

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: MARCH 12, 2007
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: KEITH C. NEUBERT, ASSOCIATE PLANNER
RE: DEVELOPMENT PLAN REVIEW – DR 06-21

AGENDA ITEM NO. 2

A request by Bruce Roberts of DS Ventures, for Planning Commission consideration of a proposal to construct an approximately 62,140 square-foot mini-storage facility within the Briar Creek development, formerly known as Seabreeze Estates North. The project site is approximately 3.66 acres in size and located at the southeast corner of Western Avenue and Central Avenue (Assessor Parcel Number: 93-070-62). Environmental impacts of this project were evaluated in the Environmental Impact Report prepared for the Seabreeze Estates Project (SCH No. 2002061109) certified by the City Council on August 17, 2004.

SITE DATA:

1. Property Owner Centex Homes
2. Site Location. Southeast corner of Western Avenue and Central Avenue
3. Assessor Parcel Number. 93-070-62
4. Site Zoning. Planned Manufacturing (PM)
5. General Plan Designation. Light Industrial (LI)
6. Site Use. Vacant Site
7. Surrounding Uses/Zoning. North: Wastewater Treatment Plant (PF)
South: Residential (R-2, PD)
East: Future Park Site (PF)
West: Agricultural (outside City limits)
8. Project Area. approximately 3.66 acres

BACKGROUND:

- August 17, 2004 The City Council adopted Resolution No. 5184 (04) certifying the Final EIR (EIR 01-01) and amendment to the Final EIR for the northern and southern parcels of the Seabreeze Estates project.
- November 16, 2004 The City Council adopted Resolution No. 5112 (04) approving the Preliminary Development Plan (DR 04-28) for the northern parcel of the Seabreeze Estates project.
- March 14, 2005 The Planning Commission adopted Resolution No. 402 (05) approving the Precise Development Plan (DR 04-28) for the northern parcel of the Seabreeze Estates project.
- March 14, 2005 The Planning Commission adopted Resolution No. 403 (05) approving the Vesting Tentative Subdivision Map (LOM 545) for the northern parcel of the Seabreeze Estates project.

PROPOSAL:

The applicant is proposing to construct a new mini-storage facility at the southeast corner of Western Avenue and Central Avenue. The facility would include 61,540 square feet of storage area contained in 10 prefabricated, single story, storage buildings and a 600 square-foot leasing office. In total, the project site would contain 62,140 square feet of building floor area. The facility is proposed to be constructed in two phases. The first phase would involve the construction of the leasing office and 6 of the prefabricated storage buildings totaling 35,780 square feet. The second and final phase of the project would involve the construction of the remaining four prefabricated buildings totaling 25,760 square feet.

The storage facility would operate seven days a week between the hours of 7 A.M. and 6 P.M. A Condition of Approval is included to ensure the hours of operation are not increased to allow access to the facility late at night (COA P49). The storage facility does not include a caretaker unit, thus no individuals would reside on site.

CONFORMANCE WITH ADOPTED CITY POLICIES:

Architectural Review Guidelines:

The proposed storage buildings are prefabricated, single-story, metal buildings painted in earthtones. Surrounding the perimeter of the site is an 8-foot high block wall. As proposed, the colors and materials of the block wall would match the walls approved for The Gardens/Courtyards at Briar Creek residential developments. To ensure the walls match, staff will review the architecture and placement of the walls prior to issuance of grading permits (COA P46).

The architecture of the perimeter block walls surrounding the project and leasing office will be consistent with The Gardens and Courtyards at Briar Creek residential developments. The interior metal storage buildings will be mainly hidden from public view. Substantial landscaping is proposed along Briar Creek Way and Central Avenue. A lighting plan is required to ensure lighting does not interfere with the nearby residential units. On-site lighting shall be shielded, directed downward, and curtailed within one hour after the close of normal business hours (COA P15).

As conditioned, the project is consistent with the City's Architectural Review Guidelines.

General Plan:

Land Use Element – Land Use Designation:

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

To provide areas for industrial uses which are primarily conducted indoors and, when adequately buffered, are compatible with nearby commercial and residential uses.

The proposed mini-storage facility is consistent with the Light Industrial Land Use Designation.

Zoning Ordinance:

The zoning for the site is *Planned Manufacturing (PM)*. The stated purpose is:

Section 8400 Purpose – This zone is intended to provide a district which will insure an environment conducive to the development and protection of modern industry, research institutions, and administrative facilities in a well-designed and properly landscaped environment.

Planning Commission review and approval of the development plan for this project will assure compatibility with the Briar Creek residential developments.

