



PLANNING COMMISSION STAFF REPORT

Planning Commission Meeting Date: July 8, 2020

TO: Members of the Planning Commission

FROM: Sara Farrell, Temporary Planner
s_farrell@ci.lompoc.ca.us

RE: Campbell Box Warehouse
Development Plan Review – DR 20-05

AGENDA ITEM NO. 1

A request for a Development Review Permit from Tom Davidson representing property owner Bob Campbell for Planning Commission consideration of a 20,000 square foot pre-engineered warehouse for the assembly and storage of berry boxes at 1608 North O Street (APN: 093-450-063) in the Business Park (BP) Zone. This project was reviewed with an Addendum to the previously adopted Mitigated Negative Declaration (SCH No. 2008021146) as part of DR 07-16 and LOM 579-P in accordance with the California Environmental Quality Act (CEQA).

Scope of Review

The Planning Commission is being asked to consider:

- If the project meets 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. 933 (20) approving DR 20-05; or
2. Provide other direction.

Site Data

1. Property Owner: Robert Campbell
2. Site Location: 1608 North O Street
3. Assessor’s Parcel Number: 093-450-063
4. General Plan Designation: Business Park
5. Zoning District: Business Park
6. Existing Site Use: Vacant
7. Proposed Site Use: Berry Box Assembly and Warehouse
8. Surrounding Uses/Zoning:

North	Airport / PF
South	Shopping Center/ PCD
East	Vacant land / BP
West	Winery Warehouse / BP
9. Site Area: 1.14 acres (excludes common lot)

Background / Discussion:

The project site is currently a vacant lot located directly south of the Lompoc Airport and east of the existing Sea Smoke Winery. It is one of three commercial condominium sites created as part of LOM 579-P.

The proposed project includes a 20,000 square foot pre-engineered box warehouse for the assembly and storage of berry boxes. This operation will support the Lompoc Valley Cooling facility located at 1501 North L Street (directly east of the project site) by providing boxes to transport berries between the agriculture fields and the cooling facility. An average of 1-4 trucks per day would deliver raw materials for the assembly of boxes. Field trucks currently dropping off berries at the cooling facility would stop by the proposed project to pick up boxes on their way back to the agricultural fields. Currently, trucks exit from the cooling facility along the private drive (common area, lot 1) which connects to O Street. Access to the site would be from two private driveways on North L Street and North O Street.

Parking

The project proposes 22 parking spaces on-site and within the shared common lot area (Attachment 2, Assessor’s Map Book) north of the site. Pursuant to Zoning Code Table 17.308.040.A, parking for Industrial uses are calculated at one (1) space per 2,000 square feet of indoor area plus one (1) space per 2,000 square feet of outdoor area plus one (1) space per 300 square feet of accessory office or business area.

The proposed project does not have outdoor areas and the accessory office space is less than 300 square feet. Therefore, the required parking for the 20,000 square foot box warehouse is 10 parking spaces. In addition, the site provides extra parking to accommodate the anticipated 21 employees with a total of 18 parking spaces provided. Two bicycle spaces (bike rack) shall be required for the site in accordance with Zoning Code section 17.308.050 and have been conditioned accordingly.

Landscaping

The site would contain a variety of new drought tolerant landscaping and trees along the site frontage and in the common area to the north of the site. Per Zoning Code section 17.312.030.C, the minimum landscaping coverage of the lot for projects in the BP zone is 10%. The current project is proposing approximately 6.8% landscaping coverage on site with additional off-site landscaping in the shared common lot area located north of the site, which would bring the total site landscape coverage to the required 10%. Final landscaping for the project would be verified, reviewed and approved at staff level as conditioned.

Common Areas

The project site is one of three commercial condominiums created as part of DR 07-16 and LOM 579-P. Common areas were established to the north and south as part of the CC&Rs and the condominium map (Attachment 2, Assessor's Map Book). Covenants, Conditions, Restrictions and Easements as well as an Agreement for Driveway Maintenance was recorded with Santa Barbara County on October 16, 2008. This allowed the establishment of easements to the north and south of the industrial/winery commercial condominiums for ingress, egress, driveway, parking, landscaping, public and private utilities, drainage, and incidental purposes. Storing of motorized vehicles, maintenance, repair or restoration of vehicles, storage of any materials, objects or debris, and the placement or instillation of any permanent or temporary obstruction are specifically prohibited in these common areas.

