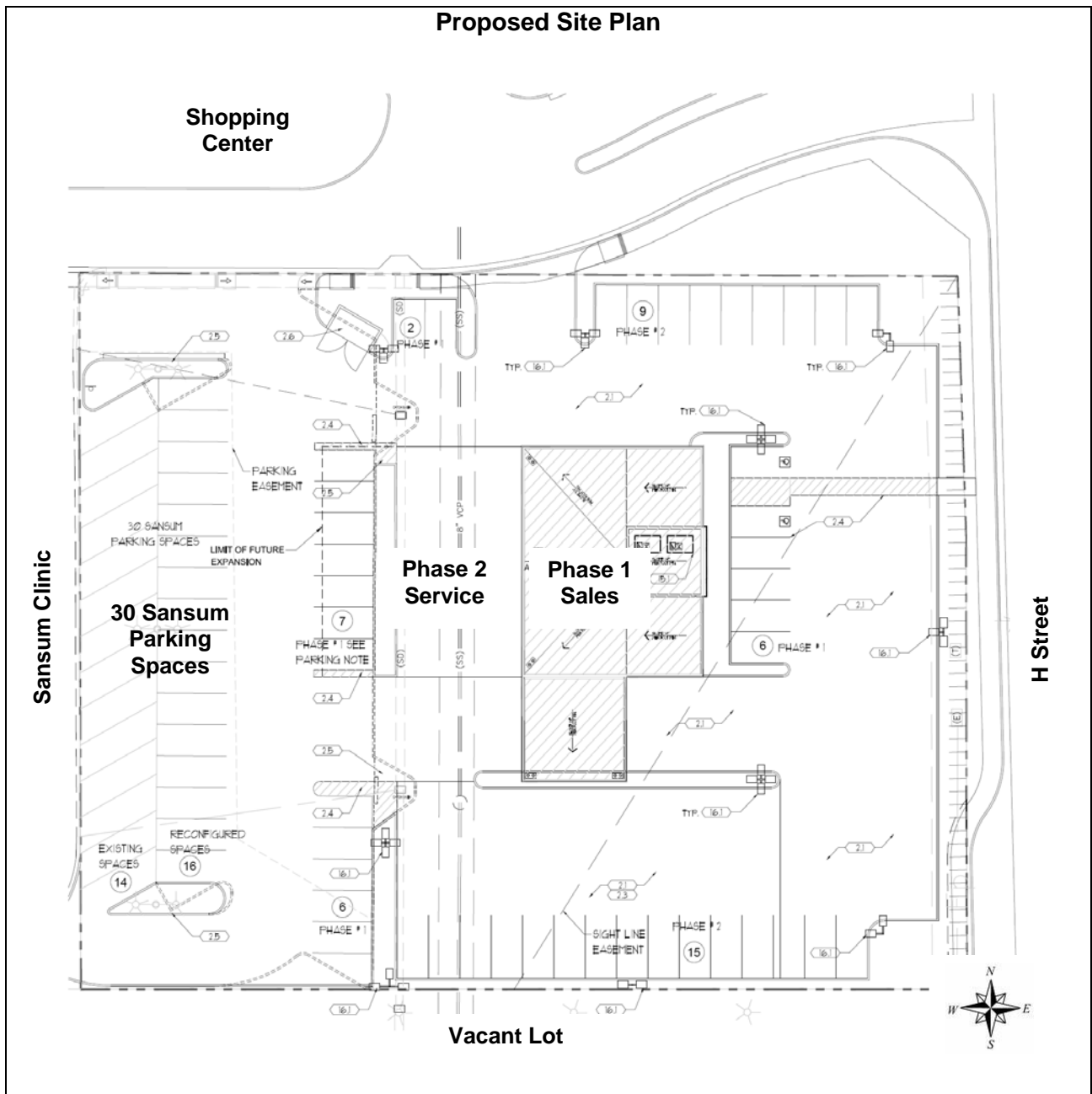
To provide for the orderly development of commercial centers in conformance with the comprehensive land use element of the City. This district is intended to provide flexibility in the design arrangements of various types of commercial developments.

Planning Commission review and approval of the plans for this project will assure the orderly development of the site.

Site Plan –

The project is located on an approximately 1.19 acre parcel at 1221 North H Street. The parcel is currently vacant. Forty-six (46) parking spaces are located at the rear of the parcel that are currently being utilized by the Sansum Clinic. These parking spaces were not required as a part of the original development plan for the Sansum Clinic. Though not required spaces, a private agreement is in place that will allow the Sansum Clinic continual use of 30 parking spaces during business hours. The agreement allows the 30 spaces to be used by the Sansum Clinic between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday. The 30 parking spaces are outlined on the site plan.

