

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



DATE: NOVEMBER 14, 2012
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: KEITH C. NEUBERT, PRINCIPAL PLANNER
RE: CONDITIONAL USE PERMIT – CUP 12-08

AGENDA ITEM NO. 2

A request by Richard Longoria, the applicant, for Planning Commission review and consideration of a Conditional Use Permit to construct and operate a winery in two (2) phases. Phase 1 consists of the operation of a wine tasting room, offices and storage in an existing building and construction of a 4,500 square foot building for wine production and storage. Phase 2 consists of a 4,500 square foot building for storage. The project is located at 415 East Chestnut Avenue in the *Industrial (I)* Zoning District (Assessor Parcel Number: 85-032-03). 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 Industrial (I) zone;
- If the proposed project is compatible with surrounding uses and appropriate for the site with a Conditional Use Permit;
- 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). 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. 738 (12) approving CUP 12-08, 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..... Celite Corporation
- 2) Site Location 415 East Chestnut Avenue
- 3) Assessor Parcel Number 85-032-03
- 4) Site Zoning..... Industrial (I)
- 5) General Plan Designation Industrial
- 6) Site Use Existing Building
- 7) Surrounding Uses/Zoning North: Industrial / I
South: Residential / R-2
East: Industrial / I
West: Industrial / I
- 8) Site Area approximately 35,000 sq. ft.

BACKGROUND:

- 1913 The original structure was constructed on the site as a single-family dwelling.
- 1950's to Present The structure was utilized as a clubhouse for the Celite Corporation.
- May 14, 2007 A Conditional Use Permit was approved by the Planning to allow for an expansion of the clubhouse. The approval was later withdrawn by the applicant.
- September 4, 2012 A Conditional Use Permit application was received for a winery.

PROPOSAL:

The proposal is for a Conditional Use Permit to construct and operate a winery in two (2) phases. Phase 1 consists of the operation of a wine tasting room, offices and storage in an existing building and construction of a 4,500 square foot building for wine production and storage. Parking to accommodate the uses in Phase 1 and landscaping around the building and in the parking lot are also proposed.

The wine tasting room will be open daily from 11:00 a.m. to 4:30 p.m. The daily staff consists of one full-time employee and one part-time employee. Phase 1 construction will begin shortly after required City approvals.

Phase 2 is the construction of a second 4,500 square foot building to be used for storage. The building has the same dimensions and is a mirror image of the Phase 1 building. Since this building is proposed solely as storage, it would not require nor include a second crush pad area. Phase 2 is a future expansion with a date to be determined.

CONFORMANCE WITH ADOPTED CITY POLICIES:

General Plan:

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

To provide areas for a wide range of industrial uses that involve outdoor activities.

With an approved Conditional Use Permit, the proposed facility would be consistent with the General Plan designation and all applicable policies.

Zoning Ordinance:

