

**CITY OF LOMPOC  
PLANNING COMMISSION STAFF REPORT**



**MEETING DATE:** JUNE 14, 2004  
**TO:** MEMBERS OF THE PLANNING COMMISSION  
**FROM:** KEITH C. NEUBERT, ASSISTANT PLANNER  
**RE:** DEVELOPMENT PLAN REVIEW – DR 04-09

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**AGENDA ITEM NO. 4**

A request by Othello Abata of A & A Builder/Design, representing the property owner, for Planning Commission consideration of a proposal to construct an approximately 2,400 square foot building on the site of the existing Holiday Inn Express, and convert existing office space to two additional guestrooms. The proposed building is two stories high and contains a conference room, exercise room, maintenance room, storage room and office space. The site is zoned *Planned Commercial Development (PCD)* and is located at 1417 North H Street (Assessor Parcel Number: 93-450-35). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

**AUTHORITY:**

The Planning Commission has the authority to approve, conditionally approve, or deny a Development Plan in the Planned Commercial Development District (Lompoc City Code Section 8103). The Planning Commission also has the authority to approve, conditionally approve, or deny project architecture (Lompoc City Code Section 8826 et seq.).

**SITE DATA:**

- |                                      |                                      |
|--------------------------------------|--------------------------------------|
| 1. Property Owner. . . . .           | United Lions Corporation             |
| 2. Site Location. . . . .            | 1417 North H Street                  |
| 3. Assessor Parcel Numbers. . . . .  | 93-450-35                            |
| 4. Site Zoning. . . . .              | Planned Commercial Development (PCD) |
| 5. General Plan Designation. . . . . | General Commercial                   |
| 6. Site Use. . . . .                 | Existing Hotel                       |

7. Surrounding Uses/Zoning. . . . . North: Hotel (PCD)  
South: Restaurant (PCD)  
East: Shopping Center (PCD)  
West: Mini Storage / Parking (BP)
8. Project area. . . . . approximately 2.35 acres

**BACKGROUND:**

The existing hotel was originally constructed in 1962. Several modifications have been made to the structures since the initial construction. In 1995, extensive exterior changes were made to the hotel including an office addition, construction of a canopy, and façade improvements. The most recent addition was the construction of a pool in 1998.

**PROPOSAL:**

The proposal is for the construction of a two-story building on the site of the existing Holiday Inn Express and the conversion of existing office space to two additional guestrooms. The proposed building is approximately 2,400 square feet in size. The first floor would include an exercise room, maintenance room, and conference room. The second floor would include office space and a storage room. The hours of operation would be 9 a.m. to 5 p.m., seven days a week. The conversion of existing space to two additional guestrooms would replace the exercise room and conference room located on the first floor of existing Building B.

**CONFORMANCE WITH ADOPTED CITY POLICIES:**

**Architectural Review Guidelines:**

The architecture for the proposed building does not need to be identical to, but must be compatible with, the existing buildings on the site. The existing buildings are a cream-colored stucco, with a tan-colored trim and blue accents. The proposed building will utilize the same building materials and colors as the existing buildings on the site.

Staff has discussed with the project representative the need for additional architectural detail to be added to the east and north elevations as they will be highly visible from H Street. The project representative has agreed to show this change in the construction drawings that will be presented for building permit approval. A Condition of Approval is included to ensure the changes are reviewed by staff at plan check, and approved if appropriate (COA P17).

The Architectural Review Guidelines state:

