



Planning Commission Agenda Item

Planning Commission Meeting Date: January 10, 2018

TO: Members of the Planning Commission

FROM: Cody Graybehl, Assistant Planner
c_graybehl@ci.lompoc.ca.us

SUBJECT: Development Plan Review – DR 17-06
Sobhani Industrial Warehouse

AGENDA ITEM NO. 1

A request from Morris Sobhani, property owner, for Planning Commission consideration of a proposal to construct a 15,000 square foot building intended to be used for storage, production, and operation of commercial industrial businesses. The project site is 0.90 acres and is located at 424 Commerce Court (APN: 093-450-008) in the *Business Park (BP)* Zoning district. This action is categorically exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA).

Scope of Review

The Planning Commission is being asked to consider:

- If the project meets the property development standards for the *Business Park (BP)* Zoning District;
- If the proposal is consistent with the Architectural Review Guidelines;
- If the required Findings of Fact in the Resolution can be made; and
- If the Conditions of Approval are appropriate for the project.

Planning Commission Action

1. Adopt Resolution No. 873 (18) approving Development Plan (DR 17-06) for the Sobhani Industrial Warehouse, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval; or
2. Provide alternative direction.

Site Data

1. Property Owner: Morris Sobhani
2. Site Location: 424 Commerce Court
3. Assessor's Parcel Number: 093-450-008
4. Site Zoning: Business Park
5. General Plan Designation: Business Park
6. Site Use: Vacant
7. Surrounding Uses/Zoning:
North - Raytheon Business Park/BP
South - A Storage Place/BP
East - A Storage Place & RV Storage/BP
West - R.A.R.E. Electric Business Park & Compound Fitness Gym/BP
8. Site Area: 39,325 Square Feet/0.90 acres

Conformance with General Plan

The General Plan Land Use designation for this property is *Business Park (BP)* and the stated purpose is:

To provide areas for clean and attractive planned industrial centers on large, integrated parcels of land upon which all activities are conducted indoors (Lompoc 2030 General Plan, Land Use Element, Table LU-1).

The project proposes to construct a wine production and storage building. Production and storage (with inside storage only) are permitted industrial land uses in this district and consistent with the General Plan Land Use designation.

Conformance with Zoning Ordinance

The zoning for the site is *Business Park (BP)*. The purpose of this zone is:

To provide for planned industrial complexes in appropriate areas with sound development standards. The intent is to have primary users share common building complexes with common sign programs, building architecture, utility networks, and landscape areas in compatibly planned developments (Lompoc Municipal Code Section 17.064.010).

The project, as proposed, is consistent with the zoning for the proposed wine production and storage uses which is appropriate for the area and meets the development standards identified in Table 1 below.

Table 1: Business Park (BP) District Development Standards		
Category	Development Standard	Proposed
Maximum Height	35 feet	26 feet, 3 inches
Minimum Front Yard	10 feet	10 feet
Minimum Rear Yard	5 feet	52 feet
Minimum Side Yard	5 feet	69 feet, 11 inches (East) 5 feet (West)
Minimum Parking	1 space per 1,000 sq. ft. for the first 5,000 sq. ft., then 1 space per 3,000 sq. ft. thereafter (wine production, storage) & 1 space per 350 sq. ft. (wine sales, office) 14 spaces required	37 spaces
Minimum Loading	1 space, measuring 12 feet by 35 feet	1 space south of building, measuring 12 feet by 35 feet

Site Plan

The project site is currently vacant, located to the east of the R.A.R.E. Electric Business Park & Compound fitness gym. As shown on the attached site plan (Attachment 2), the project would construct a 15,000 square foot wine production and storage building that includes parking and landscaping. The one story industrial building fronts Commerce Court with access from Commerce Court. The building would contain up to seven (7) prospective tenants. Drought tolerant landscaping is proposed along the North, East and West sides of the building frontage and includes shrubs, vines and trees. The parking spaces to the East of the building frontage are screened from Commerce Court by shrubs.

Parking & Circulation

Required parking is based on two prospective uses including wine production and storage as well as wine sales and office uses. Based on these two uses, fourteen (14) parking stalls are required and thirty seven (37) parking stalls are provided as proposed. Therefore, the number of proposed spaces provides adequate parking for the proposed uses. If different industrial uses are proposed in the future, then approval of such use changes shall be contingent upon a demonstration of adequate parking for all uses at the site. For example, a parking deficiency would result from a use conversion from wine production and storage to wine tasting exclusively. Wine tasting is an allowed accessory use that can occupy up to fifteen (15%) percent of the building floor area. In order to occupy more space, a Minor Use Permit would be required in order to address potential parking shortages prior to approval of such a use change.

Signage

The applicant is not requesting review of signage by the Planning Commission at this time. A Sign Program requires approval by the Commission for any parcel with four or more businesses or tenant spaces, regardless of whether the tenant spaces are occupied. At this time, only two (2) tenant spaces within the proposed building would be created. Therefore, signage will only be reviewed at the staff level for compliance with the City's Sign Regulations (COA P56).

Architectural Review Guidelines

The proposed building is complimentary to other surrounding industrial buildings in the area. The bulk of the building is comprised of insulated steel wall panels. The exterior panels would be a slate gray in color and the base of the building would be architecturally treated with four a (4) foot high natural gray concrete split-face block wainscoting adding an element of texture to the building facade. As recommended by staff (COA P52), the front of the building facing Commerce Court will include a pop-out element around the entrance to provide architectural detailing/massing and also to create a sense of entry. The doors and trim would be charcoal gray in color creating contrast from the exterior wall panels. The pitched roof and awning(s) will be painted a rustic red in color. Each of these architectural elements and associated colors can be seen on the attached elevation drawings shown in attachment 2. In addition, two trellises with landscaping (such as vines) are proposed to be located along the east building elevation in order to soften and break up the single wall plane. Staff has reviewed the proposed building elevations and with a condition of approval to improve the front façade, the project meets the City's Architectural Review Guidelines.

Staff Review

A Development Review Board (DRB) meeting was held for this project on December 19, 2017. The applicant met with staff to discuss the proposal and draft Conditions of Approval were formulated.

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 from staff after reviewing the conceptual plans for Planning Commission consideration. 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 Planning Commission meeting and Planning staff cannot answer specific questions regarding conditions recommended by other departments/divisions.

As conditioned, the project meets the Development Standards of the zoning ordinance and therefore the DRB recommends that the Planning Commission adopt Resolution No. 873(18), approving the Development Plan (DR 17-06) based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.

Environmental Determination

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

Noticing

On December 31, 2017:

- 1) Notice of the Public Hearing was published in the Lompoc Record;

On December 22, 2017:

- 2) Notices were mailed to property owners within 300 feet by US mail;
- 3) Notice was posted on the City website;
- 4) The project site was posted by City staff.

Appeal Rights

Any person has the right to appeal the Planning Commission action to the City Council within ten days of the action. Contact a Planning Division staff member for the required appeal form; the fee is \$257.80.

Attachments

- 1. [Draft Resolution No. 873\(18\) approving DR 17-06 and Conditions of Approval](#)
- 2. [Site/Landscape Plan and Building Elevations](#)

Staff Report has been reviewed and approved for submission to the Planning Commission			
Teresa Gallavan Economic Development Director / Assistant City Manager	Date	Brian Halvorson Planning Manager	Date

RESOLUTION NO. 873 (18)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A DEVELOPMENT PLAN (DR 17-06) FOR THE SOBHANI INDUSTRIAL WAREHOUSE PROJECT LOCATED AT 424 COMMERCE COURT

WHEREAS, a request from Morris Sobhani, property owner, for Planning Commission consideration of a proposal to construct a 15,000 square foot building intended to be used for storage, production, and operation of commercial industrial businesses. The project site is 0.90 acres and is located at 424 Commerce Court (APN: 093-450-008) in the *Business Park (BP)* zone; and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on January 10, 2018; and

WHEREAS, at the meeting of January 10, 2018, ____ was present, and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of January 10, 2018, ____ spoke in favor of or in opposition to the project; and

WHEREAS, this action is exempt pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA).

NOW, THEREFORE, THE LOMPOC PLANNING COMMISSION 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 proposal, as conditioned, meets the requirements of the Lompoc Municipal Code and is consistent with the applicable policies and development standards. The Planning Commission finds that:

- A. The proposed use, as conditioned, is consistent with the applicable policies and development standards set forth in Lompoc Municipal Code Chapter 17.064.
- B. The site for the proposed use is adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, and landscaping are adequate to properly adjust such use with the land and uses in the vicinity.
- C. The site of the proposed use relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use.