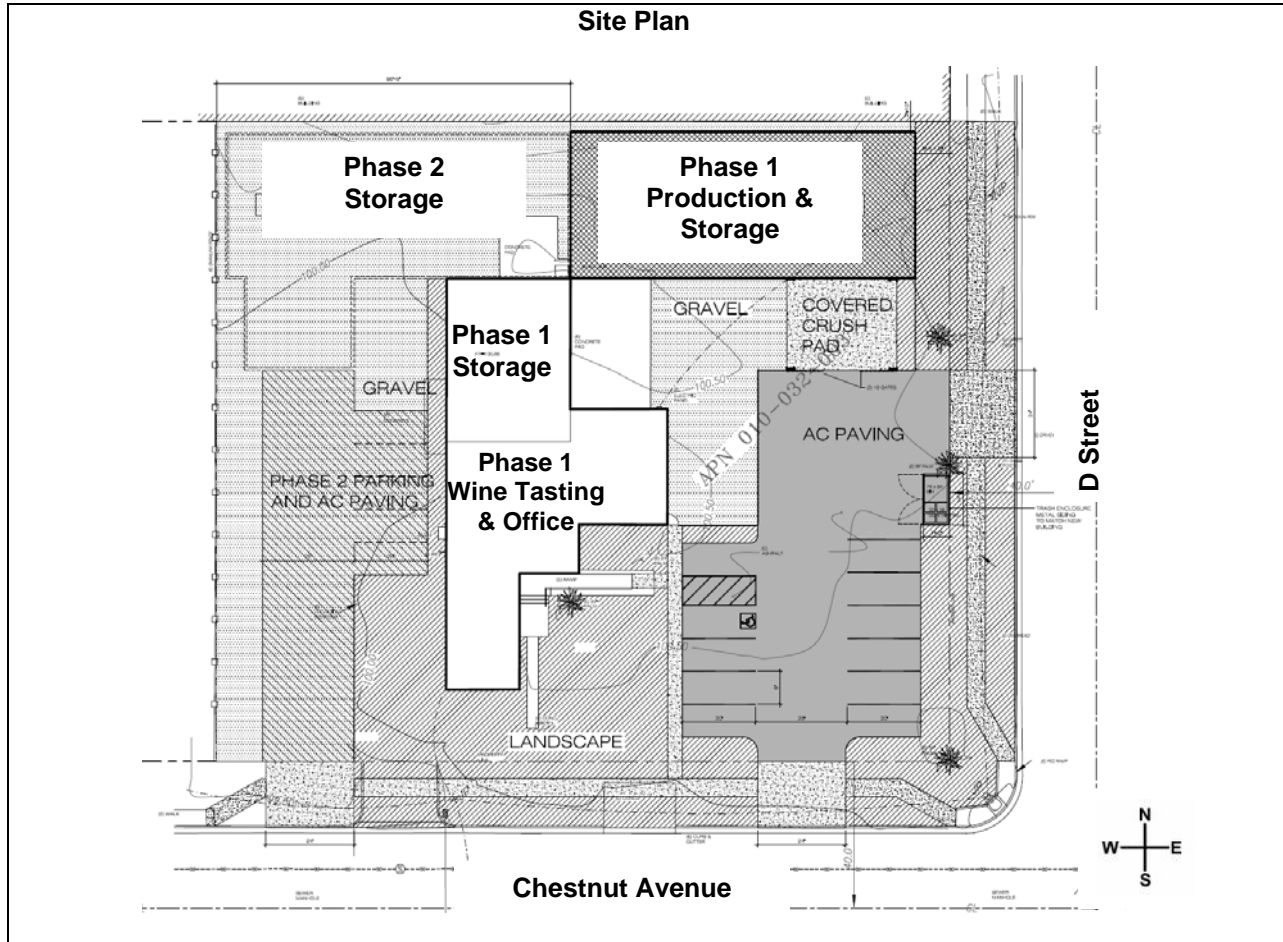
The zoning for this site is *Industrial (I)*. Zoning Ordinance Section 17.064.060 Allowable Land Use and Permit Requirements states that *Wineries* are a permitted use in the *Industrial District*. *Wine Tasting Rooms* require a Conditional Use Permit from the Planning Commission.

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 project is located on an approximately 35,000 square foot parcel at 415 East Chestnut Avenue. The existing building is located toward the center of the site. Phase 1 includes the following:

- Operation of a wine tasting room and offices in the front of the existing building;
- Utilization of the rear of the existing building for barrel storage;
- Construction of a 4,500 square foot building for wine production and storage, including a covered crush pad;
- Installation of a wrought iron fence to enclose the center of the site;
- Construction of the southeast parking lot; and
- Landscaping along D Street, Chestnut Avenue, around the Phase 1 buildings and in the southeast parking lot.



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 P46). Phase 2 includes the following:

- Construction of a 4,500 square foot building for wine storage;
- Construction of the west parking lot; and
- Landscaping around the Phase 2 building and in the west parking lot.

As shown in the table below, the project meets Zoning Ordinance Section 17.064.050 Property Development Standards for the Industrial zone.

Category	Required/Maximum	Proposed
Height	35 feet	28 feet
Front Yard Setback	None - 10 foot landscaped yard when adjacent to an "R" zone	approx. 7 feet to parking (south)*
Rear Yard Setback	None - 10 foot landscaped yard when adjacent to an "R" zone	approx. 3 feet (north)

Category	Required/Maximum	Proposed
Side Yard Setback	None - 10 foot landscaped yard when adjacent to an "R" zone	approx. 9 feet, 6 inches (east) approx. 3 feet (west)
Outdoor Storage Areas	A solid fence or wall surrounding the area devoted to open storage	no outdoor storage proposed

*The front of the property is adjacent to a *Medium Density Residential Zoning District (R-2)* across Chestnut Avenue to the south. Zoning Ordinance Section 17.064.050 Front yard states:

None except when adjacent to an "R" zone, then a landscaped yard of ten feet shall be provided.