In the approval of the Preliminary Development Plan for the site (DR 04-28), Condition of Approval P25 was included, which states:

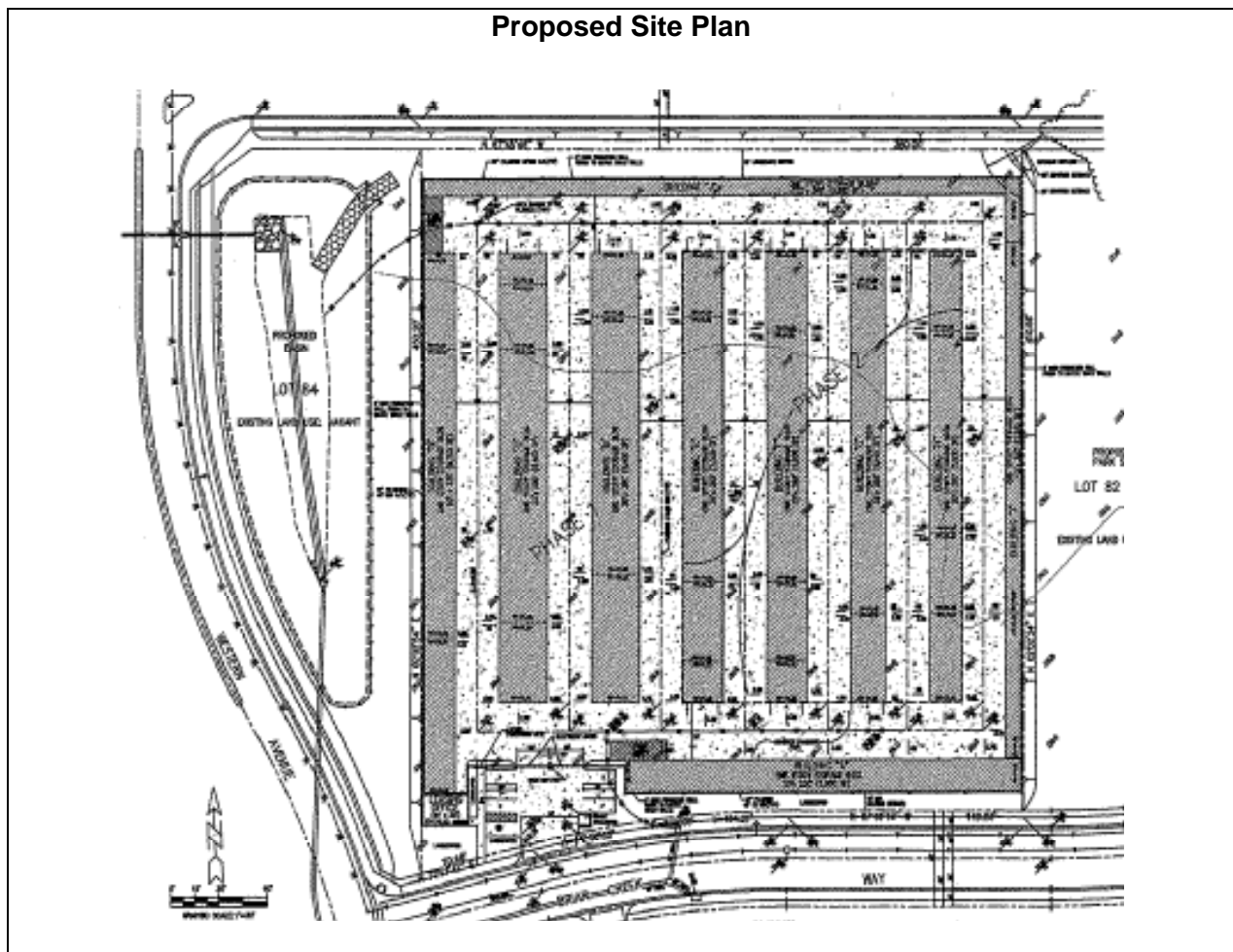
The applicant shall enter into a Development Agreement or Deed Restriction Agreement with the city prior to the recordation of the final map. The form shall be reviewed and approved by the City Attorney. The Agreement shall limit future uses on the 3.51 acre site zoned Planned Manufacturing (PM) to “warehouse and/or storage uses entirely within an enclosed building.”

The proposed project is consistent with Condition of Approval P25. To ensure a Development Agreement or Deed Restriction Agreement is completed prior to recordation of the map, Condition of Approval P48 is included with the current request.

Site Plan –

The proposed site plan utilizes perimeter walls surrounding the site as a means of security, but also to buffer surrounding land uses from internal activities. The applicant is proposing landscaping in the setback buffer areas along Central Avenue and Briar Creek Way.

Access to the storage buildings would be provided by electric sliding gates located adjacent to the leasing office along Briar Creek Way. The gates are black wrought iron metal gates. A small parking area containing seven (7) parking spaces is proposed outside the gates of the facility. Eight (8) additional parallel parking spaces are provided within the interior of the site adjacent to the storage areas.



The *Planned Manufacturing (PM)* development standards are noted below:

<u>Category</u>	<u>Required/Maximum</u>	<u>Proposed</u>
<u>Maximum Building Height</u>	35 feet	Office Buildings – approx. 13 feet Storage Buildings – approx. 9.5 feet
<u>Front Yard Setback</u>	None - 10 feet when adjacent to an “R” zone	10 feet along Briar Creek Way
<u>Rear Yard Setback</u>	None - 10 feet when adjacent to an “R” zone	18 feet along Central Avenue
<u>Side Yard Setback</u>	None - 10 feet when adjacent to an “R” zone	None

The front of the property is adjacent to a Medium Density Residential, Planned Development Zoning District (R-2, PD) across Briar Creek Way to the south. Zoning Ordinance Section 8403.4.a Front yard states:

None except when adjacent to an “R” zone, then a front yard of ten (10) feet shall be provided... the front yard thus created shall be landscaped and maintained, and no storage, loading or parking shall be permitted within said required front yard.