- D. The proposed use will have no adverse effect upon the abutting and surrounding properties from the permitted uses thereof.
- E. The proposed use is within the intent and purpose of the *Business Park (BP)* zoning district.
- F. The proposed use is not more obnoxious or detrimental to the public welfare, and is of a comparable nature and of the same class as the uses enumerated in Section 17.064.060 of the Lompoc Municipal Code.
- G. The conditions stated in Exhibit A to this Resolution are necessary to protect the public health, safety, and welfare.
- H. Adequate parking is provided for the prospective industrial tenants.

SECTION 2: Based upon the foregoing, the proposal under DR 17-06 at 424 Commerce Court is approved on January 10, 2018, subject to the conditions attached as Exhibit A, which are incorporated by reference as if fully set forth herein.

The foregoing Resolution was adopted, on motion by Commissioner _____, seconded by Commissioner _____, at the Planning Commission meeting of January 10, 2018 by the following vote:

AYES:

NOES:

ABSENT:

Brian Halvorson, Secretary

Ron Fink, Chair

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

**DRAFT CONDITIONS OF APPROVAL
DR 17-06 – Sobhani Industrial Warehouse
424 Commerce Court (APN 093-450-008)**

The Conditions of Approval apply to DR 17-06 plans prepared by Sobhani Engineering dated November 8, 2017, received by the Planning Division on November 9, 2017 and reviewed by the Planning Commission on January 10, 2018.

I. PLANNING

Planning - General Conditions

- P1. All applicable provisions of the Lompoc City Code are made a part of these conditions of approval in their entirety, as if fully contained herein.
- P2. In conformity with Sections 17.140.010, 17.152.010, and 17.152.020 of the Lompoc City Zoning Ordinance, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc City Zoning Ordinance and the Lompoc City Code. In conformity with Sections 1.24.010 and 1.24.060 of the Lompoc City Code, a violation of the Lompoc City Code and the Lompoc City Zoning Ordinance is a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief. The applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the applicant as a result of a failure of the applicant to fully perform and adhere to all of the Conditions of Approval.
- P3. The applicant is advised that certain fees and charges will be collected by the City prior to issuance of building permits and/or prior to issuance of Certificates of Occupancy.
- P4. These conditions of approval shall be noted on the construction drawings filed for any building permits, including the Planning Commission resolution 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 Planning Manager 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. Building permits shall be obtained from the City of Lompoc for all tenant improvements to the structure and all new construction.

P10. The Engineering and Planning Divisions shall review and approve a plan for all work/stripping in the parking area to assure conformance with City standards

P11. The applicant shall notify the City of Lompoc Planning Division of a change of ownership for the property or a change of project representative within 30 days of such change at any time during the City process prior to final Certificate of Occupancy.

P12. Lompoc Municipal Code Section 17.006.030 allows any person to appeal a decision of the Planning Commission within 10 calendar days after the Planning Commission's decision. No grading, building, demolition, or other ministerial permit, nor any other discretionary permit, shall be issued by the City for the Project until the later of (1) the expiration of the 10-day appeal period, or (2) the City Council's decision on the appeal, if a timely appeal is filed.

P13. The right to use an occupancy permit shall be contingent upon the fulfillment of any general and special conditions imposed by the Development Review Permit procedure.

P14. All of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors or assigns and a covenant to the effect may be required.

- P15. All of the conditions shall be consented to in writing by the applicant.
- P16. The resolution granting the application, together with all consent forms and a description of the property shall be recorded by the Recorder of the County of Santa Barbara.

Planning - Architectural Conditions

- P17. The Architectural Review approval granted by the Planning Commission is valid for one year from date of approval and will expire on January 10, 2019. A one year extension may be granted by the Planning Manager if the applicant so requests prior to the expiration date.
- P18. All facades which extend above the roof line shall be finished on all elevations exposed to public view.
- P19. 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.
- P20. 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.
- P21. Development proposals in the vicinity of natural objects that have unique aesthetic significance shall not be permitted to block, alter, or degrade existing visual quality without the provision of suitable visual enhancement.
- P22. The use of a trellis shall be limited to ornamental plants only. The trellis shall not be used to display banners or signs of any kind and shall utilize large posts. The trellises shall be constructed of larger timbers (minimum of 4 inch posts), stained, and shall be a minimum of nine feet in height in order to be in scale with the height of the building.

Planning - Site Plan Conditions

- P23. Architectural review is required for this project prior to issuance of building permits.
- P24. No outside vending machines, except fully enclosed newspaper racks, shall be allowed on site. All newspaper racks shall be pedestal-mounted.
- P25. 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), external illuminated signage, and any light fixtures at ground level. All lighting shall be shielded to prevent glare and minimize light intrusion to adjacent properties.
 - b. Photometrics will be required to ensure that there is no light spillage off-site.

Planning - Landscaping General Conditions

P26. Five (5) sets of the landscape and irrigation plans shall be submitted to the Planning Division for distribution and review by various City departments/divisions. The landscape and irrigation plans shall be reviewed and approved prior to issuance of grading or encroachment permits. After the final review and approval of these Plans, mylar copies shall be submitted to the Engineering Division with the grading and/or improvement plans.

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

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

P27. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.

P28. The project must conform to the Urban Forestry Administrative Guidelines.

P29. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

Planning - Landscaping Irrigation Conditions

P30. The project must conform to Chapter 15.52 of the Lompoc City Code Water Efficient Landscape Standards.

P31. 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.

P32. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

Planning - Landscaping Tree Conditions

P33. The number and size of trees installed on the site shall meet the tree density requirements, as set forth in Chapter 17.092 of the City Code. The density will be approved or denied during Plan Check.

P34. 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.

P35. All trees must be installed with support staking. All nursery stakes must be removed from trees.

P36. All trees and plant material selection shall be made with the concurrence of the Planning Division.

- P37. Chapter 17.092 of the City Code requires an additional planter area adjoining each tenth parking space in each row of parking spaces. Therefore, a planter area is required at each tenth parking space of the parking row to the East and South of the proposed building.
- P38. Four (4) additional trees shall be planted along the eastern landscape planter. The size and species of trees shall be reviewed by the Planning Division prior to installation and shall be a minimum size of 24 inch box.

Planning - Landscaping Installation Conditions

- P39. 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.
- P40. A layer of bark (brown in color) 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.
- P41. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.
- P42. Prior to the final inspection by the Planning Division, a Certificate of Substantial Compliance shall be completed and submitted to the Planning Division.
- P43. All landscaping shall be installed and accepted by the City prior to issuance of a certificate of occupancy for the building.
- P44. In order to provide a larger variety landscaping (only two plant species shown), additional drought tolerant plants shall be planted throughout the site. The species, size and number of plants shall be shown on the plans submitted for plancheck and approved by the Planning Division prior to installation.

Planning - Air Quality Conditions

- P45. Dust (PM₁₀) - a dust abatement program shall be prepared by the applicant and submitted with the grading/improvement plans. The program shall be reviewed and approved by the City Engineer, Senior Environmental Coordinator, and Planning Manager prior to issuance of grading permits. The dust abatement program shall include, but is not limited to, the following dust control measures:
 - a. Sprinkle all construction areas with water (recycled when possible) at least twice a day, during excavation and other ground-preparing operations, to reduce fugitive dust emissions.
 - b. Construction sites shall be watered and all equipment cleaned in the morning and evening to reduce particulate and dust emissions.
 - c. Cover stockpiles of sand, soil, and similar materials, or surround them with windbreaks.

- d. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or have adequate freeboard to prevent spillage.
- e. Post signs that limit vehicle speeds on unpaved roads and over disturbed soils to 10 miles per hour during construction.
- f. Soil binders shall be spread on construction sites, on unpaved roads, and on parking areas; ground cover shall be re-established through seeding and watering.
- g. Sweep up dirt and debris spilled onto paved surfaces immediately to reduce resuspension of particulate matter through vehicle movement over those surfaces.
- h. Require the construction contractor to designate a person or persons to oversee the implementation of a comprehensive dust control program and to increase watering, as necessary.
- i. The name and 24/7 contact information for the person responsible for dust control shall be provided to the City prior to issuance of grading permits.
- j. If dust is not controlled on the site, the City shall shut down work on the project until the applicant can provide adequate dust control.
- k. Streets and alleys surrounding the project shall be kept clean and free of dirt.

P46. 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. All construction projects on sites larger than 15 acres shall provide temporary traffic control (e.g., flag person) to avoid unnecessary delays to traffic during construction activities which interrupt normal traffic flow.
- c. If feasible, electricity from power poles or ground lines shall be used in place of temporary diesel- or gasoline-powered generators.