Approximately seven (7) feet is shown from the property line to the parking lot along Chestnut Avenue. A Condition of Approval is included to ensure that a ten (10) foot landscaped area is provided from the property line along Chestnut Avenue (COA P43).

Parking –

A. Phase 1 Parking Spaces – Section 17.112.020 Schedule of Off-Street Parking Requirements - Winery Uses, Option A requires one (1) space per 500 square feet of tasting and office and one (1) space per 1,000 square feet of storage and processing. Phase 1 tasting and office is 1,512 square feet. Storage and processing is 7,240 square feet ($1,512/500 = 3$ spaces + $7,240/1,000 = 7$ spaces).

Requirement:
10 parking spaces

Proposed:
11 parking spaces

B. Phase 2 Parking Spaces – Section 17.112.020 Schedule of Off-Street Parking Requirements - Winery Uses, Option A requires one (1) space per 500 square feet of tasting and office and one (1) space per 1,000 square feet of storage and processing. Phase 1 tasting and office is 1,512 square feet. Storage and processing is 11,740 square feet ($1,512/500 = 3$ spaces + $11,740/1,000 = 12$ spaces).

Requirement:
15 parking spaces

Proposed:
16 parking spaces

C. 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 P41).

- D. Parking Covenant – due to a reduced parking requirement for winery uses, a parking covenant is required that states, if at any time in the future the use changes, the property owner must return to the Planning Commission for review of the new uses. A Condition of Approval has been included to ensure that a covenant to this effect shall be recorded by the Recorder of the County of Santa Barbara prior to a Certificate of Occupancy for the facility (COA P45).

Landscaping –

Landscaping is an integral component of any development project. Landscaping Conditions of Approval have been included (COA P13-P28). Final review and approval of the landscape plans will occur during the plan check process.

Signage –

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).

Architectural Review Guidelines:

The existing building has a stucco finish with a composition shingle roof. Existing buildings to the north of the property are mainly metal. The surrounding area is Industrial and in order to be compatible with the neighborhood, the applicant has proposed metal buildings with metal roofs at the rear of the site.

To maintain continuity on the site, the applicant has proposed a unifying color scheme. The existing building has a gray roof and the walls will be painted a maroon color. The door and window frames will be painted green. The new metal building has a gray roof with darker gray walls. The maroon color will be utilized on the crush pad cover.