To meet this requirement, the applicant is providing a front yard setback of 10 feet that will be fully landscaped. The landscape plans, including the 10-foot front yard setback, will be reviewed by the Planning Division Staff and a Landscape Maintenance Agreement will be required for the project (COA P19 & P20).

Parking –

- A. Parking Spaces – Zoning Ordinance Section 8851 Schedule of Off-Street Parking Requirements requires one space for each 10,000 square feet of gross floor area for mini-storage. Office uses are required to provide one space for each 250 square feet of floor area.

Required:
 61,540 sq ft / 10,000
+600 sq ft / 250 =
 8 parking spaces

Proposed:
 15 parking spaces

B. Loading Spaces – A non-residential structure containing 25,000 square feet up to and including 100,000 square feet of gross floor area is required to provide two off-street loading spaces. The minimum size of the loading space is 12 feet wide, and a net area of not less than 360 square feet, exclusive of necessary area for maneuvering, ingress and egress per Section 8852 Off Street Loading Requirements of the Zoning Ordinance. The proposed site plan shows the required loading spaces located on the site.

Signage –

The applicant is not requesting review of signage by the Planning Commission at this time. Any signage to be utilized in association with the project will be reviewed at staff level for compliance with the sign regulations (COA P7).

Based upon the information provided on the plans and the Conditions of Approval imposed upon the project, the development will be in conformance with the Zoning Ordinance.

Staff Review:

A Development Review Board (DRB) meeting was held for this project on November 6, 2006. 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 – comments include a statement that improvement plans for this development will not be phased and a requirement that turning radiuses shall be sized for emergency vehicles and truck traffic (COA EN34-35).

Electric Division – commented on a public electric easement to the City for electric service extension (COA EL8).

Water Division – commented on public utility easements for fire hydrants (COA W8).

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 COAs 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 06-21 subject to the attached Conditions of Approval.

ENVIRONMENTAL DETERMINATION:

Environmental impacts of this project were evaluated in the Environmental Impact Report prepared for the Seabreeze Estates Project (SCH No. 2002061109) certified by the City Council on August 17, 2004.

NOTICING:

On March 2, 2007:

- 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; and
- 3) The project site was posted by City staff.

APPEAL RIGHTS:

Any person has the right to appeal the Planning Commission action to the City Council within ten days of the action. Contact a Planning Division staff member for the required appeal form, the fee is \$36.70.

RECOMMENDATION:

It is recommended that the Planning Commission adopt Resolution No. 542 (07) approving DR 06-21, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.

ATTACHMENTS:

1. [Draft Resolution No. 542 \(07\) and Conditions of Approval](#)
2. Site Plan and Elevations
(PC only with staff report, documents available for review in Planning Division)

Staff Report has been reviewed and approved for submission to the Planning Commission			
Arleen T. Pelster, AICP Community Development Director	Date	Lucille T. Breese, AICP City Planner	Date

RESOLUTION NO. 542 (07)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A DEVELOPMENT PLAN FOR A MINI-STORAGE FACILITY WITHIN THE BRIAR CREEK DEVELOPMENT, FORMERLY KNOWN AS SEABREEZE ESTATES NORTH (DR 06-21)

WHEREAS, a request was received from Bruce Roberts of DS Ventures, for Planning Commission consideration of a proposal to construct an approximately 62,140 square-foot mini-storage facility within the Briar Creek development, formerly known as Seabreeze Estates North. The project site is approximately 3.66 acres in size and located at the southeast corner of Western Avenue and Central Avenue (Assessor Parcel Number: 93-070-62); and

WHEREAS, the request was considered by the Planning Commission at a duly-noticed public meeting on March 12, 2007; and

WHEREAS, at the meeting of March 12, 2007, _____ was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of March 12, 2007, _____ spoke in favor of, and _____ spoke in opposition to, the project; and

WHEREAS, environmental impacts of this project were evaluated in the Environmental Impact Report prepared for the Seabreeze Estates Project (SCH No. 2002061109) certified by the City Council on August 17, 2004.

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 mini-storage facility, as conditioned, meets the requirements of the Lompoc City Code and is consistent with the applicable policies and development standards, therefore it can be found that:

- A. The site for the proposed use is adequate in size and topography to accommodate said use, and all yards, 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 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.

- C. 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 06-21 is approved as proposed on March 12, 2007, 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 March 12, 2007 by the following vote:

AYES:

NOES:

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

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

**CONDITIONS OF APPROVAL
DR 06-21 – BRIAR CREEK MINI-STORAGE FACILITY
SOUTHEAST CORNER OF BAILEY AVENUE AND CENTRAL AVENUE– APN: 93-070-62**

The following Conditions of Approval apply to the plans for DR 06-21, received by the Planning Division and stamped on January 16, 2007, and reviewed by the Planning Commission on March 12, 2007.