P47. Conditions for Long-term and Operational Impacts

Industrial and Public Facility Projects over 10,000 square feet

- a. All industrial and public facility construction or remodel projects of more than 10,000 square feet of floor area shall provide preferential parking spaces for employee carpools at a ratio of 1 preferential space for every 20 required spaces.

- b. All industrial and public facility construction or remodel projects of more than 10,000 square feet of floor area shall have parking lots designed to reduce the number of idling vehicles waiting for parking.
- c. All industrial and public facility construction or remodel projects of more than 10,000 square feet of floor area shall provide bicycle facilities including, but not limited to bicycle racks shall be installed on all industrial and public facility projects greater than 10,000 square feet. City staff shall determine the number of racks and/or lockers to be installed on a case by case basis.
- d. All industrial projects with more than 50 employees at a single business at a single location shall provide a trip reduction plan to achieve 1.5 average vehicle ridership among employees shall be implemented by the building occupant. This plan shall be delivered to the City Staff for review and approval prior to occupancy.

Planning – Cultural Resources Conditions

- P48. If archaeological artifacts are unearthed or exposed during demolition or construction, the artifacts and the site shall be evaluated by an experienced Archaeologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Archaeologist.
- P49. If paleontological artifacts are unearthed or exposed during demolition or construction, the artifacts and the site shall be evaluated by an experienced Paleontologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Paleontologist.
- P50. If human remains are discovered during construction, the County Coroner, and the Native American Heritage Commission shall be notified and their recommendations and requirements adhered to, prior to continuation of construction activity.

Planning - Mitigation Monitoring Conditions

- P51. Hours of construction shall be limited to:
 - Monday through Friday - between the hours of 7:30 a.m. and 5 p.m.
 - Saturday - between the hours of 8 a.m. and 5 p.m.
 - Sunday – None

Minor modifications to the hours of construction may be granted by the Planning Manager.

Planning – Project Specific Conditions

- P52. The North elevation shall be revised to show additional architectural detail. Specifically, include a building projection (not an awning) around the entrance to provide variation in architectural projections and building massing. This could be accomplished by using exterior wainscoting (split face block) to add texture and depth to the building. The changes shall be reviewed by the Planning Division during building plan check.

- P53. Uses occupying the building and site shall operate in conformance with the City of Lompoc Municipal Code noise regulations.
- P54. No discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground of any materials of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, shall be permitted except in accord with standards approved by the California Department of Public Health or such other governmental agency as shall have jurisdiction of such activities.
- P55. Tenant improvements, including interior modifications, will be subject to building permit requirements.
- P56. No signage is proposed at this time. Future signage shall require a sign permit through the Planning and Building Divisions.
- P57. A Temporary Use Permit shall be obtained from the Planning Division prior to installation of a construction trailer on the project site.
- P58. Striping of the parking lot shall conform to Section 17.112 of the Lompoc Municipal Code.
- P59. A parking analysis shall be required prior to approval of proposed uses. Adequate parking must be provided for all uses at the site in accordance with Lompoc Municipal Code Section 17.112.
- P60. Bicycle parking shall be installed with a minimum of 1 space per 20 motor vehicle spaces located in a permanent stationary bike rack which is adequate to secure bicycles. (LMC 17.112.035).
- P61. Motorcycle parking shall be installed at a minimum of 1 space per 20 motor vehicle spaces. The dimension of each motorcycle space shall be 4 ft. by 7 ft. per space (LMC 17.112.035).
- P62. The applicant shall contact all applicable regulatory agencies and apply for necessary permits prior to occupancy.
- P63. The parking provided on site is sufficient for the prospective uses. Additional off-street parking may be required for other uses proposed in the future, if required by the Lompoc Municipal Code.

II. BUILDING

Building – General Conditions

- B1. The Project shall comply with the requirements of the most recently adopted California Code of Regulations Title 24 and City of Lompoc regulations.
- B2. Plans shall be submitted by a California licensed architect and/or engineer when required by the California Architect's Practice Act and by CBC [A] 107.3.4.

- B3. A separate Grading Plan complying with City Standards and Appendix J of the 2016 CBC is required.
- B4. Fire-resistive assemblies may be required for occupancy separation and/or exterior wall protection. Parapets may be required in accordance with the CBC and CFC.
- B5. Dimensioned building setbacks and property lines, easements, street centerlines, and dimensions between buildings or other structures, along with all significant site features, shall be shown and identified on plot plans.
- B6. All property lines and easements shall be shown and identified on the plot plan. A written statement by the Applicant that such lines and easements are shown is required.
- B7. The Title/Cover /first sheet of the plans shall include:
 - a. Code Analysis addressing all work
 - b. Complete Scope of Work to be performed
 - c. Occupancy group(s)
 - d. Description of use(s)
 - e. Type of construction
 - f. Height of the structure(s) and number of stories
 - g. Floor area of structure(s), existing and new, broken down by Use or Occupancy Type, with Totals.
- B8. See City submittal requirements for other information that may be required in the Construction Documents, including but not limited to: Soils Engineer's Plan Review Letter, Energy Compliance Statements, CALGreen (CGBSC) code compliance forms, CWM Plan (Construction Waste Management Plan), listing of Special Inspections required, Deferred Submittals.
- B9. State of California accessibility requirements shall be incorporated within the design of the site and structures.
- B10. Fire sprinklers may be required per Building, Fire, and/or City codes.
- B11. The Project shall show compliance with the CAL Green codes and current City and State water conservation regulations.
- B12. Contractor shall minimize the use of street parking by construction workers and equipment during construction. Temporary toilet and hand wash facilities for construction are required. Trash and debris shall be contained on-site.

Building – No Project Specific Conditions

III. FIRE

Fire - General Conditions

- F1. Ensure proper licensing of fire protection system engineer(s) and California State Fire Marshal licensed installers for design specific systems. Additionally, a City of Lompoc business license may be required of any installers. Verify with the City Clerk any concerns for the local business license of project employees.
- F2. All FDC's and fire sprinkler risers shall be maintained with a protective coat of red paint (OSHA Red or similar) to protect against marine influences and rust for the life of the system.
- F3. All fire sprinkler systems are to be maintained accordingly. Annual flow testing is required and a current 5-year fire sprinkler certification is required for the life of the system.
- F4. All fire extinguishers required to have an 'A' rating shall have a minimum rating of 2A10BC. Location, number and types shall be in accordance the California Code of Regulations Title 19. Any areas of hazard may require larger extinguishers, consult Title 19.
- F5. All newly installed Fire Department connections will be required to install Knox brand FDC caps (or substantially similar as determined by the Fire Chief). Lompoc Ordinance No. 1601 Section 507.5.8.
- F6. A Knox key box shall be installed as directed by the Fire Code Official when a building permit is obtained for any work. The key box shall contain keys that will allow the fire department access to all portions of the building. The keys shall have tags affixed identifying their purpose. The nominal height of the Knox box installations shall be 5 feet above grade. Consult with the Fire Marshal for placement and specifications.
- F7. Fire alarms shall be tested on a routine basis, including annual audible testing with the Lompoc Fire Department present.
- F8. Any area that requires a red curb shall be maintained at all times. OSHA Red or similar paint is required with a highly reflective white paint stenciled on the red paint that reads: "FIRE LANE – NO PARKING" in repeating intervals.

Fire - Project Specific Conditions

- F9. All gates securing the fire apparatus access roads shall comply with all of the following criteria:
 - i. The minimum gate width shall be 20 feet. (unobstructed)
 - ii. Gates shall be of the swinging or sliding type.
 - iii. Construction of gates shall be of material that allow manual operation by one person.
 - iv. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.

- v. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (A Knox box compliant pad shall be used at each gate as required). 2016 CFC D103.5.
- F10. The minimum turning radius shall be determined by the fire code official. A turn around is required on the property as the length of the lot exceeds 150 feet and therefore must allow room for fire apparatus. 2016 CFC D103.3
- F11. All FDC's for all buildings or areas of a building shall be all placed in one manifold at one central location and permanently labeled with signage identifying each connection to the specific building it protects. Consult with the Fire Department/Fire Marshal for FDC placement.
- F12. The hydrant and the FDC connection shall be on the same side of the driveway with the following standards:
- i. Within 40 feet from an approved roadway or driveway and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects including buildings, fences, posts, plantings, or other Fire Department connections or otherwise approved by the Fire Chief or his/her designee;
 - ii. Within 50 feet from an approved hydrant;
 - iii. So that the inlet height shall not be less than 18 inches or more than 48 inches above grade; and
 - iv. Guard posts or other approved means shall be required to protect Fire Department inlet connections from vehicular damage.
- F13. Comment only: If a commercial kitchen is added a hood systems design drawing shall be submitted with the plans and an acceptance test will be required to be scheduled to be witnessed by the Lompoc Fire Department. If there is no commercial kitchen there shall be no grease build-up or grease laden vapors produced in the kitchen.
- F14. Fire hydrant and distribution shall be in accordance with CFC 2016 Appendix CC. Any fire hydrant located on the property shall be flow tested and maintained with a minimum of annual service or per the manufacturer's recommendation.
- F15. Fire apparatus roads shall have an unobstructed width of not less than 20 feet exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. This includes any carport or canopies that may be over a road that access is needed. 2016 CFC 503.2.1

IV. GRADING

Grading – General Conditions

- GR1. Grading Plans shall be prepared by or under the supervision of a registered Civil Engineer or Architect.