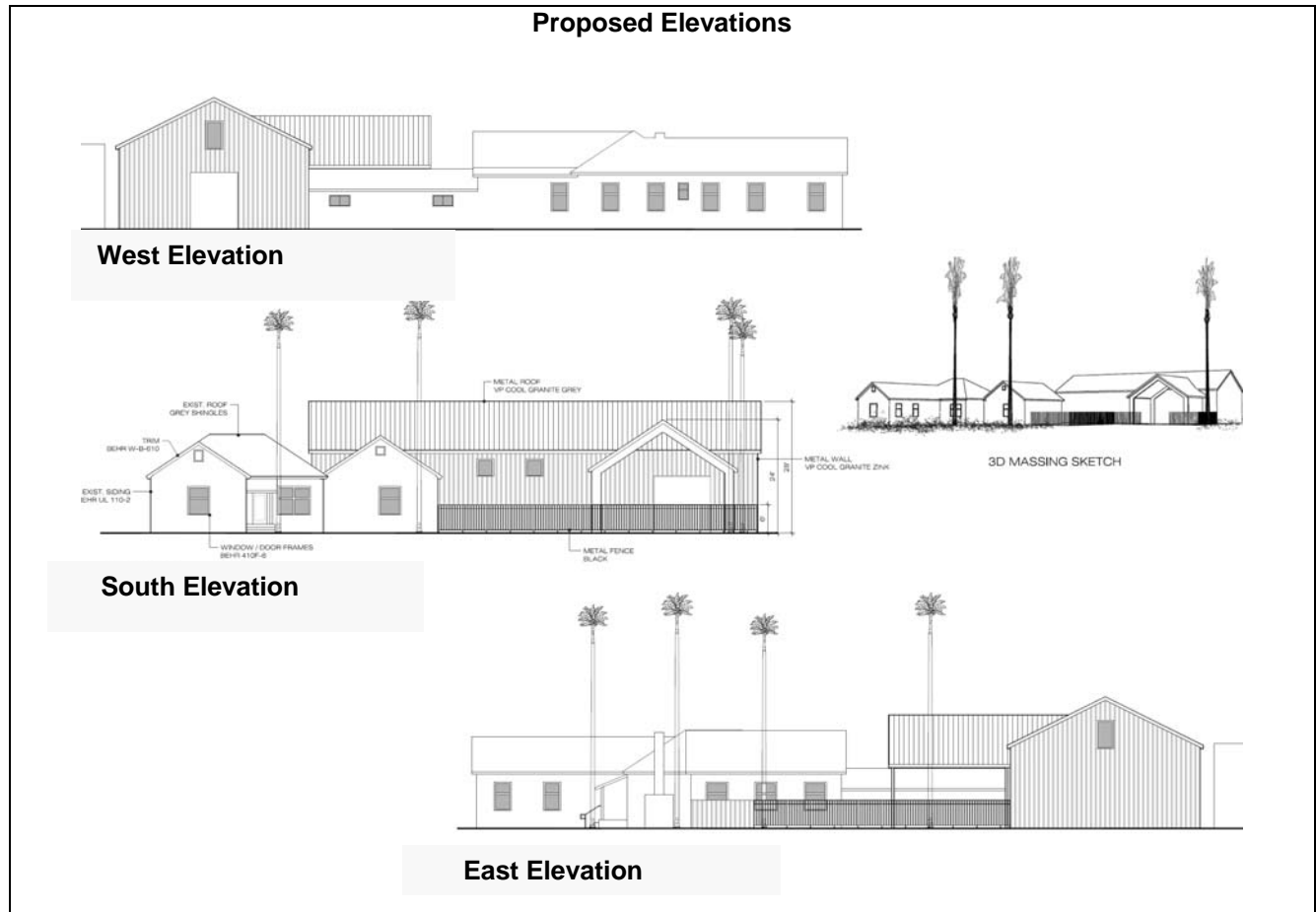
The Architectural Review Guidelines state:

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 / materials board will be available at the meeting for review.

The east elevation of the new metal building does not provide any detail. Since this elevation is close and very visible from D Street, the elevations shall be revised to show additional architectural detail on the east elevation of the new metal building. The revisions shall be reviewed and approved by the Planning Division staff at plan check (COA P42).

The architecture of the 4,500 square foot building proposed in Phase 2 has the same dimensions and will mirror the architecture of the Phase 1 building. Phase 2 is a future expansion with a date to be determined. The architectural 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 P46).

The proposed project is sensitive to the industrial character that exists in the neighborhood. As conditioned, 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 project specific comments were received:

Engineering Division – parking areas shall be constructed per City Standards (COA EN22); curb, sidewalk, driveways and modified meandering sidewalk for ADA access shall be installed per City Standards with Phase 1 (COA EN23 to EN25); remove and replace cracked curb on Chestnut Avenue west of the easterly driveway with Phase 1 (COA EN26); and upgrade the existing ramp at Chestnut Avenue and D Street with Phase 1 (COA EN27).

Electric Division – a new public electric easement will be required for the new electric lines and/or pad mount equipment (COA EL8); and the building proposed in Phase 2 is in conflict with the overhead electrical wires and the existing electric service panel will need to be relocated to the new building at the Owner's expense (COA EL9).

Solid Waste Division – a Solid Waste Management Plan is required (COA SW6).

Water Division – provide verification of water flow and if it is insufficient, the existing water service and meter shall be upsized or replaced (COA W9); install a backflow prevention device (COA W10); and if the proposed sidewalk conflicts with the existing meter box, the box shall be moved to behind the sidewalk (COA W11).

Wastewater Division – pretreatment may be required for the crush pad discharge and/or process waste steam (COA WW9 & WW10); waste from water softeners may not enter the sewer system (COA WW11); a sampling location may be required to be installed (COA WW12); screens may be required to prevent large material from entering the sewer system (COA WW13); an odor mitigation strategy shall be implemented (COA WW14); and a Wastewater Discharge Permit application shall be completed and submitted (COA WW15).