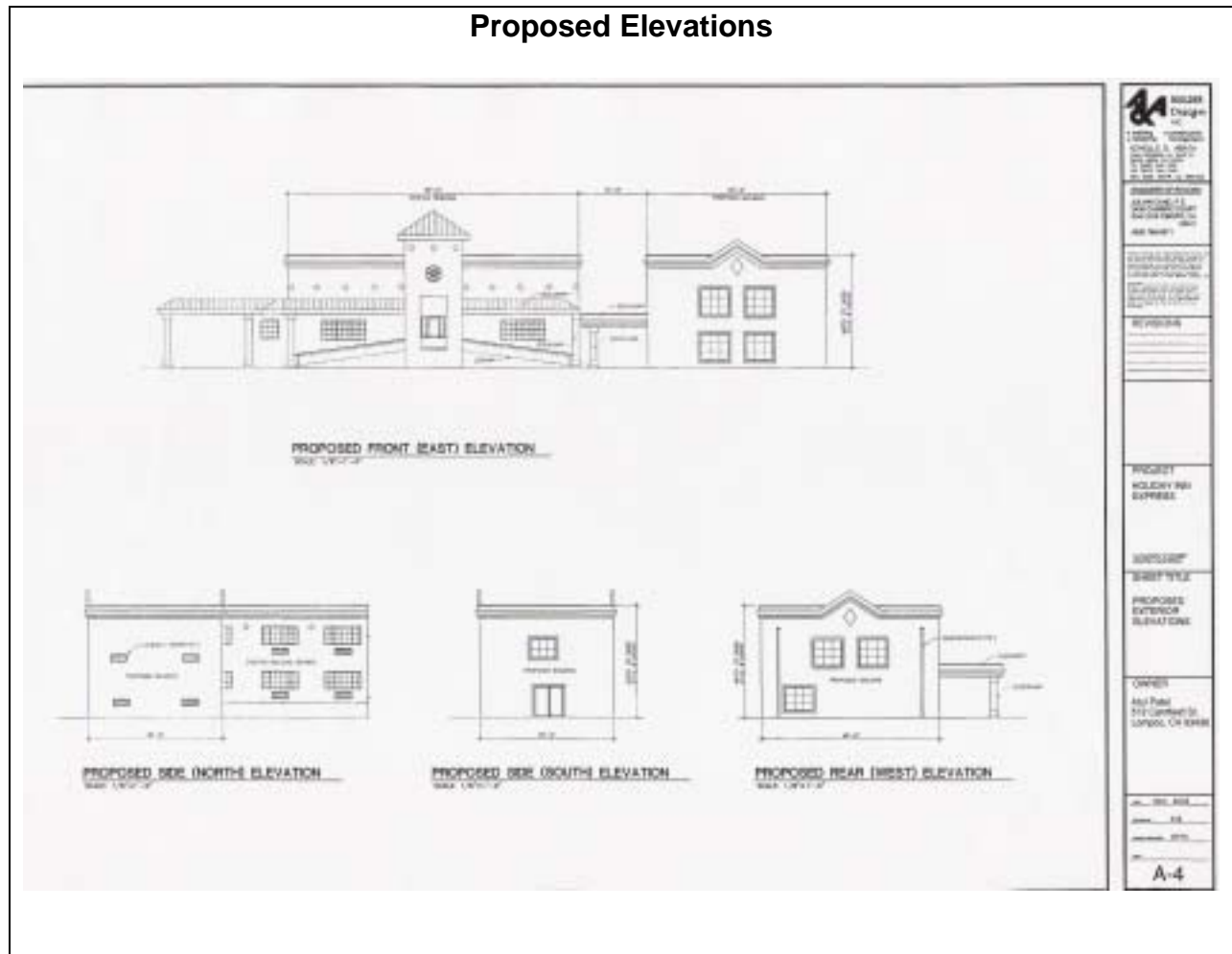
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*Multiple buildings on the same site shall be designed to create a strong visual relationship between the buildings with subtle variety in building size and mass.*

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*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.*

Utilizing similar architectural elements, including colors and materials that will match the existing buildings, the proposed building provides a sense of overall continuity with the existing buildings on the site.



Photos of the site will be available at the meeting for review.

The surrounding area is developed with a variety of commercial uses. This project provides an architectural style that is sensitive to the varied development that exists in the area. As proposed, the project is consistent with the City's Architectural Review Guidelines.



As shown in the table below, the project meets Zoning Ordinance Section 8003 Standards of Development for the C2/PCD zone.

Category	Required/Maximum	Proposed
Height	50 feet	Approximately 29 feet
Front Yard Setback	None	Approximately 60 feet
Rear Yard Setback	None	Approximately 350 feet
Side Yard Setback	None	3 feet (north) Approximately 120 feet (south)

Parking –

Parking Spaces – Hotels and motels are required to provide 1 space for each sleeping unit plus 2 additional spaces for the resident manager per Zoning Ordinance Section 8851 Schedule of Off-Street Parking Requirements.

