



PLANNING COMMISSION STAFF REPORT

Planning Commission Meeting Date: October 9, 2019

TO: Members of the Planning Commission

FROM: Greg Stones, Principal Planner
g_stones@ci.lompoc.ca.us

RE: Development Plan Review – DR 19-03
233 Mixed Use Project

AGENDA ITEM NO. 2

A request for a Development Review Permit from Joe Riley (applicant), representing Brad Boulton and Julie Darrah (property owners) for Planning Commission consideration to construct a 14,550 square foot three story mixed use building (residential and commercial) located at 233 & 239 North H within the Old Town Commercial (OTC) zone. The project includes 9,906 square feet of commercial space and 6 residential apartments. 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 property development standards for the Zoning District;
- If the proposal is consistent with the Architectural Review Guidelines;
- If the required Findings in the Resolution can be made; and
- If the Conditions of Approval are appropriate for the project.

Staff Recommendation

1. Adopt Resolution No. 917 (19) approving a Development Plan (DR 19-03) for the 233 Mixed Use project based upon the Findings in the Resolution and subject to the attached draft Conditions of Approval; or
2. Provide other direction.

Site Data

1. Property Owner: Julie Darrah & Brad Boulton
2. Site Location: 233 & 239 North H Street
3. Assessor's Parcel Number: 085-081-001 & -002
4. General Plan Designation: Old Town Commercial
5. Site Zoning: Old Town Commercial
6. Site Use: Vacant
7. Surrounding Uses/Zoning:
North - School / PF
South - Commercial (Bank) / OTC
East - Restaurant (Solvang Brew) / OTC
West - Offices / Mixed Use
8. Site Area: 13,939 square feet

Discussion:

The project site is currently vacant but recently two small residential units were demolished to accommodate the proposed project. The project has already completed a lot merger application that is administratively processed which does not require Planning Commission review.

The project proposes to construct a 14,550 square foot three story mixed use building (residential and commercial) with access to the site from North H Street and an existing alley to the west off of Chestnut Avenue. The project includes 9,906 square feet of commercial space contained within the first and second floors and one (1) studio residential unit on the first and second floors. In addition, four (4) one (1) bedroom residential apartment units would be located on the third floor for a total of six residential apartment units which meets the minimum General Plan density requirements.

As proposed, the studio apartment dwelling unit on the first floor will need to be relocated to the second floor in accordance with Lompoc Municipal Code section 17.052.030. In addition, proposed dwelling units are required to be a minimum size of 550 square feet in accordance with Lompoc Municipal Code section 17.088.130.

Furthermore, pursuant to Lompoc Municipal Code section 17.052.030E, a minimum of 33 percent (or 4,802 square feet) of floor area must be designated for residential. Minimum square footage for residential requirements, residential unit location and percentage of residential uses must be demonstrated on the plans submitted into plan check with the Building Division for Planning Division review and prior to Planning Division approval of a building permit. However, a smaller residential size, location and overall percentage may be allowed if the City Council adopts a zoning code that does not have these requirements and/or limitations on the residential component of the project. The currently proposed zoning code update, which has been reviewed by the Planning Commission, and if adopted, would allow the project as proposed. Planning Conditions of Approval (P60, P61 and P62) have been included to address the proposal and would bring the project into compliance with the City's regulations.

Affordable Housing

As specified in General Plan Housing Element Policy 1.11 for the Old Town Lompoc Redevelopment Project Area (Amendment Area No. 2), at least 10% of residential units will need to be designated for affordable housing. Therefore, Conditions of Approval (P45 and P53) require that one (1) of the six (6) proposed units be designated as an affordable unit (low/moderate income) within the development.

Parking

The project proposes eight (8) off-street parking spaces (with six of these spaces within a carport) which are sufficient and satisfy parking requirements for the proposed uses. Since the project is located in the Old Town, only parking for the residential units are required. Studio and one bedroom units require 1 covered parking space per unit. The proposed carport has been conditioned to require interior lighting (COA P62). In addition, residential parking spaces would also be required to have signage that displays "*Residence Parking Only*" as shown in COA P63.

Options for additional off-site public parking can be found approximately 175 feet from the project site along North I Street. In addition, private arrangements could be made between the property owner and the owner of the adjoining bank property for reciprocal access and parking if the owner desires for options for parking.

Landscaping

The site would contain a variety of new drought tolerant landscaping along North H Street and the Chestnut Avenue street frontages and new 24 inch box trees will be required along the Chestnut Avenue parkway street frontage (COA P59). Final landscaping for the project would be reviewed and approved at the staff level, and is conditioned accordingly.

Signage

The applicant is not required to have a sign program or signs to be reviewed by the Planning Commission (4 or more tenants or businesses spaces). Therefore, signage will be reviewed administratively at the staff level for compliance with the City's Sign Regulations (COA P7).

Conformance with General Plan

The General Plan Land Use designation for these properties are Old Town Commercial (OTC) and the stated purpose is:

To provide pedestrian-oriented commercial areas made up of street-front stores and offices that have a sufficient variety and depth of goods and services to meet the retail, business, and cultural needs of residents of the City and region. To provide limited residential opportunities which are in close proximity to the area's goods, services, and amenities. (Lompoc 2030 General Plan, Land Use Element, Table LU-1).

The project proposes to construct a building for office and residential. The proposed uses are permitted in the land use category, and are therefore consistent with the General Plan Land Use designation.

Conformance with Zoning Ordinance

The zoning for the site is Old Town Commercial (OTC). The purpose of this zone is:

To provide areas that encourage residential opportunities and innovative retail commercial uses that are located near transportation corridors where local residents have access to personal services, retail facilities, and cultural opportunities that are pedestrian oriented. To recognize the unique character that alleys can provide to support infill development, subject to appropriate standards to preserve views, protect privacy, and limit building bulk. (Lompoc Municipal Code Section 17.056.010).

The project proposed uses are permitted within the Zoning District. The project, as proposed and conditioned, would meet the zoning development standards. Therefore, the project is consistent with the intent of the zoning district.

Conformance with Old Town Specific Plan

The project is within the Old Town Specific Plan area where the purpose of the plan is to encourage the development of Old Town Lompoc as a center for specialty retail, mixed-use projects, cultural activities, and develop an appropriate urban design and streetscape concept for the Old Town. The proposed project, as conditioned, implements the purpose of the Old Town Specific Plan and General Plan by:

- Maintaining a compact urban form and growth pattern which provides adequate space to meet housing, employment, business and public service needs;
- Developing underdeveloped land (the site is currently vacant);
- Providing mixed use development in appropriate areas to provide opportunities for a jobs and housing balance at the community and neighborhood level;
- Developing an existing commercial facility to improve their appearance and condition, and contributes toward an overall positive and cohesive visual identity;
- Creating and linking high activity areas such as restaurant dining areas or pedestrian areas by incorporating both commercial and residential uses in an existing urban environment.
- Locating parking at the rear or side of the building

The proposed project, as conditioned, meets the intent, development criteria, design guidelines and the urban design that the Old Town area was envisioned for.

Architectural Review Guidelines

The proposed building incorporates a contemporary architectural style that is complementary to the surrounding buildings (i.e. Bank of America and Solvang Brewing Company). Architectural features include light exterior plaster, an aluminum curtain wall glazing system, persimmon colored accent metal wall panels, vertical metal sunshades, dark vertical metal wall panels, decks with railings, concealed fastener metal panel rain screens, and a flat roof with a dark colored fascia parapet. In addition, embellishments to the door and windows such as brass door pull, brass kick plate, and the use of clear glass would complement the proposed architecture (Attachment 3, Plan Set). The project does not meet the requirement for storefront windows which are required on the first floor (facing the street) to be no closer (minimum) than 18 inches from the ground. This design element, if shown on the plans submitted for a building permit, would allow the project to conform to the requirements of the Architectural Guidelines contained within the Old Town area (P 20).