Employment

The proposed box assembly and warehouse facility will have approximately 21 employees. In addition, the business will directly support the Lompoc Valley Cooling facility (also owned by Bob Campbell) to the east, which has 29 employees, for a total employment of 50, which supports the Economic Goals of the City contained in the General Plan as described below.

Conformance with 2030 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 mostly indoors (Lompoc 2030 General Plan, Land Use Element, Table LU-1).

The proposed project proposes an industrial use that is permitted in the land use category. Therefore, the project and use is consistent with the General Plan Land Use designation and complies with the following General Plan Land Use Policies:

Land Use Element:

- Policy 3.1: The City shall ensure that a sufficient and balanced supply of land continues to be available for residential, commercial, and industrial uses, with priority given to under-developed and vacant land within the City boundaries.
- Policy 3.3: The City shall protect existing commercially- and industrially-designated lands to ensure adequate space for non-residential development, to attract new business and employment centers, and to help achieve a jobs to housing balance in the City.
- Policy 8.2: The City shall promote infill development, rehabilitation, and reuse that contributes positively to the surrounding area and assists in meeting neighborhood and other City goals.

Economic Development Element:

- Policy 1.2: The City should attract new employment generating businesses that capitalize on Lompoc's location and resources.

Conformance with Zoning Code

The Zoning for the site is Business Park (BP) and the proposed box assembly/warehouse use is permitted within the Zoning District. The project, as proposed and conditioned, would meet the zoning development standards contained in Table 17.216.040.A.

Architectural Review

Architectural features for the proposed warehouse include gray and green metal wall panels, pre-finished metal siding, metal canopy, and parapet roof. Staff review finds that the proposed project expansion, as conditioned, is compatible to the existing and nearby developments while remaining substantially compliant with the City's Architectural Review Guidelines.

Staff Review

A Development Review Board (DRB) meeting was held on June 9, 2020 and the application for the proposed development 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 Code and therefore staff recommends that the Planning Commission adopt the attached Resolution approving the project based on the findings in the Resolution and subject to the attached draft Conditions of Approval.

Environmental Determination

The project was reviewed with an Addendum (Attachment 4) to the previously adopted Mitigated Negative Declaration (SCH No. 2008021146) as part of DR 07-06 and LOM 579-P in accordance with the California Environmental Quality Act (CEQA). Therefore, no further environmental assessment is required or necessary.

Noticing

On June 24, 2020, required notices were mailed by US mail to property owners within 300 feet of the project site and a notice was also posted to the site. In addition, on June 28, 2020, 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 calendar days of the action. The required filing fee is \$257.80 and by contacting a Planning Division staff member the required appeal form can be obtained.

Attachments

1. Resolution No. 933 (20)
2. Vicinity Map/Assessor's Map Book
3. Plan Set
4. Environmental Addendum

Respectfully submitted,

Brian Halvorson
Planning Manager

APPROVED FOR SUBMITTAL TO THE PLANNING COMMISSION:

Christie Alarcon
Community Development Director

RESOLUTION NO. 933 (20)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A DEVELOPMENT PLAN (DR 20-05) FOR THE CAMPBELL BOX WAREHOUSE PROJECT LOCATED AT 1608 NORTH O STREET

WHEREAS, the City received a request for a Development Review Permit from Tom Davidson representing property owner Bob Campbell for Planning Commission consideration of a 20,000 square foot warehouse for the assembly and storage of berry boxes at 1608 North O Street (APN: 093-450-063). This project was reviewed with an Addendum to the previously adopted Mitigated Negative Declaration (SCH No. 2008021146) as part of DR 07-16 in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on July 8, 2020; and

WHEREAS, at the meeting of July 8, 2020, _____ were present, and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of July 8, 2020, _____ spoke in favor of the project 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 development is consistent with the General Plan.
- B. The proposed development, as conditioned, is consistent with all the applicable standards in the Zoning Code.
- C. The proposed development will not be detrimental to the public health, safety, or general welfare.

- D. The proposed development substantially complies with any applicable City design guidelines, including but not limited to the Architectural Review Guidelines.
- E. The proposed development has an appropriate relationship to land use and development of adjacent properties, including topographic and other physical characteristics of the land.
- F. The proposed development has a compatible architectural style with the character of the surrounding area, both to avoid repetition of identical design where not desired, and to ensure compatibility in design where desired.