Required:

$$\frac{86 + 2}{88} = \text{parking spaces}$$

Proposed:

89 parking spaces

The Holiday Inn Express currently has 84 sleeping units. As proposed, two additional sleeping units would be added to the hotel. Based upon a parking requirement of 1 space per sleeping unit plus 2 additional spaces for the resident manager (86/1 +2 =) 88 total spaces would be required. There are currently 86 parking spaces with four spaces to be removed to accommodate development of the proposed building. Seven new spaces are proposed along the north property line or a total of 89 proposed parking spaces.

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

**General Plan:**

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

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

The proposed project is being constructed to meet the needs of residents and visitors of the City. It would be consistent with the General Plan designation and all applicable policies.

### **ENVIRONMENTAL REVIEW:**

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 for the project following the Commission action.

### **NOTICE:**

Notice of Public Hearing was published in the Lompoc Record on June 4, 2004 and all property owners of record within 300 feet of the subject property were notified by U.S. Mail on June 4, 2004.

### **STAFF REVIEW:**

A Development Review Board (DRB) meeting was held for this project on May 18, 2004. The applicant met with staff to discuss the proposal and draft Conditions of Approval were formulated. The following comments were received:

- Engineering Division – street improvement and traffic signal impact fees are required (COA EN9); sewer lateral and water service connections at public utility mains will require an Encroachment Permit before starting work (COA EN10).
- Water Division – building plans shall show the existing public utility easement and the 6-inch water line within the easement northerly of and adjacent to the proposed building, distance from the building to the public utility easement at the northerly property line, and water service connection(s) and meter sizes (COA W8-W10).
- Wastewater Division – building plans shall show the sewer lateral and identify the connection point at the public sewer main or other point of connection (COA WW14).

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

The DRB recommends approval of DR 04-09 subject to the attached Conditions of Approval.

**RECOMMENDATION:**

Staff recommends that the Planning Commission:

- Adopt Resolution No. 348 (04) approving DR 04-09 allowing the construction of an approximately 2,400 square foot building on the site of the existing Holiday Inn Express and conversion of existing office space to two additional guestrooms, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.

**ATTACHMENTS:**

1. Draft Resolution No. 348 (04) and Conditions of Approval
2. Site Plan and Elevations  
(Planning Commission only – plans available in Planning Division for review)

RESOLUTION NO. 348 (04)

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A DEVELOPMENT PLAN / ARCHITECTURAL REVIEW TO CONSTRUCT AN APPROXIMATELY 2,400 SQUARE FOOT BUILDING ON THE SITE OF THE EXISTING HOLIDAY INN EXPRESS, AND CONVERT EXISTING OFFICE SPACE TO TWO ADDITIONAL GUESTROOMS (DR 04-09)**

**WHEREAS**, a request was received from Othello Abata of A & A Builder/Design, representing the property owner, for Planning Commission consideration of a proposal to construct an approximately 2,400 square foot building on the site of the existing Holiday Inn Express, and convert existing office space to two additional guestrooms. The site is zoned Planned Commercial Development (PCD) and is located at 1417 North H Street (Assessor Parcel Number: 93-450-35); and

**WHEREAS**, the request was considered by the Planning Commission at a duly-noticed public meeting on June 14, 2004; and

**WHEREAS**, at the meeting of June 14, 2004, \_\_\_\_\_ was present and answered Planning Commissioners' questions and addressed their concerns; and

**WHEREAS**, at the meeting of June 14, 2004, \_\_\_\_\_ spoke in favor of, and \_\_\_\_\_ spoke in opposition to, the project; and

**WHEREAS**, this project is categorically exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

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

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

- A. The site for the proposed use is adequate in size and topography to accommodate said use, and all 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 conditions stated in the decision are deemed necessary to protect the public health, safety, and welfare.



- C. The site of the proposed use relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use.
- D. The proposed use will have no adverse effect upon the abutting and surrounding property from the permitted use thereof.