A triangular shaped easement encumbers the property prohibiting construction of buildings within the area. The site plan shows the easement with the building outside of the encumbered area. The building is situated toward the center of the lot with vehicle sales, parking and landscaping surrounding it. Access is provided off of H Street via an existing shared access driveway with the shopping center to the north.



The site plan shows the 3,432 square foot automobile sales building and attached 900 square foot reception canopy proposed with Phase 1. The 3,784 square foot expansion of the building for automobile service proposed as Phase 2 is shown as a dotted line directly behind the sales building. The approval of the project is inclusive of Phase 2, which may be constructed at a later date without further review from the Planning Commission (COA P37).

Conformance with Zoning Ordinance *Section 17.044.040 Standards of Development* for the C2/PCD zone is shown below:

CATEGORY	REQUIRED/MAXIMUM	PROPOSED
Front Yard Setback	None	approx. 75 feet (east)
Rear Yard Setback	None	approx. 70 feet (west)
Side Yard Setback	None	approx. 60 feet (south) approx. 50 feet (north)
Height	50 feet	24 feet

Parking –

- A. Phase 1 Parking Spaces – automobile sales are required to provide five (5) spaces for the first 10,000 square feet of lot area and one (1) space for each 3,000 square feet thereafter per Section 17.112.020 Schedule of Off-Street Parking Requirements of the Zoning Ordinance. The lot area without the Phase 1 building is 47,648 square feet (first 10,000 = 5 spaces + 37,648 / 300 = 13 spaces).

Requirement:
18 parking spaces

Proposed:
19 parking spaces

- B. Phase 2 Parking Spaces - automobile sales are required to provide five (5) spaces for the first 10,000 square feet of lot area and one (1) space for each 3,000 square feet thereafter per Section 17.112.020 Schedule of Off-Street Parking Requirements of the Zoning Ordinance. The lot area without the Phase 1 and 2 buildings is 43,864 square feet (first 10,000 = 5 spaces + 33,864 / 300 = 11 spaces).

Automobile service is required to provide four (4) spaces for each service stall per Section 17.112.020 Schedule of Off-Street Parking Requirements of the Zoning Ordinance. Five (5) service stalls are proposed with Phase 2 (5 service stalls x 4 = 20 spaces).

Requirement:
36 parking spaces

Proposed:
36 parking spaces

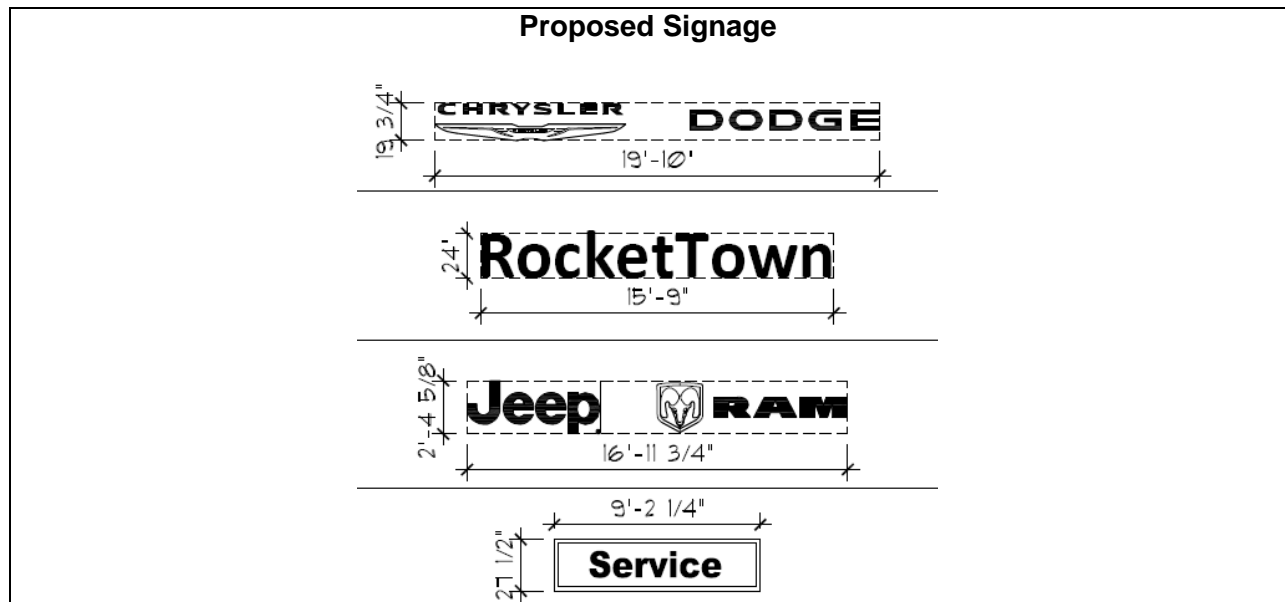
- C. Bicycle/Motorcycle Spaces – In addition to the parking spaces identified above, the project will be required to provide one (1) motorcycle space per 20 vehicle spaces and one (1) bicycle space per 20 vehicle spaces per Section 17.112.038 Bicycle and Motorcycle Parking Requirements of the Zoning Ordinance.