Staff review finds that the proposed project, as conditioned, is complementary to the nearby developments while remaining substantially compliant with the City's Architectural Review Guidelines. But, it should be noted that discouraged materials in the Old Town include steel or metal siding and the project proposes metal features such as vertical metal wall paneling, accent metal wall panels, metal panel rain screens, and metal sunshades. Since these materials are discouraged and not prohibited it is up to the Planning Commission's discretion to determine compatibility of these materials.

Staff Review

A Development Review Board (DRB) meeting was held on September 12, 2019. The application was circulated and Conditions of Approval were drafted by each of the departments, providing both standard and project specific requirements as necessary.

The applicant and project representative were present at the meeting and given the opportunity to discuss the draft Conditions of Approval with staff. As conditioned, the project satisfies the development standards of the zoning ordinance and therefore staff recommends that the Planning Commission adopt Resolution No. 917 (19) approving DR 19-03 based on the Findings in the Resolution and subject to the attached draft Conditions of Approval.

Environmental Determination

The project is exempt from review pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA). No further environmental review is required and a Notice of Exemption will be filed for the project following the Planning Commission action.

Noticing

On September 27, 2019, required notices were mailed by US mail to property owners within 300 feet of the site and a notice was also posted to the project site. In addition, on September 29, 2019, a notice was published in the Lompoc Record.

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 and fee of \$257.80.

Attachments

1. Resolution No. 917 (19)
2. Vicinity Map
3. Plan Set

Respectfully submitted,

Brian Halvorson
Planning Manager

APPROVED FOR SUBMITTAL TO THE PLANNING COMMISSION:

Christie Alarcon
Community Development Director

RESOLUTION NO. 917 (19)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A DEVELOPMENT PLAN (DR 19-03) FOR THE 233 MIXED USE BUILDING

WHEREAS, the City received a request for a Development Review Permit from Joe Riley (applicant), representing Brad Boulton and Julie Darrah (property owners) for Planning Commission consideration to construct a 14,550 square foot three story mixed use building (residential and commercial) located at 233 & 239 North H (APN's: 085-081-001 and 085-081-002) within the Old Town Commercial (OTC) zone. The project includes 9,906 square feet of commercial space and 6 residential apartments; and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on October 9, 2019; and

WHEREAS, at the meeting of October 9, 2019, _____ were present, and _____ answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of October 9, 2019, _____ spoke in favor and _____ spoke in opposition of the project.

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, as conditioned, therefore the Planning Commission finds that:

- A. The proposed uses, as conditioned, are consistent with the applicable policies and development standards, as conditioned, set forth in Lompoc Municipal Code Chapter 17.052 and within the Old Town Specific Plan.
- B. The site for the proposed uses is adequate in size and topography to accommodate said uses, and all yards, spaces, walls and fences, and landscaping have adequately adjusted such uses with the land and uses in the vicinity.

- C. The site of the proposed uses relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed uses.
- D. The proposed uses will have no adverse effect upon the abutting and surrounding properties from the permitted uses thereof.
- E. The proposed uses are within the intent and purpose of the Old Town Commercial (OTC) zoning district and the Old Town Specific Plan.
- F. The proposed uses are not obnoxious or detrimental to the public welfare, and are permitted uses enumerated in Section 17.052 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. The proposed project, as conditioned, is in substantial compliance with the City's Architectural Review Guidelines.
- I. The proposed project, as conditioned, is in substantial compliance with the requirements of the Old Town Specific Plan.

SECTION 2: This project is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15332 (In-Fill Development Projects) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because (i) it is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designations and regulations, (ii) it occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses, (iii) the project site has no value as habitat for endangered, rare, or threatened species, (iv) approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and (v) the site can be adequately served by all required utilities and public services. Furthermore, none of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, section 15300.2 apply to this project. Therefore, no environmental assessment is required or necessary.

SECTION 3: Based upon the foregoing, the proposal under DR 19-03 is approved on October 9, 2019, 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 October 9, 2019 by the following vote:

AYES:

NOES:

Brian Halvorson, Secretary

Nicholas Gonzales, Chair

Attachment: Exhibit A – Draft Conditions of Approval

**DRAFT CONDITIONS OF APPROVAL
DR 19-03 – 233 Mixed Use Project
233 & 239 North H Street (APNS: 085-081-001 & 085-081-002)**

Draft Conditions of Approval of a Development Plan (DR 19-03) for the construction of a 14,550 square foot three story mixed use building (residential and commercial) located at 233 & 239 North H Street within the Old Town Commercial (OTC) zone. The project includes 9,906 square feet of commercial space and 6 residential apartments.

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. No signage is proposed at this time. Prior to the installation of any signage or sign related construction, the applicant shall obtain the appropriate permit through the Planning and Building Divisions.
- 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, sub-lessees, 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 sub-lessees, 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 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.
- P11. 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.
- P12. 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.

- P13. 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.
- P14. All of the conditions shall be consented to in writing by the applicant.
- P15. 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

- P16. The Architectural Review approval granted by the Planning Commission is valid for one year from the date of approval and will expire on October 9, 2020. A one-year extension may be granted by the Planning Manager if the applicant submits a request fifteen (15) days prior to the expiration date.
- P17. All facades which extend above the roof line shall be finished on all elevations exposed to public view.
- P18. Proposed 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.
- P19. 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.
- P20. In accordance with the Architectural Design Guidelines, the Old Town storefront windows should be as large as possible and no closer than 18 inches from the ground (bulkhead height). Maximum bulkhead heights for new construction shall be 36 inches. This design element shall be shown on the plans submitted into plan check with the Building Department.

PLANNING – SITE PLAN CONDITIONS

- P21. No outside vending machines, except fully enclosed newspaper racks, shall be allowed on site. All newspaper racks shall be pedestal-mounted.

PLANNING – LANDSCAPING GENERAL CONDITIONS

- P22. Six (6) 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) Planning Manager – Private property landscaping; and
- 2) Urban Forestry Supervisor – Right-of-Way landscaping

- P23. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.
- P24. The project must conform to the Urban Forestry Administrative Guidelines.
- P25. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.
- P26. All landscaping shall comply with the Landscape Development Regulations in Lompoc Municipal Code section 17.092 (Landscape Development Regulations).

PLANNING – LANDSCAPING IRRIGATION CONDITIONS

- P27. The project must conform to Chapter 15.52 of the Lompoc City Code Water Efficient Landscape and Irrigation Standards and the State of California Model Water Efficiency Landscape Ordinance.
- P28. 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.
- P29. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

PLANNING – LANDSCAPING TREE CONDITIONS

- P30. The number and size of trees installed on the site shall meet the tree density requirements, as set forth in Chapter 17.092 (Landscape Development Regulations) of the Lompoc Municipal Code. The density will be approved or denied during Plan Check.
- P31. All trees must be planted at least ten feet away from public utilities, to include but not limited to water, sewer, electric, storm drains, cable, telephone, etc.
- P32. All trees must be installed with support staking. All nursery stakes must be removed from trees.
- P33. All trees and plant material selection shall be made with the concurrence of the Planning Division.

PLANNING – LANDSCAPING INSTALLATION CONDITIONS

- P34. Installation of all irrigation and landscaping shall be performed by a licensed landscape contractor. Open trench inspections of the irrigation installation is subject to approval of City officials.
- P35. A layer of brown walk-on bark (two to four inches deep), must be applied in all landscape areas. A sample of the bark shall be submitted to the Planning Division for review and approval prior to the issuance of building permits.
- P36. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.
- P37. Prior to the final inspection by the Planning Division, a Certificate of Completion and Substantial Compliance shall be completed and submitted to the Planning Division.
- P38. All landscaping shall be installed and accepted by the City prior to issuance of a Certificate of Occupancy for the building.
- P39. The species, size and number of plants shall be shown on the landscape plans submitted for plan check and approved by the Planning Division prior to installation.

PLANNING – AIR QUALITY CONDITIONS

- P40. 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.