SECTION 2: This project was reviewed with an Addendum to the previously adopted Mitigated Negative Declaration (SCH No. 2012101057) as part of DR 07-16 and LOM 579-P in accordance with the California Environmental Quality Act (CEQA). The proposed project is less in scope than the original project under DR 07-16. Therefore, no further environmental assessment is required or necessary.

SECTION 3: Based upon the foregoing, the proposal under DR 20-05 is approved on July 8, 2020, 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 July 8, 2020 by the following vote:

AYES:

NOES:

ABSENT:

Brian Halvorson, Secretary

Federico Cioni, Chair

Attachment: Exhibit A – Conditions of Approval

**DRAFT CONDITIONS OF APPROVAL
DEVELOPMENT REVIEW PERMIT (DR 20-05)
Campbell Box Warehouse
1608 North O Street (APN: 093-450-063)**

The following Conditions of Approval apply to the Development Plan and associated plans received by the Planning Division and date stamped May 13, 2020 for a 20,000 square foot box assembly and storage warehouse in the Business Park (BP) zone located at 1608 North O Street reviewed by the Planning Commission on July 8, 2020.

I. PLANNING

PLANNING - General Conditions

- P1. All applicable provisions of the City of Lompoc Zoning Code are made a part of these conditions of approval in their entirety, as if fully contained herein.
- P2. In conformity with LMC Sections 1.24.060, 17.104.040, and 17.628.010, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc Municipal Code. In conformity with LMC Section 1.24.010, a violation of the Lompoc Municipal Code is punishable as an infraction, unless specifically declared to be a misdemeanor. 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. Pursuant to Government Code Section 66020, the applicant is informed that the 90-day period in which the applicant may protest the fees, dedications, reservation or other exaction imposed on this project through the conditions of approval has begun.
- P4. These conditions of approval shall be noted on the construction drawings filed for any building permits, including the Planning Commission resolution and the owner'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 may be 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. Building permits shall be obtained from the City of Lompoc for proposed new construction.
- P10. 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. 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.
- P12. 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.
- P13. All of the conditions shall be consented to in writing by the property owner.

P14. 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

P15. The Architectural Review approval granted by the Planning Commission is valid for one year from the date of approval of this permit and will expire on July 8, 2021. 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.

P16. All facades which extend above the roof line shall be finished on all elevations exposed to public view.

P17. 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.

P18. Foam material shall not be used for architectural features from the ground level to six (6) feet above ground level. Foam material may be used on portions of the building which are a minimum of six feet above ground level.

PLANNING - Site Plan Conditions

P19. No outside vending machines, except fully enclosed newspaper racks, shall be allowed on site. All newspaper racks shall be pedestal-mounted.

P20. Bicycle parking spaces shall adhere to City of Lompoc Zoning Code section 17.308.050 (two bicycle spaces required), and shall be shown on the plans submitted into plan check with the Building Division.

PLANNING – Landscaping General Conditions

P21. 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 Planning Division sign-off of a Certificate of Occupancy.

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

- P22. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to Planning Division sign-off of a building permit for the project.
- P23. The project must conform to the Urban Forestry Administrative Guidelines.
- P24. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.
- P25. All landscaping shall comply with the Landscape Development Regulations in City of Lompoc Zoning Code section 17.312 (Landscape and Screening Standards).

PLANNING – Landscaping Irrigation Conditions

- P26. 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.
- P27. 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.
- P28. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

PLANNING – Landscaping Tree Conditions

- P29. The number and size of trees installed on the site shall meet the tree density requirements, as set forth City of Lompoc Zoning Code section 17.312 (Landscape and Screening Standards). The density will be approved or denied during Plan Check.
- P30. 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.
- P31. All trees must be installed with support staking. All nursery stakes must be removed from trees after two years.
- P32. All trees and plant material selection shall be made with the concurrence of the Planning Division.

PLANNING – Landscaping Installation Conditions

- P33. 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.

- P34. 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 Planning Division approval of the required landscape plan.
- P35. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.
- P36. 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.
- P37. All landscaping shall be installed and accepted by the City prior to Planning Division sign-off for the issuance of a Certificate of Occupancy for the building.
- P38. 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

- P39. 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.

P40. 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

P41. 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.

P42. 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.

P43. 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

P44. 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: No Construction Allowed

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

P45. All conditions of approval and all mitigation measures of the Mitigated Negative Declaration (SCH No. 2008021146) set forth in the Perry Wineries Project (DR 07-16 and LOM 579-P) and Mitigation Monitoring agreement are hereby incorporated into these Conditions of Approval, as if fully contained herein, except those found infeasible pursuant to §15091 of the State CEQA Guidelines.