- GR2. Grading shall be designed in accordance with the City's "Standard Requirements for The Design and Construction for Subdivisions and Special Developments," as last revised. Said standard requirements are available at: <http://www.cityoflomdoc.com/PublicWorks/engineering.html>.
- GR3. Grading Plans shall be prepared in conformance with City of Lompoc "Development Assistance Brochures." E-10 through E-90 that apply, "Development Assistance Brochures" are available to facilitate the preparation of plans and reports by the Applicant's engineer and are an essential reference for the preparation of Grading Plan submittals. "Development Assistance Brochures" can be obtained from the City Engineering web page: http://www.cityoflomdoc.com/PublicWorks/develop_asst.html.
- GR4. In conformance with Title 12, Chapter 12.28.040 of the Lompoc City Code, the Improvement Plans, including but not limited to, grading, water, sewer, streets, electrical system, and other surface and subsurface improvements, shall be prepared based upon the control monuments as established by the City of Lompoc Coordinate Control System by Record Of Survey filed August 22, 2003, in Book 172, Pages 4 through 7, Santa Barbara County Records. All drawings, improvement plans and survey maps shall be prepared in accordance with the requirements currently in effect.
- GR5. First plan check submittal shall include estimated grading quantities, a current soils investigation report, retaining wall calculations, drainage and infiltration analysis/calculations, and all other pertinent information (as needed) relating to the Grading Plans and their approval.
- GR6. The Soils Investigation Report shall be prepared by a Soils Engineer who will be retained by the Applicant to observe, test, and certify that all recommendations outlined in the Soils Investigation Report are fulfilled during construction. **A signature block shall be provided on the Grading Plan stating that the Soils Engineer has verified that the plans are in accordance with the Soils Report. The signature block shall list the title of the Soils Report, the preparer and the dated prepared.**
- GR7. Dust and Erosion Control shall be in conformance with the Standards and regulations of the City of Lompoc.
- GR8. An Erosion and Sediment Control Plan and related inspections, as required by the State Water Resources Control Board, will be required as a part of the grading permit.
- GR9. Grading Permit fees are based on Section 2 of the Master Fee Schedule adopted by City Council Resolution No. 5386(07).
- GR10. A Grading Permit issued by the Building Division is required prior to any excavation or filling on the site. Any stockpiling of fill dirt will require a Temporary Grading Permit.
- GR11. Prior to the issuance of a Grading Permit, the Applicant shall provide a letter to the Building Division, addressed to the Building Official, stating that the engineer who prepared the Grading Plans, or his/her designated representative, will perform periodic site observations of work shown on the approved Grading Plans. **In addition, the letter shall state that the Owner is aware that as-built drawings will need to be completed by the design engineer and approved by the City prior to the issuance of the Certificate of Occupancy.**

- GR12. Drainage from parking lots and private streets to the public right-of-way will be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.
- GR13. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.
- GR14. 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 a public storm drain, street or alley.
- GR15. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8 and conforming to E-70 DAB.
- GR16. Areas of the parking lots that will be used for truck traffic shall be designed with a heavier structural section than areas for passenger cars.
- GR17. 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.
- GR18. Prior to the issuance of the Certificate of Occupancy, Record Drawings in conformance with Development Assistance Brochure (DAB) E-30 shall be prepared and approved by the City Building Official. DAB E-30 is available upon request at the Engineering Division or on line at the following City of Lompoc web address:
<http://www.cityoflompoc.com/PublicWorks/pdf/E30.pdf>.
- GR19. A licensed surveyor/engineer shall verify pad elevations and setbacks and provide documentation to the City prior to the issuance of the Certificate of Occupancy.
- GR20. After the Record Drawings have been approved, the Applicant shall provide the City Management Services Department, Information Systems Division, with the following as-build information, in a computer format readily compatible for transfer to the City Geographic Information System [computer formats acceptable for delivery include DGN (native Microstation); DWG (same as or less than Version 14); DXF]. Record Drawing information submitted in computer format will include but not be limited to the following:

WATER	WASTEWATER	ELECTRIC	DRAINAGE	SURFACE
Mains	Mains	Lines	Manholes	Road
Valves	Manholes	Transformers	Inlets	Curb/Gutter
Blowoffs	Lift Stations	Junction Boxes	Swales	Sidewalk
Air Vacs	Laterals	Pull Boxes	Basins	Drives
Fire Hydrants		Poles	Structures	Access Ramps
Services		Street Lights	Filters	Parking Lots
Meters			Curb Drains	Survey Mon's
RP Backflow				Retaining Walls
				Bus Turnouts

Grading – No Project Specific Conditions

V. AVIATION/TRANSPORTION – No general or project specific conditions

VI. ENGINEERING

Engineering – General Conditions

EN1. Public Improvements are required with this development. Public Improvements include all work within the public right-of-way or easement. Separate Public Improvement Plans **are not required**. Public Improvements for this project may be shown on the Grading Plan, which will also be used for issuance of the encroachment permit.

- Public Improvements:
 - a. Utilities – Electric (conduit, transformers, street lights, etc.), Water, and Sewer
 - b. Streets, Sidewalk, and Curb & Gutter (Public and Private)
 - c. Street Signing and Striping
 - d. Drainage – Storm Drain Lines, Inlets & Filters, Main Lines, Sidewalk Drains, etc.
 - e. Existing and proposed public easements (permanent structures shall not be constructed over any public easements)
- Private Improvements:
 - a. Connection Points to utility mains for sewer laterals, water services and storm drain.

EN2. Public Improvement Plans shall be prepared by or under the supervision of a registered civil engineer.

- EN3. All Public Improvements shall be provided at the Applicant's expense and in accordance with City of Lompoc "Standard Requirements for the Design and Construction for Subdivisions and Special Developments". These Standard Requirements are available at: <http://www.cityoflompoc.com/standards/>
- EN4. "Development Assistance Brochures" are available to facilitate the preparation of plans and reports by the Applicant's engineer and are an essential reference for the preparation of the Grading and Public Improvements Plan submittals. "Development Assistance Brochures" are available at: http://www.cityoflompoc.com/PublicWorks/develop_asst.html.
- EN5. In conformance with Title 12, Chapter 12.28.040 of the Lompoc City Code, the Improvement Plans, including but not limited to, grading, water, sewer, streets, 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.
- EN6. An "R" value shall be determined by the Soils Investigation and included in the Soils Report or an "R" value of 15 can be assumed for design. A note shall be placed on the Public Improvement Plan stating that "R" value samples shall be obtained and tested at the completion of rough grading, and the pavement sections confirmed or revised, to the satisfaction of the City Engineer.

Easement Dedication

- EN7. All public utilities such as water mains, sewer mains, electric lines, electric transformers, etc., within the development shall be located within public utilities easements (PUE). PUE's shall be dedicated on the Final Map, unless otherwise agreed to by the City Engineer. If not proposed as part of the Final Map, the PUE shall be prepared by a licensed land surveyor or qualified civil engineer. Grant deed forms are available at: <http://www.cityoflompoc.com/PublicWorks/engineering.htm>.

Applicant shall submit a draft copy of the deed (including an 8-1/2"x11" deed map) to the Engineering Division for review and approval. With draft submittal include all referenced documents and a preliminary title report current within the last ninety days.

After the Engineering Division has reviewed and approved the draft grant deed, the Applicant will submit the original deed to the Engineering Division for acceptance and recordation. The submitted deed originals must be signed by the grantee(s) and notarized, and signed and stamped by a licensed land surveyor or qualified civil engineer. A PUE deed ready for recordation shall be on file in the Engineering Division prior to approval of the Improvement Plans.

Plan Review

- EN8. First plan check submittal shall include hydraulic calculations, if necessary (storm drain and sanitary sewer), a current Soils Investigation Report, and all other calculations and data necessary for review and approval of the project plans.