Building Division – details and calculations for all wall shall be shown on the grading and drainage plans (COA B17 & GR18); and a soils report is required for the new building site (COA B18).

Stormwater Division – Phase 1 and Phase 2 stormwater requirements are listed (COA S1 to S20).

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 12-08 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 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. 738 \(12\)](#) and [Conditions of Approval](#)
- 2) Site Plan, Floor Plans, 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. 738 (12)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A CONDITIONAL USE PERMIT FOR A WINERY AT 415 EAST CHESTNUT AVENUE (CUP 12-08)

WHEREAS, a request was received from Richard Longoria, the applicant, for Planning Commission review and consideration of a Conditional Use Permit to construct and operate a winery in two (2) phases. Phase 1 consists of the operation of a wine tasting room, offices and storage in an existing building and construction of a 4,500 square foot building for wine production and storage. Phase 2 consists of a 4,500 square foot building for storage. The project is located at 415 East Chestnut Avenue in the *Industrial (I)* Zoning District (Assessor Parcel Number: 85-032-03); 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 winery, 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 17.064.050.
- 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 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 12-08 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
CUP 12-08 – LONGORIA WINERY
415 EAST CHESTNUT AVENUE – APN: 85-032-03**

The following Conditions of Approval apply to the plans for CUP 12-08, received by the Planning Division and stamped on October 12, 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) 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 facades which extend above the roofline shall be finished on all elevations exposed to public view.
- P10. 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.
- P11. 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

- P12. 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

P13. 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

P14. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.

P15. The project must conform to the Urban Forestry Administrative Guidelines.

P16. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

Planning - Landscaping Irrigation Conditions

P17. The project must conform to Chapter 15.52 of the Lompoc City Code Water Efficient Landscape Standards.

P18. 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.

P19. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

Planning - Landscaping Tree Conditions

P20. 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.

P21. 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.

P22. All trees must be installed with support staking. All nursery stakes must be removed from trees.

P23. All trees and plant material selection shall be made with the concurrence of the Planning Division.

Planning - Landscaping Installation Conditions

P24. 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.

P25. 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.

P26. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.

P27. Prior to the final inspection by the Planning Division, a Certificate of Substantial Compliance shall be completed and submitted to the Planning Division.

P28. 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

P29. 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.
- P30. 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

- P31. 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

- P32. 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.
- P33. 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.
- P34. All of the conditions shall be consented to in writing by the applicant.
- P35. 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.

- P36. 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.
- P37. 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

- P38. A temporary use permit shall be obtained from the Planning Division prior to installation of a construction trailer on the project site.
- P39. The applicant shall contact the County of Santa Barbara Health Department and the State of California Alcoholic Beverage Control for appropriate permits.
- P40. Outdoor seating and/or outdoor uses of any type shall be reviewed and approved by Planning and Engineering Division staff prior to installation.
- P41. One (1) loading space shall be provided in accordance with Section 17.112.030 of the Zoning Ordinance.
- P42. The elevations shall be revised to show additional architectural detail on the east elevation of the new metal building. The revisions shall be reviewed and approved by the Planning Division staff at plan check.
- P43. A front yard of ten (10) feet from the property line shall be provided along the portion of the property that faces the residential zone across Chestnut Avenue. The front yard shall be landscaped and maintained, and no storage, loading, or parking shall be permitted within said yard.
- P44. Any outdoor storage areas shall be screened from view. No material shall be stored above the height of a fence, within ten (10) feet of the fence.
- P45. The uses on the site shall be limited to winery related uses. If, at any time in the future, the uses change, the property owner must return to the Planning Commission for review of the conversion to assure that the on-site parking supports the new uses. A covenant to this effect shall be recorded by the Recorder of the County of Santa Barbara prior to a Certificate of Occupancy for the building.

P46. 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.

II. FIRE

No General or Project Specific Conditions

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.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 (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.cityoflomdoc.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 proposed parking areas (Phase 1 and Phase 2) shall be designed and constructed in accordance with the Lomdoc Municipal Code Section 17.112.050. The proposed surface of the parking area shall be an engineered structural section and be approved by the Engineering Division prior to approval of the Improvement Plans.

EN23. Provide curb sidewalk per City Standard 615 along Chestnut Avenue. The sidewalk shall be installed with Phase 1.