P41. 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.

PLANNING – CULTURAL RESOURCES CONDITIONS

- P42. 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.

- P43. 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.
- P44. 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

P45. Hours of construction shall be limited to:

Monday through Friday: 7:30 a.m. to 5:00 p.m.
 Saturday: 8:00 a.m. to 5:00 p.m.
 Sunday: None

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

PLANNING – Affordable Housing Requirements

- P46. Applicant shall comply with affordable housing requirements for Old Town Lompoc Redevelopment Project (Amendment Area No. 2) as specified General Plan Housing Element Policy 1.11.
- P47. The proposed project has six (6) units of which one (1) affordable unit is required within the development. The applicant must designate the affordable unit on the site plan/floor plan and sign a covenant prepared by the City of Lompoc Successor Housing Agency which will be recorded on the property for a period of 55 years.
- P48. One (1) of the dwelling units shall be at prices affordable to low and moderate/median income families. The distribution and affordability levels of these units, termed “rent-controlled units” / “controlled-sale units” shall be as follows:

Income Level	One Bedroom Unit
Low/Moderate	1
Total	1

- P49. Prior to the issuance of building permits, the property owner(s) shall sign a covenant which runs with the land against each rent-controlled unit. The covenant shall be prepared by the City of Lompoc Successor Housing Agency in order to assure continued affordability. The covenant shall specify the following:
- a. the formula for determining new rental price;
 - b. affordability control mechanisms upon rental;
 - c. refinancing restrictions;
 - d. qualifications of eligible renters;
 - e. annual reporting requirements;
 - f. occupancy requirements;
 - g. the period during which affordability is to be maintained;
 - h. that the owner grants to the Agency, or other entity designated by the Agency, an option to purchase the property at any time the owner wishes to sell; and,
 - i. that the covenant shall be in effect for a 55-year period starting from the issuance of the Certificate of Occupancy.
- P50. Prior to the issuance of building permits, the applicant and property owner(s) shall agree to cooperate in implementing the affordability controls, and obtain the lender's approval of the affordability control documents.
- P51. Prior to issuance of Certificates of Occupancy, the applicant and property owner(s) shall obtain the City's/Successor Housing Agency's approval of the renter selection process, the initial rent, and the eligibility of the initial renters of rent-controlled unit.
- P52. Prior to the issuance of Certificates of Occupancy, the renters of the rent-controlled unit shall agree to occupy the unit as their principal place of residence.
- P53. Prior to the issuance of Certificates of Occupancy, the owner(s) shall agree to assign to the City/ Successor Housing Agency the right to any rents collected above affordable levels specified in the recorded covenant.
- P54. Prior to any sale or other transfer of any interest in the rent-controlled unit, it must be approved by the City/ Successor Housing Agency as being in compliance with the requirements set forth in the covenant. Full disclosures must be made in writing to the City regarding the terms of the sale, including copies of closing statements from escrow and all other documents.

PLANNING – PROJECT SPECIFIC CONDITIONS

- P55. Uses occupying the building and site shall operate in conformance with the City of Lompoc noise regulations.
- P56. Striping of the parking lot shall conform to parking standards as set forth in Lompoc Municipal Code section 17.112 (Parking Regulations).
- P57. A Temporary Use Permit shall be obtained from the Planning Division prior to installation of a construction and/or office trailer on the project site.
- P58. A Certificate of Compliance shall be recorded for the lot merger prior to Planning Division approval of a grading permit or building permit.
- P59. All parkways fronting the project site shall be improved with landscaping. New 24-inch box street trees (as reviewed and approved by the Planning Division and Urban Forestry) shall be planted within the existing parkway on Chestnut Avenue.
- P60. The dwelling on the first floor shall be relocated and placed on the second floor in accordance with Lompoc Municipal Code section 17.052.030E. This shall be demonstrated on the plans submitted into plan check with the Building Division for Planning Division review and prior to Planning Division approval of the building permit. However, the proposed dwelling unit may remain on the first floor, but in the rear of the building which does not face H Street if the City Council adopts a zoning code that allows this unit on the first floor in the rear of the building.
- P61. All one (1) bedroom dwelling units shall be a minimum of 550 square feet per Lompoc Municipal Code section 17.088.130 (Minimum Floor Area of Dwelling Unit). Minimum dwelling size shall be demonstrated on the plans submitted into plan check with the Building Division for Planning Division review and prior to Planning Division approval of a building permit. However, a smaller dwelling unit size may be allowed if the City Council adopts a zoning code that allows smaller dwelling units.
- P62. Pursuant to Lompoc Municipal Code section 17.052.030E, a minimum of 33 percent (4,802 square feet) of floor area must be designated for residential. Minimum square footage for residential requirements shall be demonstrated on the plans submitted into plan check with the Building Division for Planning Division review and prior to Planning Division approval of a building permit. However, a smaller residential percentage may be allowed if the City Council adopts a zoning code that does not require a minimum percentage for residential or a development standard that allows less than what is currently required.
- P62. All carports shall contain interior lighting and lighting specifications shall be shown on the plans submitted for building permit review.
- P63. Signage shall be provided for the all required residential parking stalls indicating those parking spaces that are for “residence parking only”.

II. BUILDING AND LIFE SAFETY – BUILDING AND FIRE DEPARTMENTS

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 site plans submitted for building permit review.
- B6. All property lines and easements shall be shown and identified on the site 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. Since this building is a mixed use occupancy the requirements for Chapters 11A and 11B will be required in regards to accessibility.

- B10. Fire sprinklers are required per Building, Fire, and/or City codes.
- B11. The Project shall show compliance with the CALGreen 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.
- B13. All special inspections shall be stated when required on the plans. All special inspectors are required to check-in at City Hall with the Building Division prior to conducting any inspections. Inspection results are required to be submitted within 48-hours to the Building Division at 100 Civic Center. No special inspectors shall perform work on weekends or without checking in.
- B14. No one shall occupy the building until a Certificate of Occupancy has been issued by the Building Official.
- B15. A pre-construction meeting is required on site prior to commencement of work. Schedule a pre-construction meeting at least 72-hours in advance with the Building Division. All key team members shall be present including the General Contractor and the Architect and/or Engineer of Record.

BUILDING – SPECIFIC CONDITIONS

- B16. No work may commence until a Building Permit is issued from the Building and Safety Division.
- B17. Parking facilities, including covered parking, serving residential portions of the project shall provide accessible parking spaces in accordance with California Building Code Section 1109A.

III. 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 - SPECIFIC CONDITIONS

- F9. All portions of the building shall have NFPA 13 approved fire sprinklers.
- F10. A NFPA 72 compliant fire alarm system is required throughout the building. Fire alarm systems are required in accordance with the most restrictive of the following: the CFC, CBC, or the Lompoc City Code, including CFC 903.4.2.
- F11. All FDC's for all buildings or areas of a building shall be all placed in a manner that is clearly identifiable as the point of connection for the specified addressed location. If the occupancies are split, additional separations of the fire alarms and sprinklers will be necessary. The FDC connection shall be flush mount on the northwest corner facing West Chestnut Avenue.
- F12. Fire rated separations are required to ensure proper ratings between occupancy types and/or floors.
- F13. Fire alarm systems shall be monitored 24-hours a day with a central alarm station on contract. All alarms including sprinkler flow devices, OS&Y tamper valve switches, gas and/or combustible gas detection systems, and any other detectors shall be integrated and monitored with the central alarm station.
- F14. Fire-resistive assemblies may be required for occupancy separation and/or exterior wall protection. Parapets may be required in accordance with the CFC.

- F15. Standpipes may be required in accordance with the CFC and NFPA.
- F16. Vegetation shall be maintained away from the FDC connection 5 (five) feet in all directions at all times.
- F17. Elevators used to service upper floors will require access for gurneys for medical emergency responses including space for first responders.
- F18. Knox box access is required off the alley near the FDC connection in addition to the main entrance.
- F19. Occupied roofs require the minimum number of approved exits. The rooftop may require two exits.