A Condition of Approval is included to ensure this requirement is met (COA P34 & P35). Staff will verify the locations at plan check.

D. Loading Spaces – A non-residential structure less than 50,000 square feet is required to provide one (1) off-street loading space. The minimum size of the loading space is 12 feet wide, 35 feet long per Section 17.112.030 Off Street Loading Requirements of the Zoning Ordinance. A Condition of Approval is included requiring one (1) loading space (COA P36).

Signage –

The proposal is for three (3) on-building signs and one (1) directional sign as shown below:



The proposed signage meets the requirements of *Chapter 17.108 Sign Regulations* as shown below:

Category	Ordinance	Proposal
Number of Signs	Maximum of three (3) signs + directional signage	Three (3) on-building signs + One (1) directional sign
Sign Area	Maximum of 300 total square feet	127 total square feet

Based upon the information provided on the plans and the conditions imposed upon the project, the development would be in conformance with the Zoning Ordinance.

Architectural Review Guidelines:

The proposed dealership has a modern architectural style. The building is primarily a light gray colored stucco with large gray tinted windows. The front center of the building pops out from the rest of the building and is taller, which provides variation in the roofline. The front popout is proposed as a darker gray stucco or optional silver metallic aluminum composite panels. An arch with rounded windows adds detail to the front façade with an optional mirror like trim around the windows. A covered service drive is attached to the south side of the building.

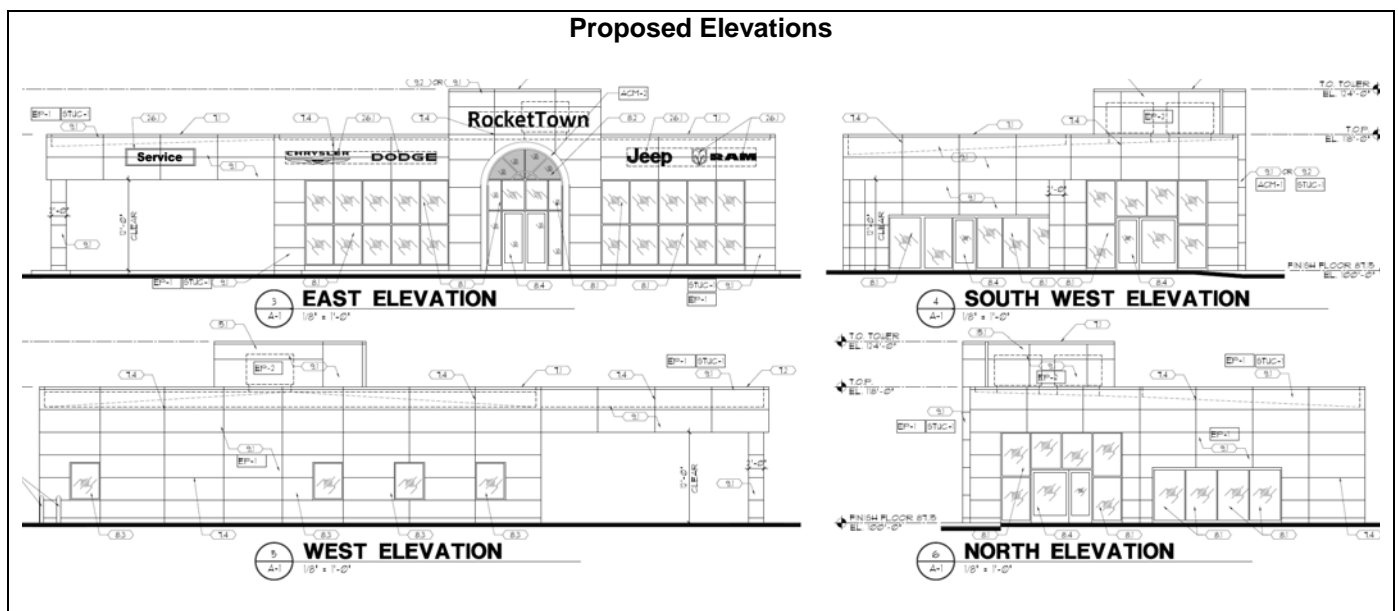
The Architectural Review Guidelines state:

Page 8, Item 6

All proposed buildings or structures should be sensitive to the neighborhood character.