I. PLANNING

Planning - General Conditions

- P1. All applicable provisions of the Lompoc City Code are made a part of these conditions of approval in their entirety, as if fully contained herein.
- P2. In conformity with Sections 8900, 8935, and 8936 of the Lompoc City Zoning Ordinance, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc City Zoning Ordinance and the Lompoc City Code. In conformity with Section 0107 and 0128 of the Lompoc City Code, a violation of the Lompoc City Code and the Lompoc City Zoning Ordinance is a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief to specifically enforce the Conditions of Approval. The applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the applicant as a result of a failure of the applicant to fully perform and adhere to all of the Conditions of Approval.
- P3. The applicant is advised that certain fees and charges will be collected by the City prior to issuance of building permits and/or prior to issuance of certificates of occupancy.
- P4. These conditions of approval shall be noted on the construction drawings filed for any building permits, including the 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 Community Development Director 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 March 12, 2008. A one-year extension may be granted by the Community Development Director if the applicant so requests prior to the expiration date.
- P10. All facades which extend above the roof line 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. Protective bollards shall be installed near all down spouts that are adjacent to traffic.
- P13. 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

- P14. No outside vending machines, except fully enclosed newspaper racks, shall be allowed on site. All newspaper racks shall be pedestal-mounted.
- P15. 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. The lighting shall be controlled by a timer. It is proposed that the facility will be open from 7 a.m. to 6 p.m. Within one hour after the close of normal business hours, lighting for the mini-storage shall be reduced to a minimal level of lighting necessary for safety and security; and the illumination of signs and landscaping adjacent to each tenant shall be curtailed.

Planning - Stormwater Conditions

- P16. Filters that will remove sediment, trash, oil, and grease shall be provided to treat all water that will drain from on-site parking and paved areas. Storm water shall be collected and filtered, prior to discharge into City streets, storm drains or waterways. Filter(s) location(s) and type(s) shall be shown/detailed on grading and drainage plans. Grading and drainage plans and filter(s) location and type, the storm water pollution prevention plans, and associated maps, shall be reviewed by the City Planning and Engineering Divisions, prior to issuance of grading permits.
- P17. On construction sites which are over 1-acre in size, an NPDES Phase II (National Pollution Discharge Elimination System) construction permit shall be obtained through the Regional Water Quality Control Board (RWQCB). A copy of the Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the Engineering Division with the grading plan. The Engineering and Planning Divisions shall approve the SWPPP prior to issuance of the grading permit.
- P18. Provisions shall be made to ensure adequate maintenance and replacement of storm water filters. Filters shall be cleaned out at least twice a year, before and after the storm season. Filters shall be cleaned out and replaced, if necessary, at any time they are not functioning correctly and water is ponding as a result.

Planning - Landscaping General Conditions

- P19. One set of the landscape and irrigation plans, shall be submitted to the Engineering Division with the grading plans. A separate submittal of two sets of the landscape and irrigation plans shall be made to the Planning Division simultaneously. The landscape and irrigation plans shall be reviewed and approved by the Planning Division and a Landscape Architect contracted by the City and paid for by the applicant, prior to issuance of grading or encroachment permits. After the final review and approval of these Plans, mylar copies shall be submitted to the Engineering Division with the grading and/or improvement plans.

These landscape and irrigation plans shall be prepared by a licensed landscape architect as designated by City staff; shall have overall dimensions of 24" x 36"; shall include a legend with number and size of plantings and separate details and specifications sheet; shall contain approval blocks for the Community Development Director and contract Landscape Architect and shall show all existing and proposed public utilities within the project limits.

Invasive plant species shall not be permitted. To ensure project landscaping does not introduce invasive non-native plant species into the vicinity of the site, the final landscaping plan shall be reviewed and approved by a City-approved botanist. Whenever possible, plant material from regionally collected stock shall be used where landscaping specifications call for native species.

- P20. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.
- P21. The project must conform with the Urban Forestry Administrative Guidelines.
- P22. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

Planning - Landscaping Irrigation Conditions

- P23. The project must conform with sections 3331.1 - 3331.6 of the Lompoc City Code Water Efficient Landscape Standards.
- P24. 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.
- P25. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

Planning - Landscaping Tree Conditions

- P26. The number and size of trees installed on the site shall meet the tree density requirements, as set forth in Chapter 31 of the City Code. The density will be approved or denied during Plan Check.
- P27. 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.

- P28. All trees must be installed with support staking. All nursery stakes must be removed from trees.
- P29. All trees and plant material selection shall be made with the concurrence of the Planning Division.

Planning - Landscaping Installation Conditions

- P30. Installation of all irrigation and landscaping shall be performed by a licensed landscape contractor. Open trench inspection of the irrigation installation is subject to approval of City officials. Prior to the final inspection by the Planning Division, a letter confirming substantial conformance with the approved plans must be submitted by the project landscape designer.
- P31. 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.
- P32. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.