IV. 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 online at:

<http://www.cityoflompop.com/PublicWorks/engineering.htm>

- GR3. Grading Plans shall be prepared in conformance with City of Lompoc “Development Assistance Brochures.” E-10 through E-90 that apply, “Development Assistance Brochures” are available to facilitate the preparation of plans and reports by the Applicant’s engineer and are an essential reference for the preparation of Grading Plan submittals. “Development Assistance Brochures” can be obtained from the City Engineering web page:

http://www.cityoflompop.com/PublicWorks/develop_asst.htm

- GR4. In conformance with Title 12, Chapter 12.28.040 of the Lompoc City Code, the Improvement Plans, including but not limited to, grading, water, sewer, streets, electrical system, and other surface and subsurface improvements, shall be prepared based upon the control monuments as established by the City of Lompoc Coordinate Control System by Record Of Survey filed August 22, 2003, in Book 172, Pages 4 through 7, Santa Barbara County Records. All drawings, improvement plans and survey maps shall be prepared in accordance with the requirements currently in effect.
- GR5. First plan check submittal shall include estimated grading quantities, a current soils investigation report, retaining wall calculations, drainage 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. The Contractor shall use reclaimed or recycled water whenever possible for on-site Project work, to the extent such water is not detrimental to the quality of the work and does not cause a hazard to public health. In accordance with Lompoc Municipal Code section 13.04.060 the use of potable water in Lompoc is prohibited for: washing paved surfaces, hardscape, and open ground; and for dust control at construction sites when recycled water is available. Reclaimed or recycled water is available to the Contractor from a source at the Lompoc Regional Wastewater Treatment Plant located at 1801 W. Central Avenue in Lompoc, at rates less than the City's potable water rates. Contact the City Utilities Department at City Hall for more information, at (805) 736-1261.
- 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. Building pads shall have a drainage gradient of 2% toward approved drainage facilities. Finished grades shall slope 5% for 10 feet away from the building.
- GR10. Grading Permit fees are based on Section 2 of the Master Fee Schedule adopted by City Council Resolution No. 5386(07).
- GR11. 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.
- GR12. 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.**
- GR13. 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.

- GR14. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.
- GR15. 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.
- GR16. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8 and conforming to E-70 DAB.
- GR17. 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.
- GR18. 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.
- GR19. 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>

- GR20. 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.
- GR21. 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 Micro-station); 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
Blow-offs	Lift Stations	Junction Boxes	Swales	Sidewalk
Air Vacs	Laterals	Pull Boxes	Basins	Drives
Fire Hydrants		Poles	Structures	Access Ramps
Services		Street Lights	Filters	Parking Lots
Meters			Curb Drains	Survey Mon's
RP Backflow				Retaining Walls
				Bus Turnouts

GRADING – PROJECT SPECIFIC CONDITIONS

GR22. Parking facilities, including covered parking, serving residential portions of the project shall provide accessible parking spaces in accordance with California Building Code Section 1109A.

GR23. Provide, and show on the plan, access from the public ROW for commercial uses in accordance with California Building Code Section 11B.

V. STORMWATER – DESIGN 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, specifying dimensions, 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, prior to October 1, cleaned out and equipment 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 or vegetated swales to address the 95% infiltration requirements, LIDI guidance should be followed: http://www.centralcoastlidi.org/uploads/LIDI_Bioretention_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. 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 how storm water that falls on each part of the site will be collected and infiltrated in the shallow basins shown on the preliminary design, without passing through the system and discharging to the street. It is not clear where the 5% that will runoff the property is located and it appears too much of the property drains to streets, as opposed to the two small basins.*

VI. 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. Separate sanitary sewer laterals shall be provided for domestic and commercial uses.

VII. ENGINEERING – GENERAL CONDITIONS

EN1. Public Improvements are required with this development. Public Improvements include all work within the public right-of-way or easement, as well as improvements to public infrastructure. Separate Public Improvement Plans **are not required**. Public Improvements may be included within the Grading Plan Set. As such, the Grading Plan (once approved) will be used for encroachment permit issuance.

Public Improvements:

- a. Utilities – Electric (conduit, transformers, streetlights, 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.htm

- EN5. In conformance with Title 12, Chapter 12.28.040 of the Lompoc City Code, the Improvement Plans, including but not limited to, grading, water, sewer, streets, 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 by grant deed as described below and 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 and legal exhibit) 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 (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, storm drain, 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.cityoflompop.com/PublicWorks/engineering.htm>

- 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 (or Grading Plan, if used for encroachment permit) 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.cityoflomdoc.com/departments/pworks/engineering.htm>).

EN20. After construction is complete and the City has approved the Record Drawings, the Applicant shall provide the Engineering Division with a copy of the Record Drawings, in a computer format (DWG, DGN or DXF file) readily compatible for transfer to the City Geographic Information System.

ENGINEERING – PROJECT SPECIFIC CONDITIONS

EN21. Lot Combination must be recorded prior to issuance of building permit.

EN22. The vehicular entrance and exit shall be clearly marked accordingly.

EN23. All proposed work within the Caltrans ROW (H Street) shall be reviewed and approved by Caltrans. The proposed work shall be shown on the grading plan set to be reviewed and approved by the City of Lompoc as well. The issuance of a Caltrans encroachment permit shall be provided to the City of Lompoc Engineering division prior to the issuance of the building permit by the City of Lompoc.

EN24. Caltrans encroachment permit shall include all of the proposed improvements on H Street (Caltrans ROW), including the sidewalk, ramp, driveway and removal of the existing tree.

EN25. Provide the site distance triangles on the northeast corner to ensure that the proposed building does not encroach.

EN26. Provide site distance triangles at the back of walk at the vehicular entrance from H Street in accordance with Standard Drawing 803.

VIII. AVIATION/TRANSIT

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/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 will be required for all City owned electrical lines and facilities, including pad-mounted equipment, located on private property.

ELECTRIC – PROJECT SPECIFIC CONDITIONS

EL7. Electric service will require trenching/installation of new primary riser, 4' x 4' primary vault, pad-mount transformer and associated conduit. Project will require transformer located on private property with clear space of 3' around side and back, along with 8' clear space in front of transformer. Location shall be readily accessible of lifting equipment. Should readily accessible location require relocation of existing overhead facilities, developer shall pay for relocation of overhead facilities.

X. 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 Planning Manager.

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 a minimum of 7 feet deep and 14 feet wide. This will allow for up to two 450-gallon trash/recycling containers.

XI. WATER

WATER - GENERAL CONDITIONS

- W1. This facility must comply with plumbing cross-connection control standards as required by City Ordinance and State law for the protection of water supplies. Information on acceptable back-flow assemblies is available from the City Water Division.
- W2. The size and location of all water meters shall be determined by the Engineer/Architect or authorized representative. All water meters will be furnished and installed by the Water Division at the expense of the Applicant.
- W3. All meter protection shall be by an approved Reduced Pressure Principle Backflow Prevention Assembly (RP) at the service connection. Information on acceptable assemblies is available from the City Water Division.
- W4. All public water system components must be constructed within public right-of-way or public easements.
- W5. When a fire sprinkler system is required or proposed, the utility plan shall show the location of 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. Dwg. No. 404 (last revised 06/2008).

WATER – PROJECT SPECIFIC CONDITIONS

- W9. Existing 5/8-inch service for 233 North H Street to be used for Irrigation must be upgraded to a full 3/4-inch meter and needs to be relocated to alley.
- W10. Backflow device is needed for the irrigation meter. It shall be installed on private property and as close to the irrigation meter as possible.
- W11. Existing 5/8-inch meter for 239 north H St. must be abandoned and capped at the main.
- W12. Proposed water meter for commercial use with 1-inch service connection requires a backflow device per City Standards.

XII. POLICE

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

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.