Page 9, Item 13

All building elevations visible to the public shall be designed and architecturally treated. The choice of materials, colors, and the level of detailing shall be thoughtfully integrated into the design. All elevations need not look alike; however, a sense of overall architectural continuity is encouraged.



Photos of the site and a color / material board will be available at the meeting for review.

The applicant is dressing the area around the building and in the parking lot with landscaping. The landscape plan will be reviewed by the Planning Division Staff and a Landscape Maintenance Agreement will be required for the project (COA P14 to P29).

The buildings in the surrounding area have a variety of architectural styles. This project provides an architectural style that is compatible to the varied styles that exist in the area. The City encourages creative design and the use of varied materials, resulting in a quality project. As proposed, the project is consistent with the City's Architectural Review Guidelines.

STAFF REVIEW:

A Development Review Board (DRB) meeting was held for this project on October 2, 2012. The applicant met with staff to discuss the proposal and draft Conditions of Approval were formulated. The following comments were received:

Fire Division – project is exempt from certain conditions if Phase 1 and 2 buildings are not attached or separated by a 4 hour wall (COA F12); and a fire sprinkler and alarm system shall be installed in the entire building with Phase 2 (COA F13).

Engineering Division – requirements are outlined since the building to be constructed with Phase 2 is proposed over an existing sewer main and storm drain line (COA EN22 to EN25); the building must be shown outside of an existing sight line setback easement (COA EN26); and a Caltrans encroachment permit is required for any work within the H Street right-of-way (COA EN27).

Electric Division – a new public easement will be required for new electric lines and/or pad mount equipment (COA EL8).

Solid Waste Division – a Solid Waste Management Plan shall be submitted (COA SW6).

Water Division – backflow devices shall be provided at the water meter and fire line (COA W9).

Wastewater Division – requirements are outlined since the building to be constructed with Phase 2 is proposed over an existing sewer main and storm drain line (COA WW9 & WW10); and access to City maintenance manhole 18-104 shall not be impeded (COA WW11).

Stormwater – stormwater requirements shall be addressed by the applicant (COA S1 to S8).

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 Commission 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 DR 12-10 subject to the attached Conditions of Approval.

ENVIRONMENTAL REVIEW:

The project is categorically exempt from review pursuant to Section 15332, Infill Development Projects, of the California Environmental Quality Act (CEQA). A Notice of Exemption will be filed for the project following the Commission action.

NOTICING:

On November 2, 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 (10) calendar 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. 737 \(12\)](#) and [Conditions of Approval](#)
2. Site Plan / 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 Economic Development Director / Assistant City Administrator	Date	Lucille T. Breese, AICP Planning Manager	Date

RESOLUTION NO. 737 (12)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A DEVELOPMENT PLAN FOR THE CONSTRUCTION OF AN APPROXIMATELY 8,116 SQUARE FOOT AUTOMOBILE DEALERSHIP IN TWO (2) PHASES AT 1221 NORTH H STREET (DR 12-10)

WHEREAS, a request was submitted by Mark Hayden of Capstone Advisors, representing the applicant, for Planning Commission consideration of a proposal to construct an approximately 8,116 square foot automobile dealership in two (2) phases. Phase 1 consists of a 3,432 square foot building for automobile sales, a 900 square foot reception canopy, car lot, parking and landscaping. Phase 2 consists of a 3,784 square foot expansion of the building for automobile service. The proposed project is located at 1221 North H Street in the *Planned Commercial Development (PCD)* Zoning District (Assessor Parcel Number: 89-490-15); and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on November 14, 2012; and

WHEREAS, at the meeting of November 14, 2012, _____ was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of November 14, 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 project, 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 site for the proposed use is adequate in size and topography to accommodate said use, and all spaces, walls and fences, parking, loading, and landscaping are adequate to properly adjust such use with the land and uses in the vicinity.
- B. The conditions stated in the decision are deemed necessary to protect the public health, safety, and welfare.