Planning - Air Quality Conditions

- P33. 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 City Planner prior to issuance of grading permits. The dust abatement program shall include, but is not limited to, the following dust control measures:
- a. All construction areas shall be sprinkled with water (recycled when possible) as needed, but at least twice a day, during excavation and other ground-preparing operations, to reduce fugitive dust emissions.
 - b. A functioning water truck and a water tower shall be provided on-site at all times during ground disturbing activities. If dust cannot be controlled, additional water trucks and/or a larger capacity water tower shall be provided on-site. There shall be an adequate number and type of trucks and water sources to suppress any dust, on-site at all times.
 - c. The areas of disturbance shall be limited to 15 acres at any one time, to reduce the impact of dust on the Bailey Wetlands, field crops, and residents to the east.
 - d. Applicant shall have a hand held anemometer to measure wind speed on-site at all times. Wind speed shall be measured and recorded at 10:00 a.m.

and 2:00 p.m. each day and any time that dust is blowing on-site. When wind speeds exceed 25 mph, earth disturbing activities shall cease and water and soil binders shall be applied to control dust.

- e. All disturbed areas on the construction site shall be watered, and all equipment shall be cleaned in the morning and evening to reduce particulate and dust emissions.
- f. Stockpiles of sand, soil, and similar materials shall be covered or stabilized with the use of a chemical fixative.
- g. Areas of the site not actively being worked shall be stabilized through application of a chemical fixative.
- h. Once sites are rough-graded, a non-invasive temporary erosion control native seed mix, approved by the Planning Division, shall be applied to all graded areas. If the hydroseeding is not successful, an additional hydroseeding application shall be made in November, prior to the winter storm season.
- i. Emissions from construction equipment shall be reduced to the maximum extent feasible by substituting clean-burning fuels for diesel fuel in this equipment, by ensuring proper maintenance of this equipment, or by installing engine timing retards in this equipment.
- j. Trucks hauling dirt and debris shall be covered to reduce spillage onto paved surfaces. Two eight-foot segments or the equivalent of metal grates shall be provided at the construction entrances to assist in eliminating dust from trucks before they leave the construction site. The grates shall be placed a sufficient distance back from the entrance to allow dust that has been dislodged by the grates to be deposited on-site before trucks enter public roadways. The grates shall be cleaned out on a daily basis and additional cleaning of the grates shall occur, as necessary, to ensure their effectiveness. If required to eliminate deposition of dirt and dust on roadways, trucks shall be required to drive over the grates multiple times before exiting the project site.
- k. Signs shall be posted that limit vehicle speeds on unpaved roads and over disturbed soils to 10 miles per hour (mph) during construction. Under windy conditions, trucks speed shall be reduced to 5 mph.
- l. If dust is blowing from unpaved roads, an environmentally friendly dust binder that is effective when heavy equipment breaks the surface, such as a vegetable oil-based product shall be applied to the unpaved roads to reduce dust during construction.
- m. Dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce re-suspension of particulate matter through vehicle movement over

those surfaces.

- n. A regenerative air sweeper shall be available at all times during construction to sweep internal and external roadways, keeping them free of dust. All dust shall be swept from roadways at the end of each working day. Water shall not be used to wash streets. If necessary, hand-sweeping method shall be used to remove dirt and dust from paved surfaces.
- o. If dust and dirt cannot be effectively controlled on paved surfaces through the use of the regenerative air sweeper, entrance grates and hand sweeping crews, the trucks hauling earth to and from the site shall be equipped with durable material to cover the tops and bottoms of the trucks' surface, so that any dust or dirt will be captured before being deposited on paved surfaces.
- p. The amount of fugitive dust that collects on vegetation in the protected riparian/wetlands area and buffer area shall be minimized. If excessive dust collects on riparian/wetland or buffer area vegetation, as determined by the botanist/biologist the vegetation shall be washed with as little water and water pressure as will successfully wash the dust from the leaves of the plants, under the direction of the project biologist.
- q. If dust is not effectively contained on-site using the above-identified methods, work shall cease until additional methods of dust control, acceptable to the City of Lompoc Community Development Department, can be added to the dust control plan and agreed upon by the applicant. Additional methods to be considered include but are not limited to: restriction in work hours and provision for barriers to keep dust from adjacent properties.

P34. 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 – Noise Conditions

- P35. During on-site construction activities, the following short-term acoustic mitigation measures shall be implemented:
- a. All construction equipment, whether fixed or mobile, shall be equipped with properly operating and maintained mufflers.
 - b. Stationary equipment shall be placed so that emitted noise is directed away from sensitive noise receptors and the Bailey Wetland Area and Central Avenue Riparian Area.
 - c. Stockpiling and vehicle staging areas shall be located as far as practical from sensitive noise receptors and the riparian/wetland areas.
 - d. Every effort shall be made to create the greatest distance between noise sources and sensitive noise receptors and the Bailey Wetland Area and the Central Avenue Riparian Area, during construction activities.
 - e. Impact tools shall be shielded, per manufacturer's specifications.
 - f. The Applicant shall develop and implement a construction schedule that minimizes potential cumulative construction noise impacts and accommodates particularly noise-sensitive periods for nearby land uses (e.g., for schools, churches, etc.)

Planning – Hydrology Conditions

- P36. Storm drain inlets shall be stenciled, per the requirements of the Engineering Division to state "Do Not Dump, Drains to Wetland".