Joe Riley, Applicant

Date

Brad Boulton, Property Owner

Date

Julie Darrah, Property Owner

Date

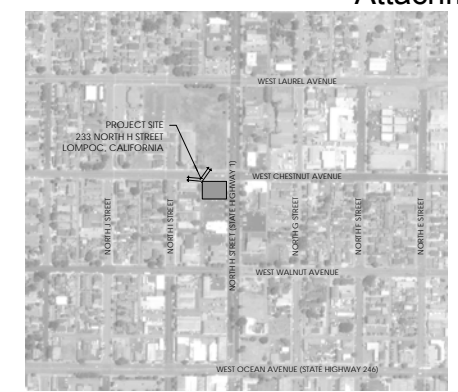
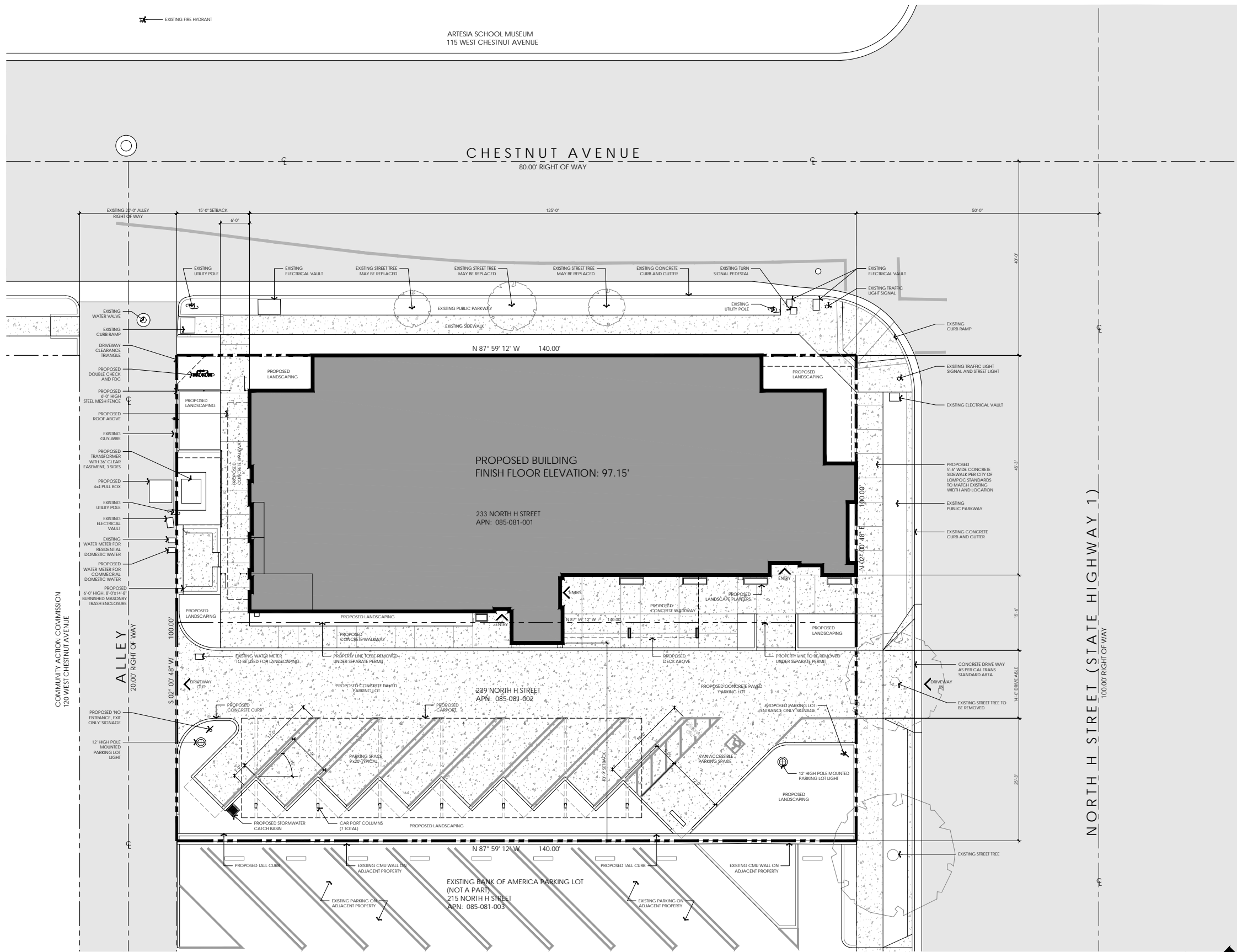
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Attachment 2 Vicinity Map



Legend

-  Streets
-  Project Site



VICINITY MAP
SCALE: NOT TO SCALE

PROPERTY INFORMATION

ADDRESS: 233 AND 239 NORTH H STREET LOMPOC, CALIFORNIA 93402

ASSESSORS PARCEL NUMBERS: 085-081-001 AND 085-081-002

PARCEL SIZE: 0.32 ACRES (14,000 SQUARE FEET)

ZONING: OLC - OLD TOWN COMMERCIAL / REDEVELOPMENT OVERLAY

EXISTING USE: ABANDONED COMMERCIAL AND RESIDENTIAL USES (DEMOLISHED 5.8.2019)

SITE INFORMATION

PROPOSED LOT BUILDING COVERAGE: 5,831 SQUARE FEET

PROPOSED IMPERVIOUS HARDSCAPE AREA: 5,448 SQUARE FEET

PROPOSED PERVIOUS LANDSCAPE AREA: 2,521 SQUARE FEET

EXISTING IMPERVIOUS AREAS (FOR USE IN POST CONSTRUCTION STORMWATER CALCULATIONS):

BUILDINGS TO BE REMOVED: 1,275 SQUARE FEET

IMPERVIOUS AREA TO BE REMOVED: 8,326 SQUARE FEET

TOTAL EXISTING IMPERVIOUS AREA: 9,601 SQUARE FEET

SITE ACCESS: ONE WAY DRIVEWAY ENTRANCE FROM NORTH H STREET AND ONE WAY DRIVEWAY EXIT ONTO EXISTING ALLEY

SURROUNDING USES / ZONING

NORTH: PUBLIC FACILITIES / REDEVELOPMENT OVERLAY (ARTESIA SCHOOL MUSEUM)

SOUTH: OLD TOWN COMMERCIAL / REDEVELOPMENT OVERLAY (BANK OF AMERICA)

EAST: OLD TOWN COMMERCIAL / REDEVELOPMENT OVERLAY (SOLVANG BREWING COMPANY)

WEST: MIXED USE / REDEVELOPMENT OVERLAY (COMMUNITY ACTION COMMISSION)

SETBACKS

FRONT (NORTH H STREET)	PROVIDED: 0'-0"	REQUIRED: 0'-0"
REAR (ALLEY)	PROVIDED: 15'-0"	REQUIRED: 10'-0"
SIDE (WEST CHESTNUT AVENUE)	PROVIDED: 0'-0"	REQUIRED: 0'-0"
SIDE	PROVIDED: 45'-0"	REQUIRED: 0'-0" TO CARPORT

BUILDING INFORMATION

FLOOR AREA	(COMMERCIAL/RESIDENTIAL)	(RESIDENTIAL)
FIRST FLOOR	5,832 SQUARE FEET	5,832 SQUARE FEET
SECOND FLOOR	5,096 SQUARE FEET	5,096 SQUARE FEET
THIRD FLOOR	3,663 SQUARE FEET	3,663 SQUARE FEET
TOTAL FLOOR AREA	14,591 SQUARE FEET	14,591 SQUARE FEET

MAXIMUM RESIDENTIAL DENSITY: 21.8 DU / NET ACRE - 3 RESIDENTIAL UNITS ALLOWED 6 RESIDENTIAL UNITS PROVIDED

MAXIMUM FLOOR AREA RATIO (FAR): 2.0 x 14,000 SQUARE FEET = 28,000 SF ALLOWED 125% ALLOWED FOR RESIDENTIAL USE = 17,500 SF