- 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 use thereof.

SECTION 2: Based upon the foregoing, DR 12-10 is approved as proposed on November 14, 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 November 14, 2012 by the following vote:

AYES:

NOES:

Lucille T. Breese, AICP, Secretary

Ron Fink, Vice Chair

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

**CONDITIONS OF APPROVAL
DR 12-10 – ROCKETTOWN AUTOMOBILE DEALERSHIP
1221 NORTH H STREET – APN: 89-490-15**

The following Conditions of Approval apply to the plans for DR 12-10, received by the Planning Division and stamped on October 17, 2012, and reviewed by the Planning Commission on November 14, 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) or her designee 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. The Architectural Review approval granted by the Planning Commission is valid for one year from date of approval and will expire on November 14, 2013. A one-year extension may be granted by the Economic Development Director/Assistant City Administrator (EDD/ACA) or her designee if the applicant so requests prior to the expiration date.
- P10. All facades which extend above the roofline shall be finished on all elevations exposed to public view.
- P11. All mechanical, ventilation, and utility equipment shall be architecturally screened to prevent visibility from public view and shall be designed and placed to harmonize with the major structures on the site and with the neighborhood.
- P12. Foam material shall not be used for architectural features from the ground level to six (6) feet above ground level. Foam material may be used on portions of the building which are a minimum of six feet above ground level.

Planning - Site Plan Conditions

- P13. 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

P14. 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

P15. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.

P16. The project must conform to the Urban Forestry Administrative Guidelines.

P17. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

Planning - Landscaping Irrigation Conditions

P18. The project must conform to Chapter 15.52 of the Lompoc City Code Water Efficient Landscape Standards.

P19. 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.

P20. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

Planning - Landscaping Tree Conditions

P21. 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.

- P22. 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.
- P23. All trees must be installed with support staking. All nursery stakes must be removed from trees.
- P24. All trees and plant material selection shall be made with the concurrence of the Planning Division.

Planning - Landscaping Installation Conditions

- P25. 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.
- P26. 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.
- P27. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.
- P28. Prior to the final inspection by the Planning Division, a Certificate of Substantial Compliance shall be completed and submitted to the Planning Division.
- P29. 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

- P30. 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.

P31. 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

- P32. 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 - Project Specific Conditions

- P33. A temporary use permit shall be obtained from the Planning Division prior to installation of a construction trailer on the project site.
- P34. Bicycle racks to accommodate one (1) bicycle shall be provided on site in accordance with Section 17.112.035 of the Zoning Ordinance. The location and type of bicycle racks shall be reviewed and approved by the Planning Division prior to issuance of building permits.
- P35. Motorcycle parking to accommodate one (1) motorcycle shall be provided on site in accordance with Section 17.112.035 of the Zoning Ordinance. The location shall be reviewed and approved by the Planning Division prior to issuance of building permits.
- P36. One (1) loading space shall be provided in accordance with Section 17.112.030 of the Zoning Ordinance.

- P37. Phase 2 may be constructed as proposed at a later date without further review by the Planning Commission. If modifications are made to the site plan or architecture for Phase 2, the Planning Commission shall review and approve the modifications.
- P38. Three (3) on-building signs and one (1) directional sign are included with the approval as follows:
 - A. "Chrysler Dodge" – 33 square feet
 - B. "RocketTown" – 32 square feet
 - C. "Jeep Ram" – 41 square feet
 - D. "Service" – 21 square feet

II. FIRE

Fire – Access Conditions

- F1. All required access roads on the site shall be in service prior to the start of framing construction. The roads shall have: 1) an all-weather surface; 2) a minimum vertical clearance of 14 feet; and 3) a minimum width of 20 feet. All dead-end access roads in excess of 150 feet in length shall have a minimum outside turn around radius of forty (40) feet and/or a minimum inside turn around radius of thirty (30) feet.
- F2. All permanent gates on required access roads shall have a means for Fire Department access either: 1) an approved key box containing appropriate keys or gate combination, or 2) if electrically operated, an approved key operated switch. Provisions must be made to open electrically operated gates in the event of a power failure.
- F3. Approved key boxes are required on all new buildings.

Fire - Water Supply Conditions

- F4. Fire Hydrants shall be provided in accordance with UFC Chapter 9 and UFC Appendix 3-B.
 - a. The number and spacing of fire hydrants shall be in accordance to UFC Table A-3-B-1.
- F5. All fire hydrants shall be in service prior to the start of framing construction.
- F6. Fire sprinkler connections shall have unobstructed access to a fire hydrant within 150 feet.