EN24. Provide curb sidewalk per City Standard 615 from the intersection of Chestnut Avenue and “D” Street to the proposed driveway on “D” Street. Sidewalk shall meander behind the proposed driveway on “D” and remain detached per City Standard 614 to connect to the existing sidewalk at the north property line. The sidewalk shall be installed with Phase 1.

EN25. Provide commercial driveways per City Standard 611 with modified meandering sidewalk for ADA access. The sidewalk shall meander behind the driveway entrance and provide a minimum 4’ wide path of travel with a maximum cross-slope of 2%. The driveways shall

be installed with Phase 1.

EN26. Remove and replace cracked and broken curb on Chestnut Avenue west of the easterly driveway entrance. The curb shall be replaced with Phase 1.

EN27. Upgrade the existing access ramp at the intersection of Chestnut Avenue and "D" Street, providing truncated domes in accordance with City standards. Domes shall be installed with Phase 1.

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.
- EL9. The building proposed in Phase 2 is in conflict with the overhead electrical wires going to the existing electric service panel. The existing electric service panel will need to be relocated to the new building at the Owner's expense.

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 or the containers will be placed on the curb for collection.
- 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. **The sufficiency of the flow from the existing water service and meter shall be verified by the Engineer/Architect or authorized representative.**
- 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. Provide verification from the Design Engineer that the maximum potential water flow of 35 GPM from the existing water service is capable of serving the existing and proposed building(s). If the flow is insufficient, the existing water service and meter shall be upsized accordingly or a new water service and meter shall be installed on D Street to serve the new building(s).
- W10. Install an approved Reduced Pressure Principle Backflow Prevention Assembly (RP) at the existing service connection and any new connection proposed for this site. The backflow assembly shall be installed on private property and outside City right-of-way.
- W11. If the proposed sidewalk conflicts with the existing water meter box, the box shall be

moved to 4" behind the sidewalk per City Standard 407.

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 crush pad appears to discharge directly into the sanitary sewer. If this is accurate, pretreatment may be required to ensure discharge limits are met, specifically pH and total suspended solids (Chapter 13.16.33).
- WW10. Pretreatment of process waste stream may be required to ensure discharge limits are met (Chapter 13.16.330).
- WW11. Chapter 13.16.320 prohibits the waste from self-generating water softeners and similar

devices from entering the sanitary sewer. The City reminds the user of such prohibition.

WW12. If the user is subject to pretreatment rules and regulations, a sampling location may be required to be installed. The sampling location shall be configured in such a manner that domestic waste and process wastes are combined prior to sample collection.

WW13. In areas where processing will occur, or may occur in the future, appropriate sized screens may be required to prevent large material from entering the sanitary sewer.

WW14. The user shall implement odor mitigation strategy (Chapter 13.16.250 D).

WW15. If the user has not done so, a Wastewater Discharge Permit application shall be completed and submitted to: City of Lompoc – Wastewater Division, Attn: Aimee Long, P.O. Box 8001, Lompoc, CA 93438 or along@ci.lompoc.ca.us.

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.

Building – Project Specific Conditions

- B17. Provide on plans, details and calculations for all wall and retaining walls on site, if not on the fine grading and drainage plan submittal.
- B18. Provide a soils report and recommendations from a Soils Engineer for the new building site.

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-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.cityoflomdoc.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

Grading – Project Specific Conditions

- GR18. Provide on plans, details and calculations for all wall and retaining walls on site, if not on Architectural plan submittal.

GR19. The Grading Plans for this project can be prepared in conformance with the City of Lompoc Development Assistance Brochure E-20 "Simply Grading Plan" standard.

XII. STORM WATER

Stormwater – Project Specific Conditions

Phase 1

- S1. The crush pad shall have a drain which is connected to the sanitary sewer. Discharges from washing of grape / wine containers and equipment shall not leave the site and shall not cause nuisance odors.
- S2. All roof drains and gutters on newly constructed Phase 1 buildings shall drain to pervious areas and/or landscaping, unless to do so would result in foundation damage or slope instability, as verified by a qualified engineer.
- S3. Storm drain inlets on private property shall be stenciled or marked "No Dumping, Drains to River". Stenciling or markers shall be adequately maintained in perpetuity.
- S4. No pollutants, including, but not limited to, sediment, chemicals, trash and contaminated storm water shall be discharged from private property into, or where they could be transported to, City property, the City's storm drain system, streets, storm channels, or waterways, either during or after construction.