HEIGHT: PROVIDED: 41'-0" ALLOWED: 45'-0"

STORIES: PROVIDED: 3 ALLOWED: 3

CONSTRUCTION TYPE: V-B

OCCUPANCY GROUP: BUSINESS GROUP B, RESIDENTIAL GROUP R-2

PARKING REQUIREMENTS

SUMMARY: PER TITLE 17.052.060 DEVELOPMENT STANDARDS, "NO PARKING REQUIREMENTS FOR COMMERCIAL USES WITH THE EXCEPTION OF EXISTING RESIDENCES. RESIDENTIAL USES MUST COMPLY WITH SECTION 17.112.020"

1 BEDROOM UNITS	1 COVERED SPACE PER UNIT
PARKING REQUIRED:	4 UNITS - 4 COVERED SPACES
PARKING PROVIDED:	4 COVERED SPACES 1 STANDARD SPACE 1 VAN ACCESSIBLE SPACE 8 TOTAL SPACES

PROJECT DATA

THIS PROJECT PROPOSES THE CONSTRUCTION OF A NEW 14,591 SQUARE FOOT, THREE-STORY MIXED USE BUILDING. THE FIRST AND SECOND FLOORS ARE COMPRISED OF OFFICE SPACE WITH ONE APARTMENT ON EACH FLOOR. THE THIRD FLOOR INCLUDES FOUR (4) RESIDENTIAL APARTMENTS. A NEW PARKING LOT WITH A ONE-WAY DRIVE ASLE AND COVERED PARKING FOR THE RESIDENTIAL UNITS WILL SERVE THE BUILDING.

THE SITE DEMOLITION PHASE OF WORK INCLUDES THE PROPOSED REMOVAL OF TWO (2) EXISTING VACANT BUILDINGS, VARIOUS CMU SITE WALLS, AND AN AC PAVED PARKING LOT. (COMPLETED 5.8.2019, PERMIT NUMBER B2019-0138)

EXISTING TWO PARCELS (ASSESSOR PARCEL NUMBERS 085-081-001 AND 085-081-002) ARE PROPOSED TO BE COMBINED INTO ONE PARCEL, +/- 14,000 TOTAL SQUARE FEET (ASSESSOR PARCEL NUMBERS 085-081-017). PROPOSED LOT LINE TO BE ABANDONED UNDER SEPARATE PERMIT.

PROJECT DESCRIPTION

- A1.0 ARCHITECTURAL SITE PLAN
 - A2.0 PROPOSED FLOOR PLANS
 - A3.0 PROPOSED ELEVATIONS
 - C1.0 PRELIMINARY GRADING AND DRAINAGE PLAN
 - L1.0 PRELIMINARY LANDSCAPE PLAN
- SHEET INDEX**

ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"



Owner:
Julie Darrah and Brad Boulton
340 East Clark Avenue
Orcutt, California
Schematic Design

Project:
Design Review Drawings for
2Thirty3 Mixed-Use Development
233 North H Street
Lompoc, California

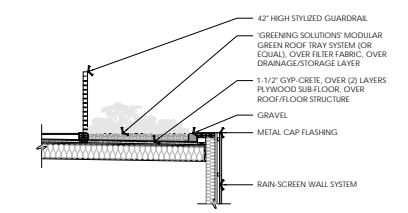
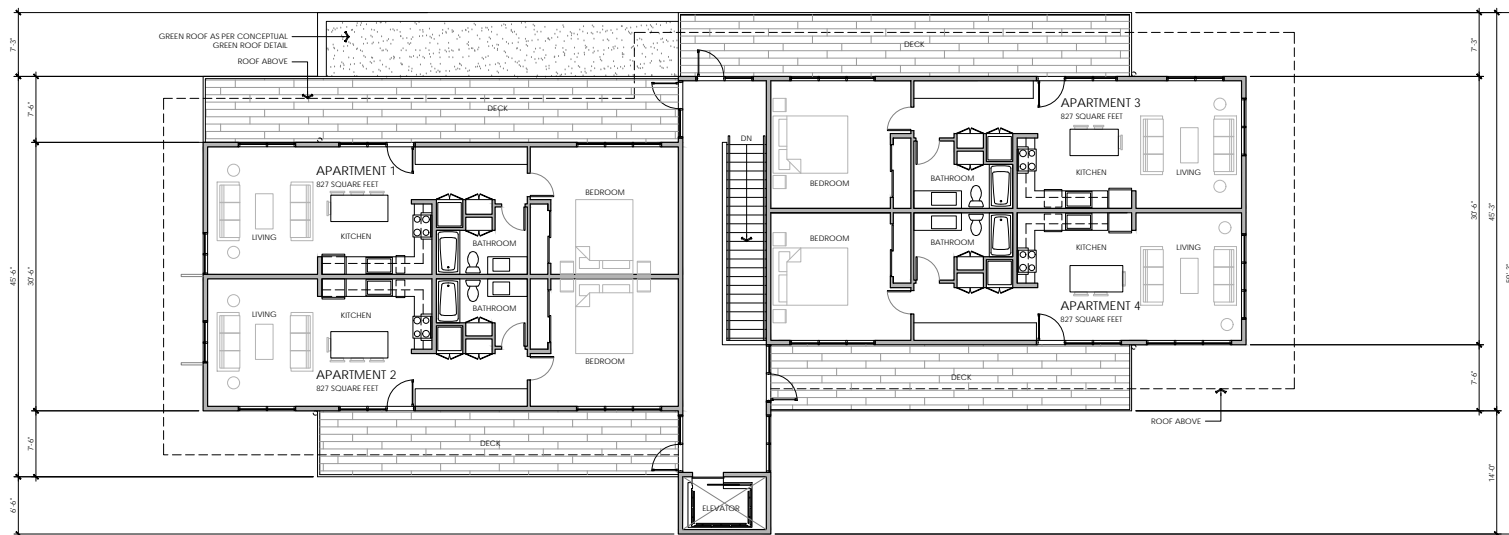
Sheet Title:
ARCHITECTURAL SITE PLAN

Scale: 1/8" = 1'-0"



Date: July 31, 2019
Project Number: 1217-01
Sheet Number:

DR- A1.0



CONCEPTUAL GREEN ROOF
SCALE: 1/4" = 1'-0"

- FIRE DEPARTMENT NOTES
1. FIRE SPRINKLERS WILL BE REQUIRED THROUGHOUT THE ENTIRE BUILDING AND POTENTIALLY THE CARPORT AS WELL. FIRE SPRINKLERS SHALL BE COMPLIANT WITH THE MOST RECENTLY ADOPTED NFPA 13 AND CALIFORNIA FIRE CODE.
 2. A FIRE ALARM WILL BE REQUIRED THAT IS INTERCONNECTED. THE DESIGN OF THE FIRE ALARM WILL INCLUDE THE STANDARD FLOW AND TAMPER DEVICES IN ADDITION TO VISUAL AND AUDITORY NOTIFICATIONS. THE MIXED USE OF THE BUILDING, WHICH INCLUDES RESIDENTIAL, SHALL BE CONSIDERED IN THE DESIGN.
 3. A CENTRAL STATION FIRE ALARM MONITORING SERVICE WILL BE REQUIRED FROM THE USE OF THE BUILDING TO MONITOR AND ASSIST WITH EMERGENCY NOTIFICATIONS.