Fire – Equipment and Protection System Conditions

- F7. Fire alarm systems are required in accordance with the most restrictive of the following: the Uniform Fire Code, the Uniform Building Code, or the Lompoc City Code.
- F8. Automatic sprinkler systems are required in accordance with the most restrictive of the following: the Uniform Fire Code, the Uniform Building Code, and the Lompoc City Code.
- F9. Fire alarm systems and automatic sprinkler systems shall be supervised on a 24-hour basis at a location approved by the Fire Department.

- F10. Four sets of plans for fire alarm systems and sprinklers shall be submitted to the Building and Fire Safety Division for review and approval, prior to the start of framing construction. When approved, two sets of the plans will be returned to the applicant, two sets will be retained by the Building and Fire Safety Division. Plan submittal and installation shall be in accordance with National Fire Protection Association and UFC standards.
- F11. All fire extinguishers required to have an 'A' rating shall have a minimum rating of 2A10BC. Location, number and types shall be in accordance to UFC Standard 10-1.

Fire – Project Specific Conditions

- F12. Project is exempt from Standard Conditions F-6 through F-10 if Phase 1 and Phase 2 buildings are not attached or are separated by a 4 hour wall.
- F13. Phase 1 building is less than the 5,000 sq. ft. ordinance requirement but once Phase 2 building is attached they will both be required to have a fire sprinkler and alarm system installed.

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, and Curb & Gutter
 - 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.cityoflom poc.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.cityoflom poc.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.

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.

Drainage

- EN16. A Drainage/Hydrology Report shall be submitted to the Engineering Division with the first plan check submittal of the Public Improvement Plans.
- EN17. Drainage from parking lots to the public right-of-way will be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.

Sidewalk/Driveways

EN18. 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

EN19. Prior to final approval, 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. The future building location is shown over an existing sewer main and storm drain line. Public Improvement Plans for the relocation of the existing sewer main and storm drain line shall be reviewed and approved by the Engineering Department prior to issuance of a building permit for the Phase 1 proposed building. The plans shall be prepared by or

- under the supervision of a registered civil engineer.
- EN23. Construction of the approved plans for the sewer main and storm drain line relocation noted in EN34 shall be completed prior to issuance of a building permit for the proposed future building.
- EN24. An encroachment permit will be required for the relocation of the public sewer main. Provide Public Utility Easement documents in accordance with EN7 for the proposed relocated sewer main. The easement deed documents shall be reviewed and approved by the Engineering department and ready for recordation prior to the issuance of an encroachment permit for the relocation project.
- EN25. A building cannot be constructed over an easement. Provide easement vacation documents (exhibit and legal description) prepared by a licensed Land Surveyor or qualified Civil Engineer for the portion of the existing public utility easement that will no longer be necessary for the sewer main as it is relocated. The easement vacation documents shall be reviewed and approved by the Engineering Department and ready for recordation prior to the issuance of the future building permit.
- EN26. Show the Sight Line Setback Easement on the southeast corner of the project site. The proposed building must be outside of this easement.
- EN27. A Caltrans encroachment permit will be required for any work within the "H" Street right-of-way. Provide approval of the work from Caltrans (copy of the encroachment permit or letter) prior to approval of the Improvement Plans by the City of Lompoc Engineering Department.

V. 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. For three-phase electrical service over 200 Amps, the Developer shall run a telephone service wire to the meter location for remote meter readings.
- EL7. Provide and install one 2-inch conduit, from the pull box in the street easement to the building, in same trench with the electrical service conduit.

Electric – Project Specific Conditions

- EL8. A new public electric easement will be required for new electric lines and/or pad mount equipment installed on private property.

VI. SOLID WASTE

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 City Planner. If doors are to be installed, the Owner must sign an Agreement with the City that the doors will be open on trash collection day.
- 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.

Solid Waste – Project Specific Conditions

SW6. The applicant will be required to submit a Solid Waste Management Plan (SWMP) and divert at least 50% of the construction/demolition 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.