PLANNING – PROJECT SPECIFIC CONDITIONS

P46. A Temporary Use Permit shall be obtained from the Planning Division prior to installation of a construction trailer on the project site.

P47. The applicant shall contact all applicable regulatory agencies and apply for necessary permits prior to occupancy.

P48. Drought tolerant landscaping (no turf/grass) shall be planted within the project frontage and specific landscape materials shall be reviewed and approved by the Planning Division.

P49. A lighting plan showing lumens (foot candles), fixture type, placement, height of any lighting proposed for the development to assure that the site has sufficient lighting and that no light and glare spills off of the project site shall be submitted upon building permit review.

P50. The “translucent panel inserts at clerestory” architectural element on top of the proposed warehouse is required as part of the final design and shall be shown on the plans submitted into plancheck to the Building Division.

P51. The CMU trash enclosure shall be stone-faced, spilt-face, or exposed aggregate in accordance with the City of Lompoc Architectural Review Guidelines.

P52. No outdoor storage is approved or proposed as part of this project (including the Class II Base area) and any future outdoor storage would need to be reviewed by the Planning Division for compliance with Zoning, Fire and Building Codes.

P53. The proposed rolling gate to be located on the northern common lot shall be black wrought iron (or tubular steel) and shall remain open during all business/delivery hours of operation.

II. BUILDING AND LIFE SAFETY

BUILDING - GENERAL CONDITIONS

B1. The Project shall comply with the requirements of the most recently adopted version of Title 24, California Code of Regulations, and City of Lompoc regulations.

- B2. Plans are to be prepared by a California licensed Architect, Civil Engineer or Structural Engineer in accordance with California state law unless specifically exempted.
- B3. If the project requires greater than fifty cubic yards of grading, provide a separate Grading Plan that complies with City Standards and applicable provisions of the building codes.
- B4. 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.
- B5. 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.
- B6. Plans shall include a complete and comprehensive project description and code analysis, addressing, at a minimum:
 - a) Complete description of the scope of work to be performed, including work to be performed on all existing and proposed construction.
 - b) Use and Occupancy Classification: Provide floor area(s) of structure(s) broken down by occupancy classification per Chapter 3 of the California Building Code (CBC)
 - c) Type of Construction, in accordance with Chapter 6 of the CBC
 - d) Special detailed requirements, if applicable, in accordance with Chapter 4 of the CBC
 - e) Proposed versus allowable breakdowns for building heights and areas in accordance with Chapter 5 of the CBC
 - f) Occupancy separation requirements and exterior wall protection in accordance with Chapter 5 and 7 of the CBC
 - g) Proposed fire and/or smoke protection features in accordance with chapters 7 and 9 of the CBC
 - h) Proposed means of egress system for the building(s)
- B7. Supplemental submittal requirements required for issuance of a building permit may include, as applicable, complete Construction Documents, Soils Reports, Soils Engineer's substantial conformance letter, Energy Compliance forms, California Green Building Standards Code (CGBSC) compliance forms, CWM (Construction Waste Management) plans, listing of required Special Inspections and a listing of deferred submittals.
- B8. State of California accessibility requirements shall be incorporated into the project as required, showing compliance with CBC Chapter 11A, CBC Chapter 11B, or both, as applicable.

- B9. Project shall comply with current City and State water conservation and storm water regulations.
- B10. Fire sprinklers shall be provided as required per Building, Fire, and/or City codes.
- B11. Contractor shall minimize the use of street parking by construction workers and equipment during construction. Temporary toilet and handwashing facilities for construction are required. Trash and debris shall be contained on-site. Recycling/Salvaging of materials for re-use shall comply with the California Green Building Standards Code.
- B12. No one shall occupy the building until a Certificate of Occupancy has been issued by the Building Official.
- B13. At the discretion of the Building Official, a pre-construction meeting may be required on site prior to commencement of work. Pre-construction meetings are to be scheduled 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.
- B14. No work may commence until a Building Permit is issued from the Building and Safety Division.

BUILDING – SPECIFIC CONCERNS/CONDITIONS

NONE

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.
- 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.
- F5. 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. Upgrade existing, if applicable.
- 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. One on the front and rear will be required.
- 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.
- 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. This will include the installation of a voice actuated PA for staff to direct patrons during an emergency. 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.