Planning – Mitigation Monitoring Conditions

- P37. All Mitigation Measures set forth in the Seabreeze Estates Project Final Environmental Impact Report (FEIR) SCH No. 2002061109 are hereby incorporated into these Conditions of Approval, as if fully contained herein, except those found infeasible pursuant to Section 15091 of the State CEQA Guidelines.
- P38. The applicant shall enter into a Mitigation Monitoring Agreement with the City of Lompoc, which shall assure continuing compliance with the Mitigation Measures set forth in the Final EIR prior to issuance of the Grading Permit for the development. The Agreement shall be reviewed and approved by the City Attorney, and shall be recorded, prior to the issuance of any construction permit. The applicant shall pay all costs associated with implementation of the Mitigation Monitoring Program, which shall be calculated on a time and materials basis.
- P39. Minor changes to the Mitigation Monitoring Program may be made by the Community Development Director. Such changes shall not result in alteration of

any mitigation measures, but shall be restricted to changes related to which phase of the Mitigation Monitoring Program (e.g., plan check, construction, pre-occupancy, post-occupancy) a mitigation measure is to be completed. Any such changes may be approved when it is found to be impractical or inappropriate to require completion of a mitigation measure during the phase specified in the Mitigation Monitoring Program.

- P40. Hours of construction shall be limited to:
Monday through Friday - between the hours of 8 a.m. and 5 p.m.
Saturday - between the hours of 9 a.m. and 5 p.m.
Sunday and holidays- None
Minor modifications to the hours of construction may be granted by the Community Development Director.

Planning – Project Specific Conditions

- P41. The project site is located within the approved Precise Development Plan (DR 04-28) for the Seabreeze Estates Project Northern Parcel as approved by the Planning Commission on October 11, 2004 (Resolution No. 402(05)). As such, the project must comply with all provisions identified for DR 04-28, in addition to the conditions identified for the proposed project contained in this document prior to the issuance of building permits.
- P42. The project site is located within the approved Vesting Tentative Subdivision Map for the Seabreeze Estates Project Northern Parcel (LOM 545) as approved by the Planning Commission on October 11, 2004 (Resolution No. 403(05)). As such, the project must comply with all provisions identified for LOM 545, in addition to the conditions identified for the proposed project contained in this document prior to the issuance of building permits.
- P43. No permits shall be issued for the proposed project until the Final Subdivision Map for LOM 545 is recorded in accordance with the Subdivision Map Act, Section 66426.
- P44. A temporary use permit shall be obtained from the Planning Division prior to installation of a construction trailer on the project site.
- P45. The colors and materials of the office building shall match the apartments to be constructed across Briar Creek Way.
- P46. Perimeter walls and fencing for the project shall be architecturally treated and shall match the perimeter fencing along North Avenue. The placement and treatment shall be reviewed and approved by the Planning Division staff prior to issuance of grading permits.
- P47. Barbed wire shall not be used in association with the perimeter walls or any other component of the project.

- P48. The applicant shall enter into a Development Agreement or Deed Restriction Agreement with the City prior to recordation of Final Map LOM 545. The form shall be reviewed and approved by the City Attorney. The Agreement shall limit future uses on the 3.51 acre site zoned Planned Manufacturing (PM) to “warehouse and/or storage uses entirely within an enclosed building”.
- P49. The hours of operation are from 7 A.M. to 6 P.M. In no case shall the hours extend later than 9 P.M. or earlier than 7 A.M.

II. BUILDING AND FIRE SAFETY

Building - General Conditions

- B1. Project shall comply with the most recent adopted City and State building codes.
- B2. Plans shall be submitted by a California licensed architect and/or engineer.
- B3. Approved fire-resistive assemblies shall be provided for occupancy and/or exterior wall protection. Parapets may be required in accordance with the UBC and UFC.
- B4. Dimensioned building setbacks and property lines, street centerlines, and between buildings or other structures shall be designated on plot plans.
- B5. All property lines and easements must be shown on the plot plan. A statement that such lines and easements are shown is required.
- B6. The Title Sheet of the plans shall include:
- a. Occupancy group
 - b. Description of use
 - c. Type of construction
 - d. Height of the building
 - e. Floor area of building(s)
- B7. California disabled access regulations shall be incorporated within the plans.
- B8. Project shall comply with current City and State water conservation regulations.
- B9. Dust and erosion control shall be in conformance with standards and regulations of the City of Lompoc.
- B10. A licensed surveyor/engineer shall verify pad elevations, setbacks, and roof elevations.
- B11. Stairs, decks, platforms shall meet the strict guidelines in the most recent adopted Building Code.
- B12. Buildings shall comply with the State’s Energy Regulations.

III. 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. Fire Department access shall comply with UFC Appendix 3-D and UFC Chapter 9.
- F4. An approved key box containing appropriate keys to buildings shall be made accessible and installed according to City Standards.

Fire - Water Supply Conditions

- F5. 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.
 - b. Fire Department access and water supply shall be in accordance with UFC Article 9 and UFC Appendix 3-A.
- F6. All fire hydrants shall be in service prior to the start of framing construction.
- F7. Fire sprinkler connections shall have unobstructed access to a fire hydrant within 150 feet.