VII. WATER

Water – General Conditions

- W1. This facility must comply with plumbing cross-connection control standards as required by City Ordinance and State law for the protection of water supplies. Information on acceptable back-flow assemblies is available from the City Water Division.
- W2. The size and location of all water meters shall be determined by the Engineer/Architect or authorized representative. All water meters will be furnished and installed by the Water Division at the expense of the Applicant.
- W3. All meter protection shall be by an approved Reduced Pressure Principle Backflow Prevention Assembly (RP) at the service connection. Information on acceptable assemblies is available from the City Water Division.
- W4. All public water system components must be constructed within public right-of-way or public easements.
- W5. When a fire sprinkler system is required or proposed, the utility plan shall show the location of "Fire Department Connection" FDC with reference dimensions to the nearest fire hydrant. **Fire Department requires fire department connections to be within 150' of a fire hydrant.**
- W6. When a fire sprinkler system is required or proposed the utility plan shall show the fire line connection point to water main.
- W7. All requests for information needed to design fire sprinkler systems and to determine available or needed fire hydrant flow shall be made with the City Water Division.
- W8. All cross-connection control wet fire sprinkler systems with fire department connection shall be installed on private property and outside City right-of-way, per City Std. Dwg. No. 404 (last revised 06/2008).

Water – Project Specific Conditions

- W9. Backflow devices shall be provided at the water meter and fire line.

VIII. WASTEWATER

Wastewater – General Conditions

- WW1. All new sewer main and lateral installations will be of Polyvinyl Chloride Plastic (PVC) SDR35 sewer pipe, including all pipe fittings and miscellaneous appurtenances. No glue joints are permissible.
- WW2. All PVC SDR35 sewer piping shall be furnished in the following lengths:
Piping from 8" to 12" in diameter – 20' maximum length
Piping from 15" to 60" in diameter – 12.5' maximum length
- WW3. In existing paved streets or alleys trench backfill, from one-foot above sewer pipe to subgrade, shall be one-sack cement slurry. Slurry cement backfill shall conform to the provisions of Subsection 19-3.062, "Slurry Cement Backfill", of the Caltrans Standard Specifications.
- WW4. A grease interceptor/trap shall be installed in community buildings where commercial appliances will be used.
- WW5. All food service establishments shall demonstrate compliance with Federal, State, and City requirements and sized according to the California Plumbing Code. In instances where multiple food service establishments are proposed, each food service establishment shall have its own grease trap/interceptor. A diagram of the grease trap(s)/interceptor(s) shall be included in the Grading plans and contain location, size, and type.
- WW6. All Users proposing to dispose of industrial waste into the City's sanitary sewer shall apply and obtain a wastewater discharge permit prior to connection and/or discharging into the City's sanitary sewer.
- WW7. All water softeners shall indicate type (i.e., self-regenerating, tank exchange) and location on either, the Architectural Plans for softeners indoors or the Grading Plans for softener outdoors. All water softeners shall comply with Federal, State, and City requirements. The discharge of self-regenerating water softeners is prohibited from entering the City's sanitary sewer.
- WW8. All wastewater improvements shall comply with Federal, State and City requirements for the protection of the City's Wastewater System.

Wastewater – Project Specific Conditions

- WW9. The future building location is shown over an existing sewer main and storm drain line. Plans for the relocation of the existing sewer main and storm drain line shall be reviewed and approved by the Engineering Department prior to issuance of a building permit for the Phase 1 proposed building. The plans shall be prepared by or under the supervision of a registered civil engineer.
- WW10. Construction of the approved plans for the sewer main and storm drain line relocation noted in WW9 shall be completed prior to issuance of a building permit for the proposed

future building.

WW11. Access to City maintenance Manhole 18-104 (shown southwest of the proposed building in asphalt) shall not be impeded.

IX. AVIATION/TRANSPORTATION

No General or Project Specific Conditions

X. BUILDING

Building – General Conditions

- B1. Project shall comply with the most recent adopted City and State Building, Fire, Mechanical, Plumbing, Electrical, Energy, Green Building Codes and other applicable Regulations and Standards mentioned therein.
- B2. Buildings and structures shall not exceed the allowable height or area requirements within the most recently adopted Building / Fire Codes. A detailed analysis of each building showing compliance with applicable code provisions shall be provided on a “code analysis and compliance” plan sheet.
- B3. Plans shall be submitted by a California licensed architect and/or engineer. Please note that a complete soils and geotechnical report will be required. Please see additional report and study requirements within California Building Code.
- 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. Approved fire-resistive assemblies may be required for occupancy separations, fire rated construction, fire walls and/or exterior wall protection. Also parapets may be required in accordance with the CBC and CFC.
- B7. In addition to the exterior wall construction requirements created by property line proximity (fire resistive construction), opening protection, opening limitation and prohibitions shall comply with the most recent adopted Building and Fire Codes for new buildings.
- B8. Dimensioned building setbacks and property lines, street centerlines, and between buildings or other structures shall be designated on plot plans.
- B9. All property lines and easements must be shown on the plot plan. A statement that such lines and easements are shown is required.
- B10. 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.