FIRE – PROJECT SPECIFIC CONDITIONS

- 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 separate fire risers to the sprinkler sprinklers will be necessary.
- 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. The fire sprinkler riser and FDC connection is for this address and occupancy only. No splitting of the system to adjacent occupancies is allowed as they will be required to have their own separate fire sprinkler system and fire alarms.
- F16. Self-closing magnetic fire rated doors are required to be connected to the fire alarm system. Blocking or preventing any fire rated doors from closing upon alarm activation including door stops or wedges is prohibited at all times.
- F17. Exit and or access doors are required to be clearly identifiable and usable where deemed necessary for emergency operations in all occupancy types as this is a large commercial building.
- F18. No one shall occupy the building until a Certificate of Occupancy has been issued.
- F19. Annual fire inspections are required for an operational permit. Contact the Lompoc Fire Department at (805)-736-4513 annually at least 2 weeks prior to schedule a fire inspection with an engine company.
- F20. The Knox box key box shall contain ALL keys to all areas of the occupancy. Immediately update the Lompoc Fire Department of any lock changes and request a site visit to update the keys in the Knox box. Keys shall be clearly labelled and on a key ring.
- F21. Occupancy load shall be established by the Fire Marshal and Building Official and posted in a clear conspicuous location. There are no exceptions to the maximum occupant load, which is enforced 365 days a year, all hours, day and night.
- F22. Exiting configurations are required for the entire building.
- F23. This occupancy requires an annual fire inspection from the Lompoc Fire Department. Any violations shall be cleared within the stated time on the inspection notice. Operational permits issued on behalf of the Lompoc Fire Department shall be prominently displayed and are valid for a period of one year.
- F24. 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. The entire alley is a fire lane exclusive of the parking stalls. CFC 503.2.1.
- F25. Fire access roads shall be kept clear at all times.
- F26. Proper posting of no parking signs shall be installed and maintained at all times. Parking in designated parking stalls only. Vehicle towing procedures shall be posted as well as the CVC code. The alley side will require surface mount postings on the building and at the entry of the alley.
- F27. FDC connections shall be within approved distances to a fire hydrant per LMC.

- F28. A NFPA and CFC compliant fire sprinkler system is required.
- F29. All gates securing the fire apparatus access roads shall comply with all of the following:
- a. The minimum gate width shall be 20 feet. (unobstructed)
 - b. Gates shall be of the swinging or sliding type.
 - c. Construction of gates shall be of material that allow manual operation by one person.
 - d. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
 - e. 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). CFC D103.5.
- F30. 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. A hydrant will be required on the same side of the street as the FDC's.
- F31. High-pile storage shall be protected with approved fire sprinkler systems including in-rack systems.

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.cityoflompoc.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.cityoflompoc.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. 6009(16).
- 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-built information, in a computer format readily compatible for transfer to the City Geographic Information System [computer formats acceptable for delivery include DGN; DWG; 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. Grading plans shall clearly show the collection of the stormwater from the site and into the proposed storm chambers. The storm chamber required volume shall be clearly listed on the grading plan with inlets and outlets (overflow elevations) clearly shown and labeled to provide the required volume.

V. STORMWATER – GENERAL CONDITIONS

- S1. A Notice of Intent shall be filed with the State Water Resources Control Board and a Storm Water Pollution Prevention Plan (SWPPP), meeting all the requirements of the currently adopted Construction General Permit, shall be submitted to the City Planning Division and the City Engineering Division for review. No grading shall take place until a SWPPP addressing the current project phases has been approved, a grading permit has been issued, the approved SWPPP is on-site and Best Management Practices are in place.
- S2. All roof drains and gutters shall be directed to landscaping, or to infiltration chambers within the project site.
- S3. The project improvement plans shall show compliance with the storm water requirement for five (5) percent or less Effective Impervious Area (EIA) and infiltration of 95% of the 85th percentile, 24-hour storm event. 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. Details shall include elevations of structures, inflows, outflows. Cross-sections of SCMs shall be submitted with construction drawings. Their 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% infiltration requirement. Minor modifications to the location and methods of storm water infiltration, consistent with other conditions of approval, may be approved by Planning Division Staff, as long as the requirement for 95% infiltration is met.