Fire - Equipment and Protection System Conditions

- F8. 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.
- F9. 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.
- F10. Fire alarm systems and automatic sprinkler systems shall be supervised on a 24-hour basis at a location approved by the Fire Department.

- F11. 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.
- F12. All fire extinguishers required to have an 'A' rating shall have a minimum rating of 2A10BC. Location, number and types shall be in accordance to UFC Standard 10-1.

IV. POLICE DEPARTMENT

No General or Project Specific Conditions

V. ENGINEERING

Engineering – General Conditions

- EN1. Improvement Plans are required with this development. Improvement Plans include:
1. Earthwork
 2. Site drainage, parking lot paving, planters & trash enclosures
 3. Public improvements, including:
 - a. Electric, water, sewer, storm drain and surface improvements.
 - b. Connection points to utility mains for sewer laterals and water services;
 - c. Electrical services up to and including transformer;
 - d. All existing and proposed public easements (permanent structures shall not be constructed over any on-site public easements).
- EN2. 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. The grant deed form to be used will be provided by the Engineering Division and is available in electronic format.

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.

- EN3. All public improvements shall be provided at the Applicant's expense.
- EN4. Improvement Plans shall be prepared by or under the supervision of a registered Civil Engineer or Architect.
- EN5. Grading and public improvements 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.
- EN6. Improvement Plans shall be prepared in conformance with City of Lompoc "Development Assistance Brochures." "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 and Public Improvement Plan submittals. "Development Assistance Brochures" can be obtained at the Engineering Division or downloaded from the City Engineering web page (<http://www.cityoflompoc.com/departments/pworks/engineering.htm>).
- EN7. In conformance with Chapter 27, Section 2774.E of the Lompoc City Code, the Improvement Plans, including but not limited to, grading, water, sewer, streets, 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.

Plan Submittal

- EN8. After Improvement Plans have been prepared by Applicant's Engineer/Architect and are ready for City review, **FOUR** sets of prints shall be submit to the Engineering Division for the first plan check. Plan submittal shall include additional information as required herein.
- EN9. 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 Improvement Plans and their approval.
- EN10. 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.

Permits & Fees

- EN11. Grading and Encroachment fees are based on the City fee schedule in effect at the time first plan check is submitted.
- EN12. A Grading Plan Review Fee shall be paid after first plan review and before any additional plan check submittals. Plan Check Fee is based on estimated grading quantities identified on the Improvement Plans.
- EN13. A Grading Permit issued by the Engineering Division is required prior to any excavation or filling on the site. Any stockpiling of fill dirt will require a Temporary Grading Permit.
- EN14. 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 required public improvements shall be submitted to the Engineering Division and is used for determining the Encroachment Permit Fee.
- EN15. Prior to the issuance of an Encroachment Permit or Grading Permit, the Applicant shall provide a letter to the Engineering Division, addressed to the City Engineer, stating that the engineer who prepared the Improvement Plans, or his/her designated representative, will perform periodic site observations of work shown on the approved Improvement Plans. (Refer to condition EN32.)
- EN16. 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

- EN17. Drainage out to the street shall be directed through Curb and/or Parkway Drain(s) per APWA Standard Plan No. 150-2 and 151-1. Submit drainage calculations to support sizing for drain.
- EN18. 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.
- EN19. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.
- EN20. 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.

Parking Lots

- EN21. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8.
- EN22. Asphalt Concrete – Asphalt Concrete in parking lots shall conform to the provisions in Section 39, "Asphalt Concrete," and Section 92, "Asphalts," of the Caltrans Standard Specifications, current edition, the plans and these specifications.
- EN23. The grade of asphalt binder to be mixed with aggregate shall be AR-4000.
- EN24. Areas of the parking lot that will be used for truck traffic shall be designed with a heavier structural section than areas for passenger cars.
- EN25. 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.

Streets

- EN26. Asphalt Concrete for paving within street right-of-way shall conform to the provisions in Section 39, "Asphalt Concrete," and Section 92, "Asphalts," of the Caltrans Standard Specifications, current edition.
- EN27. The grade of asphalt binder to be mixed with aggregate shall be AR-4000.
- EN28. Asphalt used as binder for asphalt concrete pavement shall conform to Section 39-2.01, "Asphalts," of the Caltrans Standard Specifications.
- EN29. Asphalt concrete shall be Type A, ¾ inch maximum, medium, grading.

Sidewalk/Driveways

- EN30. 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

- EN31. Prior to final approval, any damaged public improvements shall be repaired in conformance to City of Lompoc Standard Plans and Specifications.
- EN32. Prior to final approval, the civil engineer or architect who prepared the Improvement Plans shall prepare Record Drawings. Minimum guidelines for Record Drawings can be obtained at the Engineering Division or downloaded from the City Engineering web page (<http://www.cityoflompoc.com/departments/pworks/engineering.htm>).
- EN33. 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 (same as or less than Version 14); DXF.