Landscape Plans

- EN9. Any landscape and irrigation plans required by the Planning Division shall be approved by the Public Works and Utility Departments prior to Public Improvement Plan approval by the Engineering Division. An approval block shall be provided on the landscape plan **title sheet** for the City Engineer's signature.
- EN10. All trees and large rooted shrubbery must be planted at least ten feet away from public utilities, including but not limited to, water, sewer, electric, stormdrain, cable and telephone.

Permits & Fees

- EN11. Encroachment Permit Fees are based on the City fee schedule in effect at the time of permit issuance.
- EN12. An Encroachment Permit shall be obtained from the Engineering Division for any work within City street right-of-way or easement. An itemized Engineer's cost estimate for construction of the proposed public improvements noted in EN1 shall be submitted to the Engineering Division and is used for determining the Encroachment Permit Fee. The Form used for Cost Estimates may be obtained on the City's website at the following location: <http://www.cityoflomdoc.com/PublicWorks/engineering.html>.
- EN13. Prior to the issuance of an Encroachment Permit, the Applicant shall provide a letter to the Engineering Division, addressed to the City Engineer, stating that the engineer who prepared the Public Improvement Plans, or his/her designated representative, will perform periodic site observations of work shown on the approved Public Improvement Plans and that Record Drawings will be submitted and approved prior to occupancy.
- EN14. 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

- EN15. A Drainage/Hydrology Report shall be submitted to the Engineering Division with the first plan check submittal of the Public Improvement Plans.
- EN16. Drainage from parking lots to the public right-of-way or easement will be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.

Sidewalk/Driveways

- EN17. 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

- EN18. Prior to issuance of the Certificate of Occupancy, any Public Improvements damaged during construction shall be repaired as directed by the Public Works Inspector and in conformance with the City of Lompoc Standard Plans and Specifications.
- EN19. Prior to issuance of the Certificate of Occupancy, Record Drawings in conformance with Development Assistance Brochure (DAB) E-30 shall be prepared and approved by the City Engineer. DAB E-30 can be downloaded from the City Engineering web page (<http://www.cityoflompoc.com/departments/pworks/engineering.html>).
- EN20. After construction is complete and the City has approved the Record Drawings, the Applicant shall:
 - A. Provide the City Management Services Department, Information Systems Division, with a copy of the Record Drawings, in a computer format readily compatible for transfer to the City Geographic Information System. The following computer formats are acceptable for delivery: DGN (native Microstation); DWG; DXF. Record Drawing information submitted in computer format shall include, but not limited to the following:

WATER	WASTEWATER	ELECTRIC	DRAINAGE	SURFACE
Mains	Mains	Lines	Manholes	Road
Valves	Manholes	Transformers	Inlets	Curb/Gutter
Blowoffs	Lift Stations	Junction Boxes	Swales	Sidewalk
Air Vacs	Laterals	Pull Boxes	Basins	Drives
Fire Hydrants		Poles	Structures	Access Ramps
Services		Street Lights	Filters	Parking Lots
Meters			Curb Drains	Survey Mon's
RP Backflow				Walls
				Bus Turnouts

Engineering – Project Specific Conditions

- EN21. Provide sidewalk per City Standard Drawing No. 615 along the property frontage.
- EN22. Provide an accessible path of travel from the ADA stall(s) to individual units within the building. The accessible path shall not be through the public ROW.

VII. SOLID WASTE

Solid Waste – General Conditions

- SW1. Trash enclosures shall be designed in accordance with City standards for up to 450-gallon automated containers accessible to automated trash collection trucks and in locations as approved by the City Solid Waste Superintendent. The trash collection trucks are side loading and have a 40-foot turning radius. On-site circulation for the trucks shall be designed so trash collection trucks will not need to back up in order to turn around and exit.
- SW2. Trash enclosures shall not have any doors and shall be enclosed on three sides with a six-foot wall, which is architecturally compatible with the on-site buildings as approved by the City Planning Division.
- SW3. Trash enclosure access openings must be placed no more than one-foot from drive aisle.
- SW4. Trash containers must be kept side-by-side and parallel with alley or drive aisle. Enclosures with more depth than the minimum required seven-foot depth of one container must be constructed with a wheel-stop sufficient to keep the containers at the front edge of the enclosure so that the operator of the trash collection truck does not have to move containers out for collection.
- SW5. If the applicant cannot provide an acceptable on-site trash enclosure, the property owner shall submit a written agreement indicating that the property owner/business operator will relocate the dumpster on collection days to a location as approved by the Solid Waste Superintendent. The applicant shall return the dumpsters to the enclosure within twelve (12) hours of pickup. Said agreement must be made prior to the issuance of building permits.
- SW6. In accordance with the CalGreen Building Code (Sections 4.408 and/or 5.408), applicants are required to submit a site specific Solid Waste Management Plan (SWMP) and divert at least 65% of the construction materials during the project. The SWMP shall include, but not be limited to, the following information: identification of the waste materials to be diverted from landfill disposal through recycling or reuse, diversion methods and strategies, identification of diversion facilities where materials will be taken, and the designee of the responsible party to implement the SWMP. The approved SWMP shall be reproduced on the architectural/construction plans.

Solid Waste – Project Specific Conditions

- SW7. Unobstructed interior dimensions of trash enclosure should be 7 feet deep and 21 feet wide. This will allow for proper spacing for 450-gallon trash and recycling container, as well as a cardboard bin.

VIII. ELECTRIC

Electric – General Conditions

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

Electric – No project specific conditions

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. **The sufficiency of the flow from the existing water service and meter shall be verified by the Engineer/Architect or authorized representative.**
- W3. All meter protection shall be by an approved Reduced Pressure Principle Backflow Prevention Assembly (RP) at the service connection. Information on acceptable assemblies is available from the City Water Division.
- W4. All public water system components must be constructed within public right-of-way or public easements.
- W5. When a fire sprinkler system is required or proposed, the utility plan shall show the location of the Fire Department Connection (FDC) with reference dimensions to the nearest fire hydrant. **Fire Department requires fire department connections to be within 50' of a fire hydrant.**
- W6. When a fire sprinkler system is required or proposed the utility plan shall show the fire line connection point to water main.
- W7. All requests for information needed to design fire sprinkler systems and to determine available or needed fire hydrant flow shall be made with the City Water Division.
- W8. All cross-connection control wet fire sprinkler systems with Fire Department Connection (FDC) shall be installed on private property and outside City right-of-way, per City Std. Drawing No. 404 (last revised 06/2008).

Water – Project specific conditions

- W9. Backflow protection shall be provided on all water services to the project site due to the Industrial Use of the project site.
- W10. If the existing water service is not going to be used, it must be abandoned in accordance with City Standards.

X. WASTEWATER

Wastewater – General Conditions

- WW1. All new sewer main and lateral installations will be of Polyvinyl Chloride Plastic (PVC) SDR35 sewer pipe, including all pipe fittings and miscellaneous appurtenances. No glue joints are permissible.
- WW2. All PVC SDR35 sewer piping shall be furnished in the following lengths:
Piping from 8" to 12" in diameter – 20' maximum length
Piping from 15" to 60" in diameter – 12.5' maximum length

- WW3. In existing paved streets or alleys trench backfill, from one-foot above sewer pipe to subgrade, shall be one-sack cement slurry. Slurry cement backfill shall conform to the provisions of Subsection 19-3.062, "Slurry Cement Backfill", of the Caltrans Standard Specifications.
- WW4. A grease interceptor/trap shall be installed in community buildings where commercial appliances will be used.
- WW5. All food service establishments shall demonstrate compliance with Federal, State, and City requirements and sized according to the California Plumbing Code. In instances where multiple food service establishments are proposed, each food service establishment shall have its own grease trap/interceptor. A diagram of the grease trap(s)/interceptor(s) shall be included in the Grading plans and contain location, size, and type.
- WW6. All Users proposing to dispose of industrial waste into the City's sanitary sewer shall apply and obtain a wastewater discharge permit prior to connection and/or discharging into the City's sanitary sewer.
- WW7. All water softeners shall indicate type (i.e., self-regenerating, tank exchange) and location on either, the Architectural Plans for softeners indoors or the Grading Plans for softener outdoors. All water softeners shall comply with Federal, State, and City requirements. The discharge of self-regenerating water softeners is prohibited from entering the City's sanitary sewer.
- WW8. All wastewater improvements shall comply with Federal, State and City requirements for the protection of the City's Wastewater System.

Wastewater – Project Specific Conditions

- WW9. Pre-treatment and/or grease interceptors may be required depending on the proposed tenants.