If the applicant chooses to install the infiltration swale(s) shown on Phase 1, as a part of the site's drainage system, the following conditions apply:

- S5. The applicant shall provide calculations and percolation test results showing the volume of water being directed into the infiltration swale(s) as a result of the 85th percentile storm will be able to be infiltrated onsite within 72 hours.
- S6. Proposed infiltration areas shall be shown, and details provided on grading, drainage and landscaping plans. Their design, location and proposed plantings shall be subject to review by the City Engineering and Planning Divisions.
- S7. A statement shall be included on the improvement plans that "The Bio-swale / Infiltration Trenches (Structural Storm Water Control Measures or SCMs) are adequately sized and designed to infiltrate the runoff from the 85th percentile, 24-hour storm, over the area which is drained to each infiltration facility, within 72 hours. The statement shall be signed and stamped by a licensed professional engineer.
- S8. The property owner shall be responsible for maintaining structural storm water control measures (SCM) 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 the bioswale / infiltration trenches shall be developed, including short and long-term maintenance requirements, and recommended frequency of maintenance. 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 as necessary, and shall be inspected thereafter whenever the SCM appears not to be functioning optimally.

- S9. The property owner shall sign a statement accepting responsibility for the operation and maintenance of the Stormwater Control Measures installed on-site, in Phase 1, in a form acceptable to the City Attorney, which shall be recorded prior to issuance of occupancy permit for the project.

Phase 2

- S10. The applicant shall provide calculations showing how the volume of rain falling on the impervious areas onsite (including all impervious areas on-site (Existing, Phase 1 and Phase 2) will be infiltrated onsite to meet the 5% EIA requirement. Gravel areas and landscaped areas are not to be counted as impervious or modified by a coverage ratio, pursuant to the Storm Water Management Ordinance Provisions in place prior to September 6, 2012.
- S11. Percolation testing shall be conducted to determine if the proposed location, size, method and construction proposed for the Bioswales, Bio-retention basins or Infiltration Trench(s) will be able to meet the 5% EIA infiltration requirement. Minor modifications to the location and methods of stormwater infiltration, consistent with other conditions of approval, may be approved by Planning Division Staff, as long as the requirement for 5% EIA is met.
- S12. The location of any crush pad(s), proposed in Phase 2, shall have a drain which is connected to the sanitary sewer. Discharges from the washing of grape / wine containers and equipment shall not leave the site and shall not cause nuisance odors.
- S13. All roof drains and gutters on newly constructed Phase 2 buildings shall drain to pervious areas and/or landscaping, unless to do so would result in foundation damage or slope instability, as verified by a qualified engineer.
- S14. Infiltration areas shall be shown, and details provided on grading, drainage and landscaping plans. Their design, location and proposed plantings shall be subject to review by the City Engineering and Planning Divisions.
- S15. A statement shall be included on the improvement plans that "The Bio-swale / Infiltration Trenches are adequately sized and designed to meet the City's Low Impact Development / Hydromodification Requirement for infiltration of 5% EIA. (Note: EIA is calculated using 5% of the total impervious area proposed on-site, not the total area of the site or site improvement.) The statement shall be signed and stamped by a licensed professional engineer.
- S16. The property owner shall be responsible for maintaining structural storm water control measures (SCM) 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 the bioswale / infiltration trenches shall be developed, including short and long-term maintenance requirements, and recommended frequency of maintenance. 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 as necessary, and shall be inspected thereafter whenever the SCM appears not to be functioning optimally.

- S17. The property owner shall sign a statement accepting responsibility for the operation and maintenance of the Stormwater Control Measures installed on-site, in Phases 1 and 2, in a form acceptable to the City Attorney, which shall be recorded prior to issuance of occupancy permit for the project.
- S18. 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.
- S19. Prior to Issuance of Occupancy Permits, privately owned on-site treatment structures and controls shall be inspected by the City to ensure they are in place, per the approved plans.
- S20. If alternative mitigation is proposed to address unmet EIA percentages, a detailed proposal for off-site mitigation of the required EIA percentage not provided on-site shall be submitted at the time of initial development application.

I, Richard Longoria, 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: _____
Richard Longoria

Date