Engineering – Project Specific Conditions

- EN34. The Site Plan shows that this is a two-phased project. Improvement Plans for this development will not be phased.
- EN35. Turning radiuses entering into the Mini Storage site and on site shall be sized for emergency vehicles and truck traffic. Minimum turning radius for fire trucks shall be 42-feet. Accompanied with Improvement plan submittal for first plan check shall be a scaled drawing identifying truck wheel tracks and design criteria for review and approval.

VI. AVIATION/TRANSPORTATION

No General or Project Specific Conditions

VII. SOLID WASTE

Solid Waste – General Conditions

- SW1. Trash enclosures shall be designed in accordance with City standards for up to 440-gallon automated containers accessible to automated trash collection trucks and in locations as approved by the City Solid Waste Superintendent. The trash collection trucks are side loading and have a 40-foot turning radius. On-site circulation for the trucks shall be designed so trash collection trucks will not need to back up in order to turn around and exit.
- SW2. Trash enclosures shall not have any doors and shall be enclosed on three sides with a six-foot wall, which is architecturally compatible with the on-site buildings as approved by the City Planner.
- SW3. Trash enclosure access openings must be placed no more than one-foot from drive aisle.
- SW4. Trash containers must be kept side-by-side and parallel with alley or drive aisle. Enclosures with more depth than the minimum required seven-foot depth of one container must be constructed with a wheel-stop sufficient to keep the containers at the front edge of the enclosure so that the operator of the trash collection truck does not have to move containers out for collection.
- SW5. The project must provide adequate areas for collecting and loading recyclable materials. The recycling area(s) shall be located so they are convenient for those

persons who deposit, collect, and load the recyclable materials. Whenever feasible, areas for collecting and loading recyclable materials shall be adjacent to the solid waste collection areas. A sign clearly identifying all recycling and solid waste collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to the recycling area(s).

VIII. ELECTRIC

Electric – General Conditions

- EL1. The Applicant shall sign a line extension agreement and pay all costs for the City to furnish and install electric power lines/equipment to and within the proposed development. These costs will include all labor, labor overhead, material, material handling charges and equipment/vehicle rentals necessary for the City to extend the City's electrical distribution system to serve the project. The total estimated cost, as mentioned in the Line Extension Agreement, must be paid prior to the City issuance of building permits.
- EL2. The Applicant shall provide a single line diagram showing voltage, phase, load requirements, and size of planned switchboard. Three-phase electric services up to 200 Amps shall have 7-jaw meter sockets. Three-phase electric services above 200 Amps shall have 13-jaw meter sockets and provisions for a test switch and for current transformers. The main switchboard shall conform to Electric Utility Service Equipment Requirements approved by the City of Lompoc. The Applicant shall pay the Meter Installation Fee, prior to the issuance of the building permit.
- EL3. Electric meters and main disconnect switches shall be located on the exterior of the building or in an enclosure opening only to the exterior of the building. Meter enclosures shall be accessible at all times to electric division personnel. If the enclosure is to be locked, the lock shall be keyed to Schlage Lock No. C38587.
- EL4. The Applicant shall provide all necessary trenching and backfilling to Electric specifications. This shall include trenching for primary cable, secondary cable, street light wiring and associated vaults and boxes. The Applicant shall provide transformer pads as required. The project shall be at final grade prior to trenching for installation of underground electric facilities.
- EL5. The Applicant shall furnish and install the service wire and conduit from the service panel to the transformer or secondary box. Upon approval of the building inspector, the City shall make the final connections to the transformer and energize the service.
- EL6. For three-phase electrical service over 200 Amps, the Applicant shall run a telephone service wire to the meter location for remote meter readings.
- EL7. Provide and install one 2-inch conduit, from the pull box in the street easement to the building, in same trench with the electrical service conduit.

Electric – Project Specific Conditions

EL8. Applicant shall grant a public electric easement to the City of Lompoc for electric service extension. (Refer to EN2 for information concerning deed preparation and submittal)

IX. WATER

Water – General Conditions

- W1. This facility must comply with plumbing cross-connection control standards as required by City Ordinance and State law for the protection of water supplies. Information on acceptable back-flow assemblies is available from the City Water Division.
- W2. The size and location of all water meters shall be determined by the Engineer/Architect or authorized representative. All water meters will be furnished and installed by the Water Division at the expense of the Applicant.
- W3. All meter protection shall be by an approved Reduced Pressure Principle Backflow Prevention Assembly (RP) at the service connection. Information on acceptable assemblies is available from the City Water Division.
- W4. All public water system components must be constructed within public right-of-way or public easements.
- W5. When a fire sprinkler system is required or proposed, the utility plan shall show the location of Fire Department Connection FDC with reference dimensions to the nearest fire hydrant. Fire Department requires fire department connections to be within 150' of a fire hydrant.
- W6. When a fire sprinkler system is required or proposed the utility plan shall show the fire line connection point to water main.
- W7. All requests for information needed to design fire sprinkler systems and to determine available or needed fire hydrant flow shall be made with the City Water Division.

Water – Project Specific Conditions

W8. The Lompoc Fire Department may require fire hydrant(s) on site. If required, Applicant shall grant a 10-foot public utility easement(s) to the City of Lompoc for fire hydrant run(s) up to and including the hydrant. (Refer to EN2 for information concerning deed preparation and submittal)