XI. STORMWATER

Stormwater – Project Specific Conditions

- S1. All roof drains and gutters shall be directed to landscaping or infiltration structures, unless to do so would result in foundation damage, as verified by a statement to that effect, stamp and signature, by qualified engineer, on the improvement plans.
- S2. A Storm Water Control Plan shall be fully completed and submitted and signed, stamped and dated by a licensed civil engineer.

- S3. The project improvement plans shall show compliance with the storm water requirement for five (5) percent or less Effective Impervious Area (EIA) within the new or changed portion of the property. Storm Water Control Measures (SCMs) including infiltration structures, bio-retention or infiltration basins, vaults or similar, shall be shown, details and cross-sections provided on improvement, grading, drainage and landscaping plans. SCM design, location and proposed plantings shall be subject to review by the City Engineering and Planning Divisions, prior to issuance of grading permits. Percolation testing shall be conducted to determine if the proposed location, size, method and construction proposed for the Infiltration Area(s) will be able to meet the 95% EIA infiltration requirement. Minor modifications to the location and methods of stormwater infiltration, consistent with other conditions of approval, may be approved by Planning Division Staff, as long as the requirement for 5% EIA is met.
- S4. Infiltration structures, bio-retention or infiltration basins, vaults or similar, shall be shown, and details and cross-sections provided on grading, drainage and landscaping plans. Their design, location and proposed plantings shall be subject to review by the City Engineering and Planning Divisions.
- S5. Grading and Drainage plans shall provide elevations and directional arrows to show how run-off from each area of the property will be directed to infiltration areas and SCMs. Plans shall show the DMAs and identify the 5% of the site which is not to be infiltrated.
- S6. A statement shall be included on the improvement plans that “Each Bio-swale / Infiltration Area (Structural Storm Water Control Measures or SCMs) is adequately sized and designed to infiltrate its captured percentage of the total 95% of the runoff from the 85th percentile, 24-hour storm, over the new or replaced impervious area, within 72 hours. (Note: EIA is calculated using 5% of the total impervious area proposed on-site, not the total area of the site or site improvement.) The statement shall be signed and stamped by a licensed professional engineer.
- S7. All storm water that flows from paved areas of vehicle travel, parking or uncovered outdoor storage, shall be filtered for trash, sediment, oil and grease, prior to discharge into City streets, storm drains, infiltration SCMs, or landscaped area. Trash filters shall be of the type required by the City and the State Water Resources Control Board at the time of installation.
- S8. Just prior to installation of underground SCMs, the City Planning Division shall be notified to allow opportunity to photograph the installation and materials.
- S9. The property owner shall be responsible for maintaining structural (SCMs) free from trash, litter, and odor and in a manner that allows full functioning and infiltration capacity of the SCM. Maintenance shall be regularly performed as described in the Storm Water Control Measure Maintenance Plan prepared for the project. Infiltration areas shall be maintained to ensure they continue to infiltrate the 85th percentile storm, are clean and devoid of trash/refuse and that plant material is living. If infiltration areas cease to function properly and result in off-site flooding, any cost incurred by the City of Lompoc in remediating the situation shall be assessed to the property owner.
- S10. Storm drain inlets shall be stenciled or marked “No Dumping, Drains to the River” and storm infiltration inlets shall be stenciled “No Dumping, Drains to Groundwater”. Grading and drainage plans shall indicate the locations and text of this stenciling/markings.

- S11. Each SCM shall be inspected a minimum of once a year, by a licensed engineer, prior to October 1, cleaned out and replaced as necessary and a report detailing the inspection, date, person inspecting, condition of the SCM and measures taken to clean or replace, shall be submitted to the City of Lompoc Planning Division, documenting the inspection and any maintenance actions taken.
- S12. The project engineer shall prepare a memo listing short and long-term maintenance requirements, recommended frequency of maintenance, and details of maintenance, for each SCM to be installed. The memo shall be submitted with the improvement plans and will be incorporated into the Storm Water Control Measure (SCM) Maintenance Plan and property owner's commitment to SCM maintenance (see 10 below).
- S13. The property owner(s) shall sign a statement accepting responsibility for the operation and proper maintenance of the Stormwater Control Measures installed on-site, storm water filters, gutters, landscaping and "No Dumping Drains to the River / Groundwater" stencils or markers on storm drain inlets, in a form acceptable to the City Attorney, which shall be recorded prior to issuance of occupancy permit for the project.
- S14. Prior to Issuance of Occupancy Permits, privately owned LID features and facilities, and on-site treatment structures and controls shall be inspected by the designing engineer to ensure they are properly in place, per the approved plans. As-built plans shall be produced, signed and stamped by the engineer or a letter issued with signature, date and stamp, verifying the proper installation of the project SCMs, including, but not limited to: Infiltration basins or boxes and interceptors or other required storm water filters.
- S15. Any proposed pervious pavement design shall comply with accepted City of Lompoc Technical guidance sources, including the Central Coast Low Impact Development Initiative (LIDI) permeable pavement details.
- S16. If the applicant proposes to incorporate Rain Gardens to address the 95% infiltration requirements, LIDI guidance should be followed:
http://www.centralcoastlidi.org/uploads/LIDI_Bioretenion_Technical_Specifications_2013.03.06.pdf. Mulch is to be high quality compost, not bark or rock. Material under mulch to be Bioretention Soil Media and aggregate, not amended planting soil, as shown on detail. Bioretention Soil Media shall be consistent with that identified by the Low Impact Development Initiative (LIDI) training of 65% sand, 20% sandy loam and 15% high quality compost, resulting in a final product having 5% organic matter. Filter fabric is not recommended. Plantings to be specific to rain garden types (reference LIDI training).
- S17. All landscaping shall be drought-tolerant and low maintenance.
- S18. No pollutants, including, but not limited to, sediment, chemicals, trash and contaminated storm water shall be discharged from private property into, or where they could be transported to, City property, the City's storm drain system, streets, storm channels, or waterways, either during or after construction.

Advisory Notes: *It is not clear all the storm water that falls on the site will be collected to be infiltrated in the systems shown on the preliminary design. The infiltration basins not appear to meet the volume requirement for infiltration. It is not clear if the swale is intended to be an infiltration feature.*

Lompoc's PCRs require infiltration and do not allow for flow-through treatment as an option. Storm water in the amount of .75 inch, as it falls on 95% of all impervious areas of the property must be collected and infiltrated within 72-hours. The latest plan submittal, dated 11/13/17, does not appear to comply with this requirement, as it shows two infiltration dry wells of significantly lesser volume than what is required.

It is also important to note all roof drains and gutters shall be directed to landscaping or infiltration structures, unless to do so would result in foundation damage, as verified by a statement to that effect, stamp and signature, by qualified engineer, on the improvement plans.

XII. POLICE – No General or Project Specific Comments

I do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the project. As the project applicant/owner, I agree to comply with these conditions and all other applicable laws and regulations at all times.

Morris Sobhani, Applicant/Property Owner

Date

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A. Urban Forester - Irrigation Conditions

1. The project must conform with sections 3331.1 - 3331.6 of the Lompoc City Code Water Efficient Landscape Standards.
2. All irrigation must be low-water use, per manufacturer's specifications. A copy of the specifications must be provided to the Urban Forester before installation. Installation must include check valves as needed to prevent runoff.
3. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