- B11. The Title Sheet of the plans shall include but not limited to:
- a. Occupancy group(s)
 - b. Description of use(s)
 - c. Type of construction
 - d. Height of the building
 - e. Floor area of building(s)
 - f. Fire sprinklers and alarms
- B12. California accessibility regulations and analysis shall be incorporated within the plans for new buildings.
- B13. Title 24 energy compliance forms shall be incorporated on plans.
- B14. Project shall comply with current City and State water conservation regulations.
- B15. Dust and erosion control shall be in conformance with standards and regulations of the City of Lompoc.
- B16. A licensed surveyor/engineer shall certify pad elevations and property line setbacks prior to foundation inspections.

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.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 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, 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. 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.
- GR11. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.
- GR12. The on-site drainage system must be properly designed to maximize infiltration of roof and/or surface runoff into the underlying soil before discharging into public storm drain, street or alley.
- GR13. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8 and conforming to E-70 DAB.
- GR14. Areas of the parking lots, loading and unloading thoroughfares that will be used for truck traffic shall be designed with a heavier structural section than areas for passenger cars.
- GR15. 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.
- GR16. 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>

GR17. After the Record Drawings have been approved, the Applicant shall provide the City Management Services Department, Information Systems Division, with the following as-built 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

XII. STORM WATER

Stormwater – General Conditions

- S1. A Notice of Intent shall be filed with the State Water Quality Control Board and a Storm Water Pollution Prevention Plan (SWPPP), meeting all the requirements of the currently adopted Construction General Permit, shall be submitted to the City Planning Division and the City Engineering Division for review. No grading shall take place until a SWPPP for the project has been approved, a grading permit has been issued and the approved SWPPP is on-site.
- S2. Roof drains and gutters shall be directed to landscaping, unless to do so would result in foundation damage or slope instability, as verified by a statement, stamp and signature on the improvement plans by qualified engineer.
- S3. 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 – Project Specific Conditions

- S4. The project improvement plans shall show compliance with the storm water requirement for five (5) percent or less Effective Impervious Area (EIA). Note: EIA is calculated using 5% of the total new impervious area proposed on-site, not the total area of the site or site improvement. Improvement plans shall include calculations showing existing impervious area and proposed impervious area onsite, storm water runoff from the new or replaced

impervious area, the percentage of EIA and the amount of runoff that will be infiltrated. Percolation testing shall be conducted to ensure the location of the infiltration Storm Water Control Measure (SCM) is appropriate and the projected infiltration feasible. The improvement plans shall include a statement that the storm water infiltration SCM is adequately sized and designed to meet the City's Low Impact Development / Hydromodification Requirement for infiltration of 5% EIA. The statement shall be signed and stamped and dated by a licensed professional engineer.

- S5. All storm water that flows from paved areas of vehicle travel, maintenance, parking or uncovered outdoor storage, including the two drains in the parking lot utilized by Sansum, shall be filtered for trash, sediment, oil and grease, prior to discharge into City streets, storm drains, on-site basins, filter strips, landscaped area, biologically sensitive areas or the Santa Ynez River and its tributaries. Filters shall be cleaned out at least twice a year, before and after the storm season, adequately maintained and replaced, per manufacturer's specifications. If at any time filters are not functioning correctly, they shall be cleaned out and replaced, if necessary. Storm drain inlets shall be stenciled or marked "No Dumping, Drains to the River".
- S6. Storm Water Control Measures (SCMs) and filters shall be shown, with location and details provided on grading, drainage and landscaping plans. Their design, location and any proposed plantings shall be subject to review by the City Engineering and Planning Divisions, prior to issuance of grading permits.
- S7. 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. A written maintenance plan for all SCMs shall be developed, including short and long-term maintenance requirements, and recommended frequency of maintenance, and submitted with the improvement plans. This plan shall be followed, maintenance regularly performed as recommended and the facilities shall be inspected a minimum of once a year prior to October 1, cleaned out and replaced, as necessary and shall be inspected thereafter whenever the SCM appears not to be functioning optimally.
- S8. The property owner shall sign a statement accepting responsibility for the operation and maintenance of the Stormwater Control Measures installed on-site, storm water filters, and "No Dumping Drains to the River" 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.

I, Chris Zikakis, the applicant, 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 applicant, I agree to comply with these conditions and all other applicable laws and regulations at all times.

By: _____
Chris Zikakis

_____ Date