**SECTION 2:** Based upon the foregoing DR 04-09 is approved as proposed on June 14, 2004, 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 June 14, 2004, by the following vote:

**AYES:**

**NOES:**

\_\_\_\_\_  
Arleen T. Pelster, AICP, Secretary

\_\_\_\_\_  
Jack Rodenhi, Chair

Attachment: Exhibit A - Conditions of Approval

**CONDITIONS OF APPROVAL**  
**DR 04-09 – 1417 North H Street**  
**Holiday Inn Express Addition (APN: 93-450-35)**

The following Conditions of Approval apply to the plans for DR 04-09, prepared by A & A Builder Design, Inc., received by the Planning Division and stamped on April 30, 2004, and reviewed by the Planning Commission on June 14, 2004.

**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.

- P9. The conditions hereby imposed are in addition to the conditions imposed by DR 97-16, PC Resolution No. 97-21. In the case of any conflicts, the conditions listed herein shall prevail.

#### **Planning - Architectural Conditions**

- P10. The Architectural Review approval granted by the Planning Commission is valid for one year from date of approval and shall expire on June 14, 2005. A one year extension may be granted by the Community Development Director if the applicant so requests prior to the expiration date.
- P11. All facades which extend above the roof line shall be finished on all elevations exposed to public view.

- P12. All mechanical and ventilation equipment on the roof 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.
- P13. Protective bollards shall be installed near all down spouts that are adjacent to traffic.
- P14. 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**

- P15. No outside vending machines, except fully enclosed newspaper racks, shall be allowed on site. All newspaper racks shall be pedestal-mounted.
- P16. If new lighting is proposed, the applicant shall submit a lighting plan which incorporates the following:
- a. All lighting shall be shielded to prevent glare and minimize light intrusion to adjacent properties. The adequacy and design of the on-site lighting and shielding shall be reviewed by staff at plan check. The plan shall provide specifics for external light fixtures both on and off the building, external illuminated signage, and any lighting fixtures at ground level.

#### **Planning - Project Specific Conditions**

- P17. In order to conform to the Architectural Review Guidelines, the elevations shall be revised to show architectural detail added to the east and north elevations. The changes shall be reviewed by staff at plan check and approved, if appropriate.
- P18. The site plan shall be revised to show a landscaped barrier between the proposed building and the parking lot to the west. The changes, including irrigation, plant material, and size of plants shall be reviewed by staff at plan check and approved, if appropriate.

#### **Planning - Air Quality Conditions**

- P19. Dust (PM<sub>10</sub>) - a dust abatement program shall be prepared by the applicant. 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 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.

P20. Ozone (O<sub>3</sub>) Precursors: (NO<sub>x</sub> 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

P21. Hours of construction shall be limited to:

Monday through Friday - between the hours of 7 am and 5 pm

Saturday - between the hours of 8 am and 5 pm

Sunday - None

Minor modifications to the hours of construction may be granted by the Community Development Director.

## 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.
- a. Special care and consideration for exterior wall and opening protection shall be given due to proximity to property lines and adjacent buildings.
- 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.
- a. An elevator may be required for the second floor use according to Title 24 Disabled Access Standards.
- 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. Certification of compliance with the grading plans and soils report shall be submitted to the Building Division prior to final approvals.
- B11. A licensed surveyor/engineer shall verify pad elevations, setbacks, and roof elevations.
- B12. Stairs, decks, platforms shall meet the strict guidelines in the most recent adopted Building Code.
- B13. Buildings shall comply with the State's Energy Regulations.
- B14. Buildings shall comply with the California's Sound Transmission control Regulations.
- B15. All dwelling units shall have natural light and ventilation according to UBC Standards
- B16. All sleeping rooms shall have access to an emergency exit according to UBC Standards. Sleeping rooms without emergency egress are strictly prohibited.

### 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. Approved key boxes are required on all new buildings.
- F4. Fire Department access shall comply with UFC Appendix 3-D and UFC Chapter 9.