B. Urban Forester - Tree Conditions

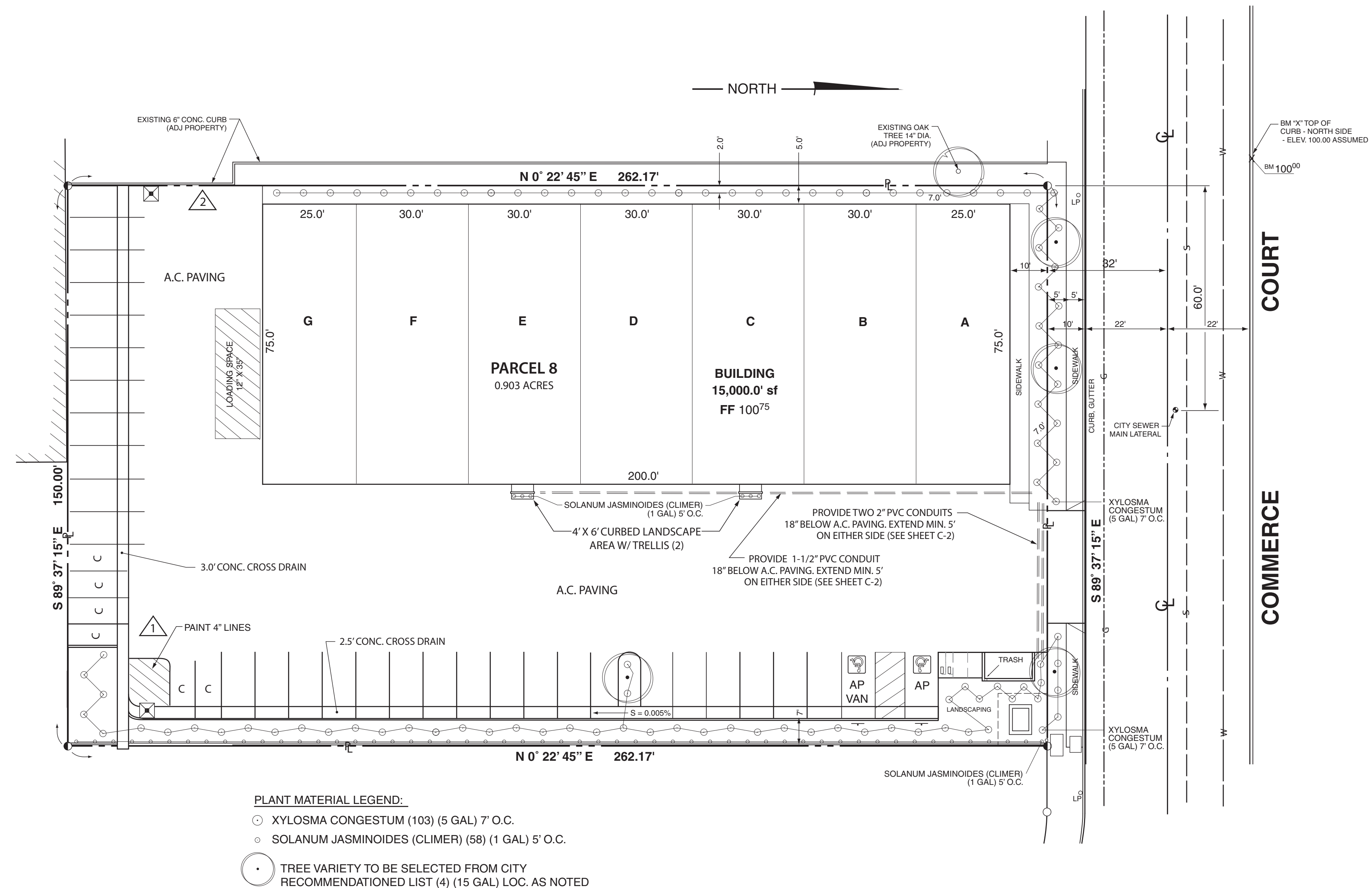
1. The number and size of trees installed on the site must meet the tree density requirements, as set forth in Chapter 31 of the City Code.
All trees must be installed with support staking. All nursery stakes must be removed from trees.
2. All trees must be planted at least ten feet away from any public water, sewer, or storm drain lines.
3. All trees and plant material selection shall be made with the concurrence of the Urban Forester.

C. Urban Forester - Installation Conditions

1. Installation of all irrigation and landscaping shall be performed by a licensed contractor. Open trench inspection of the irrigation installation is subject to approval of City officials. Prior to the final inspection by the Urban Forester, the installation shall be approved by the project designer.
2. A layer of mulch two to four inches must be applied in all landscape areas.
3. All plant material is subject to inspection by the Urban Forester and must be guaranteed for one year from the date of final inspection.

NOTES:

1. TOTAL 4,444 SQ. FT. OF LANDSCAPING
2. IRRIGATION CONTROLLER, (SEE LANDSCAPE PLAN BY OTHERS)
3. IRRIGATION TEE WITH S.O.V. IN YARD BOX (SEE PLUMBING PLAN P-1)