Owner:
Julie Darrah and Brad Boulton
340 East Clark Avenue
Orcutt, California
Schematic Design

Project:
Design Review Drawings for
2Thirty3 Mixed-Use Development
233 North H Street
Lompoc, California

Sheet Title:
Proposed Floor Plans



Date: July 31, 2019
Project Number: 1217-01
Sheet Number:

DR- A2.0



NORTH ELEVATION (CHESTNUT AVENUE)
Scale: 1/8" = 1'-0"



EAST ELEVATION (NORTH H STREET)
Scale: 1/8" = 1'-0"

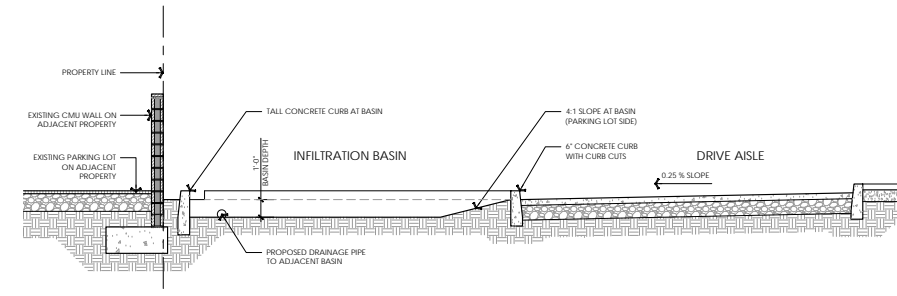


SOUTH ELEVATION
Scale: 1/8" = 1'-0"



WEST ELEVATION (ALLEY)
Scale: 1/8" = 1'-0"

DIRECTION OF DRAINAGE	10%	ELECTRIC LINES	—E—E—E—
FIRE HYDRANT	⊗	ELECTRIC/TELEPHONE LINES	—ET—ET—
SANITARY SEWER MANHOLE	⊙SS	GAS LINES	—G—G—G—
STORM DRAIN MANHOLE	⊙SD	GRADE BREAK LINES	—GB—GB—GB—
STREET LIGHT	⊙	OVERHEAD UTILITIES	—OH—OH—
UTILITY POLE	⊙U	PROPERTY LINE	—P—P—
WATER METER	⊙WM	SANITARY SEWER LINES	—SS—SS—
EXISTING SPOT ELEVATIONS	(100.00 FG)	STORM DRAIN LINES	—SD—SD—
NEW SPOT ELEVATIONS	100.00 FG	TELEPHONE LINES	—T—T—
EXISTING CONTOUR	(932)	WATER LINES	—W—W—
NEW CONTOUR	932		
CENTERLINE	—C—C—		
FLOW LINE	—F—F—		



LEGEND

CONCEPTUAL BASIN SECTION

SCALE: 1/4" = 1'-0"

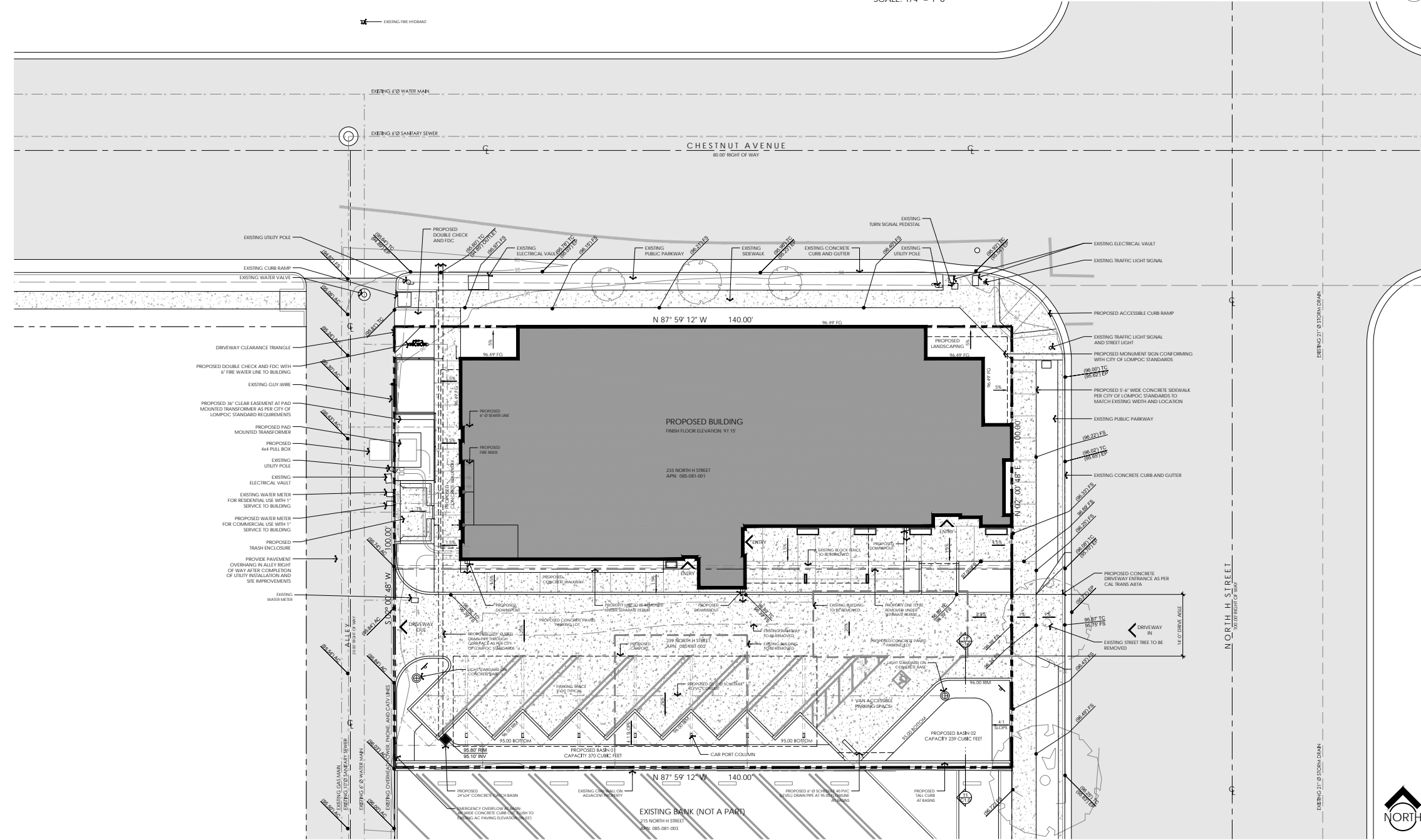
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PROPERTY INFORMATION

ADDRESS: 233 AND 239 NORTH H STREET LOMPOC, CALIFORNIA 93402
 ASSESSORS PARCEL NUMBERS: 085-081-001 AND 085-081-002
 PARCEL SIZE: 0.32 ACRES (14,000 SQUARE FEET)
 LEGAL DESCRIPTION: THAT PORTION OF BLOCK #9 IN THE CITY OF LOMPOC, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 LOTS 1, 2, 3 AND 4 OF BLOCK #9 IN THE CITY OF LOMPOC, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 45, OF MAPS AND SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

UTILITIES

GAS COMPANY: SOUTHERN CALIFORNIA GAS
 PHONE: 800.427.2200
 ELECTRICAL COMPANY: CITY OF LOMPOC
 PHONE: 805.736.1243
 WATER COMPANY: CITY OF LOMPOC
 PHONE: 805.736.1243
 SEWER COMPANY: CITY OF LOMPOC
 PHONE: 805.736.1617
 TELEPHONE COMPANY: COMCAST
 PHONE: 800.934.6489
 CABLE COMPANY: COMCAST
 PHONE: 800.934.6489
 SOLID WASTE COMPANY: CITY OF LOMPOC
 PHONE: 805.875.8024
 UNDERGROUND LOCATION: DIG ALERT
 PHONE: 811



PRELIMINARY GRADING AND DRAINAGE PLAN

SCALE: 1" = 10'-0"