## **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 (when required) 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. PARKS & URBAN FORESTRY**

No General or Project Specific Conditions

## **V. AVIATION/TRANSPORTATION**

No General or Project Specific Conditions



## VI. POLICE DEPARTMENT

No General or Project Specific Conditions

## VII. ENGINEERING

### Engineering – General Conditions

- EN1. A Grading Permit is required. Prior to any excavation or filling on the site the developer is required to obtain a Grading Permit from the Engineering Division. A Soils report shall be submitted with the Grading Permit application.
- EN2. 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.
- EN3. 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.
- EN4. All public improvements shall be provided at the developer's expense and constructed to City Standard Specifications.
- EN5. The Building Plans approved by the Building Division shall include the following details:
- A. Limiting dimensions and depth of cut and fill.
  - B. Location of any buildings or structures where work is to be performed, and the location of any buildings or structures within 15 feet of the proposed grading.
  - C. Site drainage.
- EN6. Site drainage shall conform to Section 3315, Appendix Chapter 33 of the 2001 California Building Code.
- EN7. All drainage design must take into account Section 2506.5, "Application of Metal Plaster Bases" of the 1997 Uniform Building Code.
- EN8. Foundation elevation must be as required by Section 1806.5.5 of the 1997 Uniform Building Code.

## Engineering – Project Specific Conditions

- EN9. STREET IMPROVEMENT and TRAFFIC SIGNAL IMPACT FEES – The City of Lompoc Development Impact Fees for this development are estimated to be:
- Street Improvement Impact Fee: \$3,643.75\*
  - Traffic Signals Impact Fee: \$188.32\*

*\*Based on Single Tenant Office Building*

The above 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.

- EN10. Sewer lateral and water service connections at public utility mains will require an Encroachment Permit from the Engineering Division before starting work.

## VIII. SOLID WASTE

No General or Project Specific Conditions

## IX. ELECTRIC

### Electric – General Conditions

- EL1. The Developer shall sign a line extension agreement and pay all costs for the City to furnish and install electric power lines to and within the proposed development. These costs shall include all labor, labor overhead, material, material handling charge and equipment/vehicle rental necessary for the City to extend the City's electric distribution system to serve the project.

- 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 for 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 shall 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 shall make the final connections to the transformer and energize the transformer.
- 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.

## X. 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 developer.
- 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 Building Plans to be submitted to the Building Division for plan review shall show the existing public utility easement and the 6-inch water line within the easement northerly of and adjacent to the proposed building.
- W9. Distance from the building to the public utility easement at the northerly property line shall be shown on the Building Plans.
- W10. Water service connection(s) and meter sizes shall be shown on the Building Plans.

## XI. WASTEWATER

### Wastewater – General Conditions

- WW1. All new sewer main and lateral installations will be of Polyvinyl Chloride Plastic (PVC) SDR35 sewer pipe, including all pipefittings 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. For cut-in to an existing sewer, a wye tie-in shall be used. Saddles are not allowed.
- WW4. No steps shall be installed in new or replacement maintenance holes. Steps will be removed for any coatings of maintenance holes.
- WW5. Bedding will be 3/8" float rock or compacted sand.
- WW6. Trench backfill from one-foot above sewer pipe to subgrade shall be two-sack cement slurry. —Slurry cement backfill shall conform to the provisions of Subsection 19-3.062, "Slurry Cement Backfill," of the Caltrans Standard Specifications.
- WW7. Maintenance hole reducer/cone will be concentric molded construction.
- WW8. Outer and inner drop maintenance hole connections are not allowed.
- WW9. No clean-out connections to City main sewer lines.
- WW10. A grease trap/interceptor is required to be installed in community buildings where commercial appliances will be used.

WW11. All food handling establishments must demonstrate compliance with Wastewater Division Ordinance requirements, sized according to Appendix H of the Uniform Plumbing Code (UPC) and show location and type of grease interceptor/trap.

WW12. No approval for connection to dispose of industrial waste into the public sewer shall be made until a permit for industrial wastewater discharge has been applied for and approved by the Wastewater Division and before final approval of a development plan for said connection.

WW13. All wastewater improvements must comply with Federal, State and City laws/ordinances for the protection of the Wastewater System.

**Wastewater – Project Specific Conditions**

WW14. The Building Plans to be submitted to the Building Division for plan review shall show the sewer lateral(s) serving the proposed building and identify the connection point at the public sewer main or other point of connection.

I, Atul Patel of Holiday Inn Express Lompoc, the applicant, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the proposed addition. As project applicant, I agree to comply with these conditions and all other applicable laws and regulations at all times.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date