LANDSCAPING PLAN

Public Improvements Reviewed By: _____
City Engineer _____ Date _____

NO	DATE	REVISIONS
1	11-29-17	CLARIFIED NON-LANDSCAPE AREA S-E CORNER
2	11-29-17	DELETED 4 XYLOSMA PLANT S-W CORNER

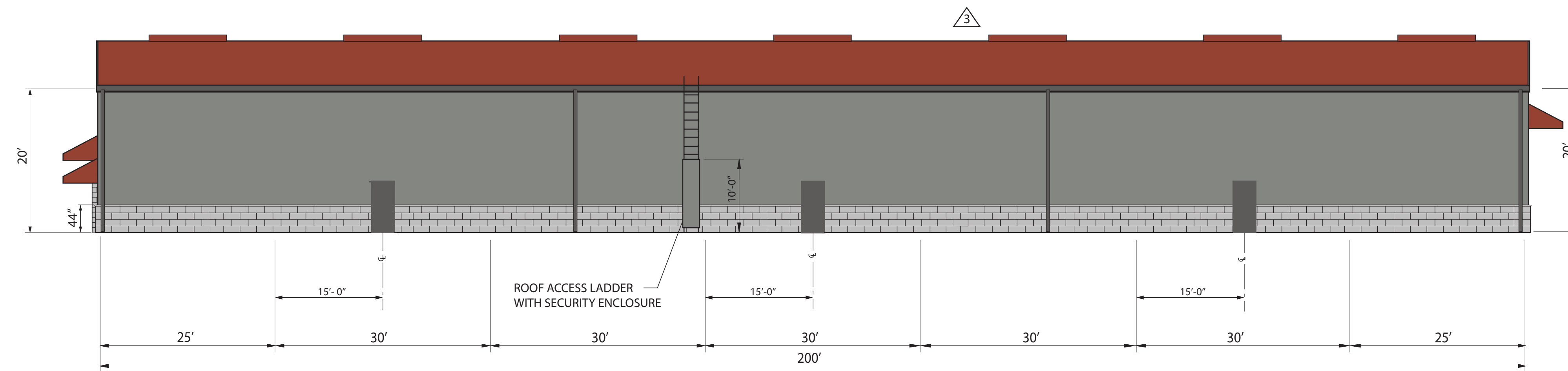
SOBHANI ENGINEERING
1515-A EAST CHESTNUT AVE.
LOMPOC, CALIFORNIA
(805) 736-5744

CITY OF LOMPOC, CA
REVIEWED BY: _____
DATE: _____

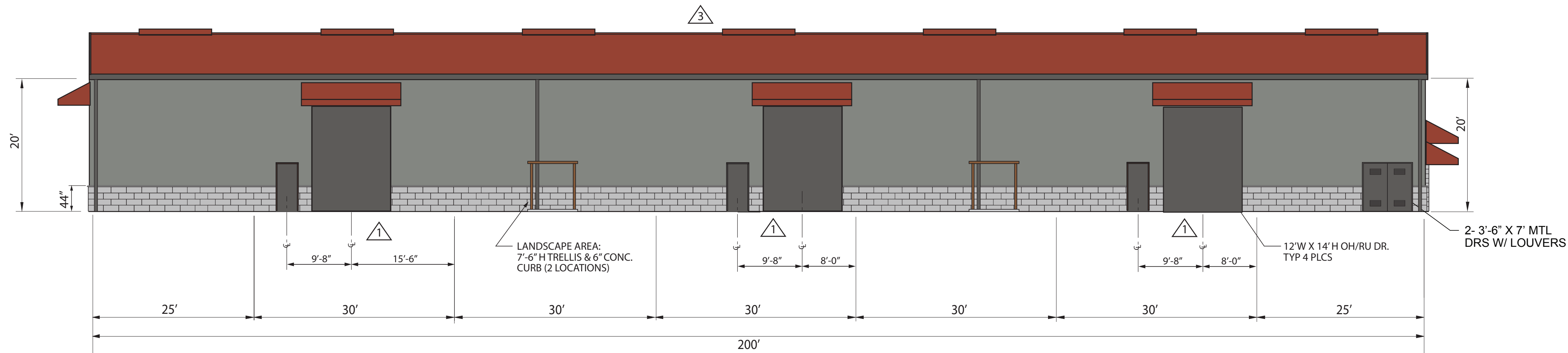
SCALE:
1" = 20.0"
DATE:
01-09-2018

LANDSCAPING PLAN
424 COMMERCE COURT, LOT 8
PARCEL MAP LOM 380-P
CITY OF LOMPOC, CALIFORNIA

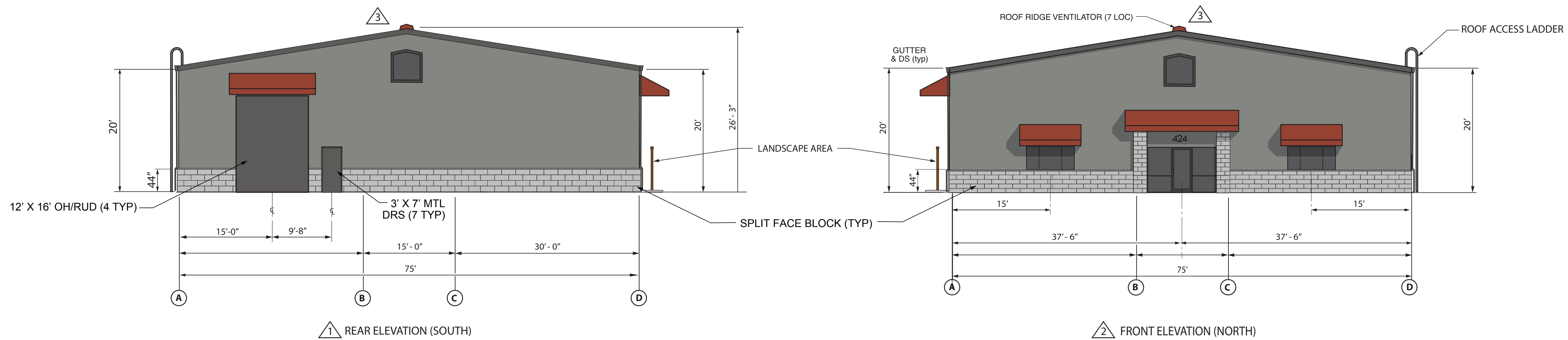
SHEET:
L-1
OF _ SHEETS



△ △ SIDE ELEVATION (WEST)



△ △ SIDE ELEVATION (EAST)



△ REAR ELEVATION (SOUTH)

△ FRONT ELEVATION (NORTH)

Color Scheme

	Roof/Awnings: Rustic Red
	Wall: Slate Gray
	Doors/Trim: Charcoal Gray
	CMU Conc. Block Natural Gray

NO	DATE	REVISIONS
1	11-29-17	REVISED DOOR DIMENSIONING / POSITIONING
2	11-29-17	UPDATED ELEVATIONS ARCH. FEATURES
3	12-01-17	REPLACED ROOF RIDGE VENTALATORS W/ 9" X 10"

SOBHANI ENGINEERING
 1515-A EAST CHESTNUT AVE.
 LOMPOC, CALIFORNIA
 (805) 736-5744

CITY OF LOMPOC, CA
 REVIEWED BY:
 DATE:

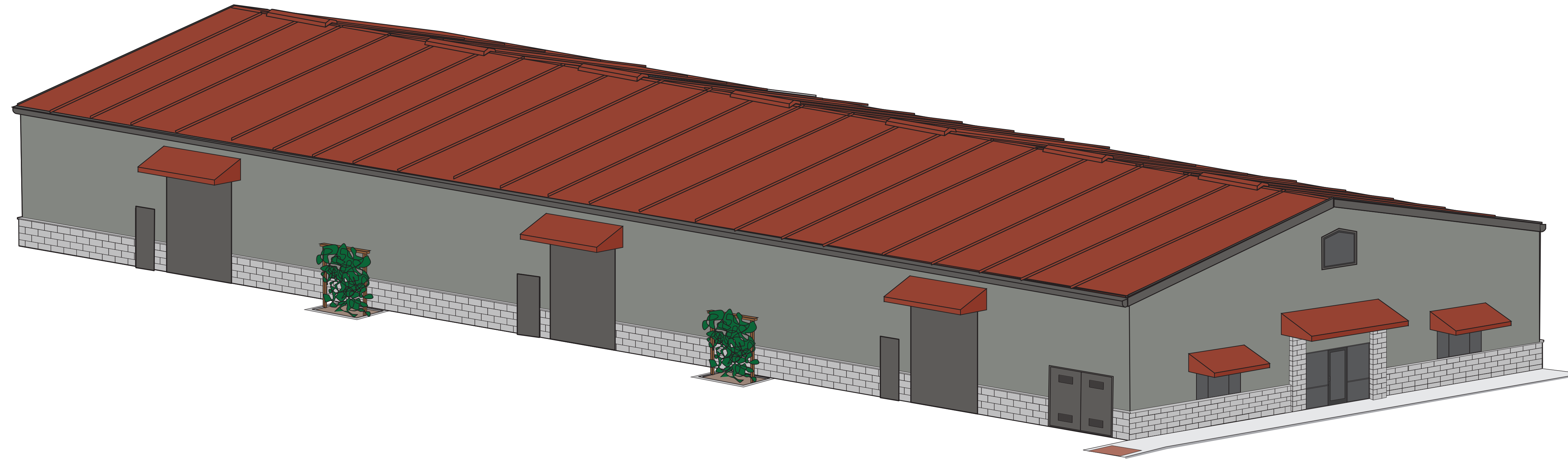
SCALE:
 NTS
 DATE:
 11-13-2017

PROPOSED CONCEPT ELEV.
 424 COMMERCE COURT, LOT 8
 PARCEL MAP LOM 380-P
 CITY OF LOMPOC, CALIFORNIA

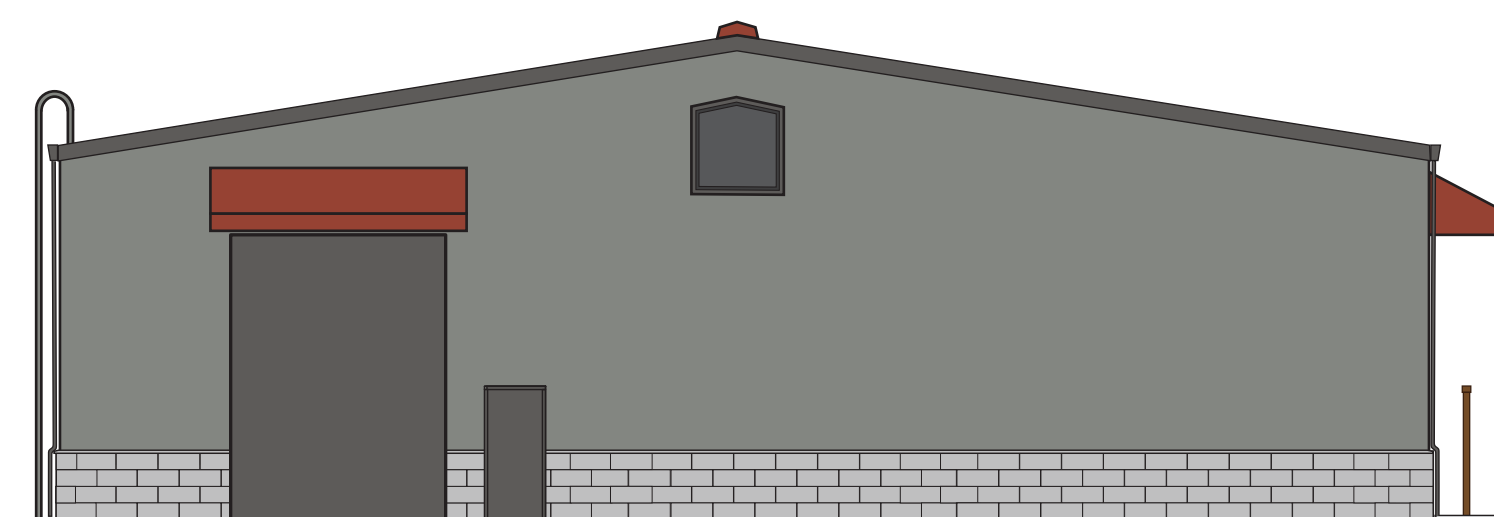
SHEET:
A-3
 OF _ SHEETS



FRONT ELEVATION (NORTH)



FRONT NORTH (EAST SIDE)



SOUTH FACING SIDE

- Color Scheme
- Roof/Awnings: Rustic Red
 - Wall: Slate Gray
 - Doors/Trim: Charcoal Gray
 - CMU Conc. Block Natural Gray

NO	DATE	REVISIONS	NO	DATE	REVISIONS

SOBHANI ENGINEERING
 1515-A EAST CHESTNUT AVE.
 LOMPOC, CALIFORNIA
 (805) 736-5744

CITY OF LOMPOC, CA
 REVIEWED BY:
 DATE:

SCALE:
 NTS
 DATE:
 12-22-2017

PROPOSED CONCEPT
 424 COMMERCE COURT, LOT 8
 PARCEL MAP LOM 380-P
 CITY OF LOMPOC, CALIFORNIA

SHEET:
A-4
 OF _ SHEETS