UTILITIES

- A. SURVEY INFORMATION PROVIDED BY: WALTERS CARDENAS LAND SURVEYING, INC.
 WC #18-0429
 5501 HOUSTON AVENUE, SUITE 7 AND B
 GULETA, CALIFORNIA 93117
- B. SOILS REPORT BY: GEOSOLUTIONS, INC.
 BRADLEY J. BUCKER, PE #C81927
 1071 TAMPA LANE, SUITE 105
 SANTA MARIA, CALIFORNIA 93455
 805.614.4333
 REPORT NUMBER: SM00273.1
- C. PLAN PREPARED BY: OMNI DESIGN GROUP
 DAVID MARCHELL, CE #65215, PLS #6375
 TANK FARM ROAD, SUITE 100
 SAN LUIS OBISPO, CALIFORNIA 93401
 805.544.9700
 dmarchell@rockglo.com
- D. ALL ROOF DRAINS SHALL DRAIN TO LANDSCAPE AREAS.
- E. SEE FLOOR PLANS FOR GREEN ROOF AREAS.
- F. EARTHWORK QUANTITIES (PRELIMINARY)

CUT: 158.0 CUBIC YARDS	FILL: 600 CUBIC YARDS
IMPORT: 450.0 CUBIC YARDS	EXPORT: 0.0 CUBIC YARDS
- G. STORM WATER POST-CONSTRUCTION EVALUATION:

SITE AREA:	14,000 SQUARE FEET
EXISTING IMPERVIOUS AREA:	9,594 SQUARE FEET
NEW IMPERVIOUS AREA:	3,102 SQUARE FEET
EXISTING IMPERVIOUS TO BE REPLACED:	8,275 SQUARE FEET
EXISTING IMPERVIOUS TO BE REMOVED:	1,319 SQUARE FEET
RESULTING NET IMPERVIOUS AREA:	10,058 SQUARE FEET
- H. POST-CONSTRUCTION REQUIREMENTS: REDEVELOPMENT PROJECT OVER 10% THRESHOLD (NET IMPERVIOUS x 0.95 + 0.75/12 - REQUIRED STORAGE)
- I. STORMWATER AND RETARDATION BASIN CALCULATIONS:
 10,058 SQUARE FEET x 0.95 + 0.75/12 - 597 CUBIC FEET REQUIRED
 PROVIDED: 714 CUBIC FEET (BASIN) + 44.5 CUBIC FEET (UNDERGROUND PFP) = 758.5 CUBIC FEET
- J. COUNTY OF SANTA BARBARA FEMA FLOOD ZONE: SHADDED ZONE X
- K. IMPROVEMENTS IN STREET MUST BE APPROVED BY CALTRANS PRIOR TO APPROVAL OF THE PLANS (GRADING, IMPROVEMENTS, UTILITIES, AND BUILDING) BY THE CITY OF LOMPOC ENGINEERING DIVISION.
- L. UTILITY NOTES:
 - K.A. PROVIDE UNDERGROUND UTILITIES IN COMPLIANCE WITH CITY OF LOMPOC REQUIREMENTS (EMC 17.052.064)
 - K.B. EXISTING WATER CONNECTIONS/METERS PROPOSED TO BE ABANDONED, WHERE OCCURS, SHALL BE CAPPED AT THE WATER MAIN AT THE OWNER'S EXPENSE AND AS PER CITY OF LOMPOC STANDARDS.
 - K.C. A PUBLIC UTILITY EASEMENT IS REQUIRED FOR ALL CITY OWNED ELECTRICAL LINES AND FACILITIES LOCATED ON PRIVATE PROPERTY.
 - K.D. ELECTRICAL METERS AND MAIN DISCONNECT ARE PROPOSED TO BE LOCATED IN AN ENCLOSURE OPENING ONLY TO THE EXTERIOR OF THE BUILDING. LOCK TO BE KEPT TO CHARGE LOCK NUMBER 638587

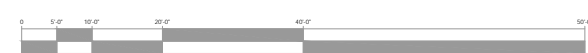


Owner:
Julie Darrah and Brad Boulton
 340 East Clark Avenue
 Orcutt, California
 Schematic Design

Project:
 Design Review Drawings for
2Thirty3 Mixed-Use Development
 233 North H Street
 Lompoc, California

Sheet Title:
PRELIMINARY GRADING AND DRAINAGE
 Scale: 1" = 10'-0"

Date: July 31, 2019
 Project Number: 1217-01
 Sheet Number:



DR-C1.0



PRELIMINARY PLANT LIST

SIZE	WUCOLS PLANT FACTOR	BOTANICAL NAME	COMMON NAME
TREES			
Such as:			
24" Box	L	ACACIA WILLARDIANA	PALO BLANCO
24" box	L	ARBUTUS MARINA	
36" box	L	CEDRUS DEODORA	DEODAR CEDAR
156"	L	CORDYLINA INDIVISA	BLUE DRACAEANA
24" Box	L	FINUS CANARIENSIS	CANARY ISLAND PINE
SHRUBS AND HERBACEOUS			
Such as:			
1g	L	ANIGOZANTHUS SP	KANGAROO PAW
1g	L	HESPERALOE PARVIFOLIA	HESPERALOE
1g	L	JUNIPERUS CONFERTA	SHORE JUNIPER
1g	L	KNIPHOFIA 'SHINING SCEPTER'	RED HOT POKER
5g	L	PHORMIUM SP	NEW ZEALAND FLAX
5g	L	STRELITZIA JUNCEA	NARROW LEAF BIRD OF PARADISE
15g	M	PODOCARPUS 'ICEE BLUE'	ICEE BLUE PODOCARPUS
GRASS AND GRASSLIKE			
Such as:			
1g	M	CALAMAGROSTIS 'KARL FORRESTER'	REED GRASS
1g	L	DIANELLA 'CASSA BLUE'	CASSA BLUE FLAX LILY
1g	L	LOMANDRA 'PLATINUM BEAUTY'	MAT RUSH
VINES			
Such as:			
1g	L	FICUS PUMILA	CREeping FIG

SITE LEGEND

NO.	ITEM DESCRIPTION
1	EXISTING STREET TREES 3 STREET TREES ON CHESTNUT MAY REMAIN OR BE REPLACED PER CITY OF LOMPOC APPROVAL
2	PUBLIC GREENWAY WITH PEBBLES, SHORE JUNIPER AND DIANELLA 'CASSA BLUE'
3	FOUNDATION PLANTING SUCH AS STRELITZIA JUNCEA AND PODOCARPUS 'ICEE BLUE'
4	ACACIA WILLARDIANA
5	EXISTING ARBUTUS TO BE REMOVED
6	EXISTING ARBUTUS TO REMAIN
7	PINE TREES FOR SCREENING: CALAMAGROSTIS, PEBBLES, LOMANDRA 'PLATINUM BEAUTY'
8	CORDYLINA INDIVISA
9	ACACIA WILLARDIANA, KANGAROO PAWS, AND PEBBLES
10	DEODAR CEDAR
11	DIANELLA 'CASSA BLUE', SHORE JUNIPER, LOMANDRA 'PLATINUM BEAUTY', PEBBLES
12	CREeping FIG ON WALL
13	ARBUTUS MARINA
14	HESPERALOE AND PODOCARPUS 'ICEE BLUE', STRELITZIA JUNCEA
15	PLANTERS
16	CORNER PLANTINGS- KNIPHOFIA, LOMANDRA 'PLATINUM BEAUTY', CALAMAGROSTIS, SHORE JUNIPER, PEBBLES.

PRELIMINARY LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"



ARCHITECTURE
CIVIL ENGINEERING
SURVEYING
711 TANK FARM ROAD, SUITE 100
SAN LUIS OBISPO
CALIFORNIA, 93401
PHONE: (805) 544-9700
email: omni@omni.com

Owner:
Julie Darrah and Brad Boulton
340 East Clark Avenue
Orcutt, California
Schematic Design

Project:
Schematic Design
2Thirty3 Mixed-Use Development
233 North H Street
Lompoc, California

Sheet Title:
PRELIMINARY LANDSCAPE PLAN
Scale: 1/8" = 1'-0"
A graphic scale bar showing 0, 4', 8', 12', 16', 20', 24', 28', 32', 36', 40'.



Date: Aug 6, 2019
Project Number: 1217-01
Sheet Number:

DR- L1.0