- S4. A Storm Water Control Plan identifying new and replaced impervious area and how and where each portion of the site will be infiltrated into groundwater, shall be fully completed and submitted for review, prior to issuance of grading permits.
- S5. Project improvement plans shall provide arrows to show drainage of each area of the site and the Watershed Management Zones (WMZs) which bound them. These shall be separated into original areas included in the existing underground infiltration chamber and those that will drain to the new underground infiltration chamber.
- S6. If pervious pavement is proposed, its design shall comply with City of Lompoc Technical guidance sources, including the Central Coast Low Impact Development Initiative (LIDI) permeable pavement details.
- S7. If rain gardens are proposed to address the 95% infiltration requirements, Mulch shall be high quality compost, not bark or rock. Material under mulch shall 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).
- S8. A statement shall be included on any new or revised development plans including SCMs, "Each Infiltration Area (Structural Storm Water Control Measures or SCMs) is adequately sized and designed to infiltrate its captured percentage of 95% of the project runoff from the 85th percentile, 24-hour storm, over the new or replaced impervious area. If above ground structures are proposed, infiltration will occur within 72 hours. The statement shall be signed and stamped by a licensed professional engineer.
- S9. All storm water that flows from paved areas of vehicle travel, maintenance, parking or uncovered outdoor storage, shall be filtered for trash, sediment, oil and grease, prior to discharge into City streets, storm drains, infiltration SCMs, landscaped area, biologically sensitive areas or the Santa Ynez River and its tributaries. Trash filters shall have openings no greater than 5mm and shall meet the requirements of the State and Regional Boards as approved trash capture devices.
- S10. Storm drain inlets shall be stenciled or marked "No Dumping, Drains to Groundwater". A City marker indicating the presence of, and identifying the SCM, shall be allowed to be placed on-site, as directed by the Planning Division.

- S11. 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.
- S12. Each SCM shall be inspected a minimum of once a year, 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.
- S13. Just prior to installation of underground SCMs or infiltration basins, the City Planning Division shall be notified, to allow opportunity to photograph the installation process and materials.
- S14. 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.
- S15. The property owner(s) shall sign a statement accepting responsibility for the operation and proper maintenance of the Storm Water Control Measures installed on-site, storm water filters, trash capture devices, 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.
- S16. 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.
- 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.

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. 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.
- WW5. All wastewater improvements shall comply with Federal, State and City requirements for the protection of the City's Wastewater System.

WASTEWATER – NO PROJECT SPECIFIC CONDITIONS

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 must be shown on 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, 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.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, 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.cityoflompoc.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 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.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. 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

ENGINEERING – NO PROJECT SPECIFIC CONDITIONS

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 required for all City owned electrical lines and pad mounted equipment located on private property.

ELECTRIC – PROJECT SPECIFIC CONDITIONS

- EL7. Proposed storm water retention chambers as shown are in conflict with proposed pad-mount transformer. Transformer or retention chambers are to be moved so that no structures or non-electric facilities are situated below and are of sufficient distance apart to allow for future maintenance/replacement of retention chambers if required.

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 City Planner.
- SW3. Trash enclosure access openings must be placed no more than one-foot from drive aisle.
- SW4. Trash containers must be kept side-by-side and parallel with alley or drive aisle. Enclosures with more depth than the minimum required seven-foot depth of one container must be constructed with a wheel-stop sufficient to keep the containers at the front edge of the enclosure so that the operator of the trash collection truck does not have to move containers out for collection.

- SW5. 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 a 450-gallon trash container and a recycling container, as well as a cardboard bin.

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 backflow assemblies is available from the City Water Division.
- W2. The size and location of all water services and 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. The Owner is responsible for the installation of the fire line and any associated costs.
- W7. Upon submittal into plan check with the building Division, the applicant shall provide landscape documentation as listed in the Model Landscape Ordinance Checklist per the City of Lompoc's Ordinance No. 1620(16). This documentation is required prior to Building Permit issuance.

WATER – PROJECT SPECIFIC CONDITIONS

- W8. All public waterlines on the interior streets shall be looped. No dead-end lines will be allowed.
- W9. All tees shall have three (3) valves and all crosses shall have four (4) valves.
- W10. Utility crews shall be provided 24-hour access to all private streets to maintain public utilities.
- W11. All water improvements shall be constructed within public utility easements. These public easements shall be dedicated to the City on the Final map.

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 owner/applicant, I agree to comply with these conditions and all other applicable laws and regulations at all times.

Robert Campbell, Property Owner/Applicant

Date



GEORGE

LOMPOC
EL 89

25

AVIATION

COMMERCE

CORDOBA

CENTRAL

Legend

Streets

Project Site

NORTHBROOK

WESTBROOK

SUNNYBROOK
EASTBROOK

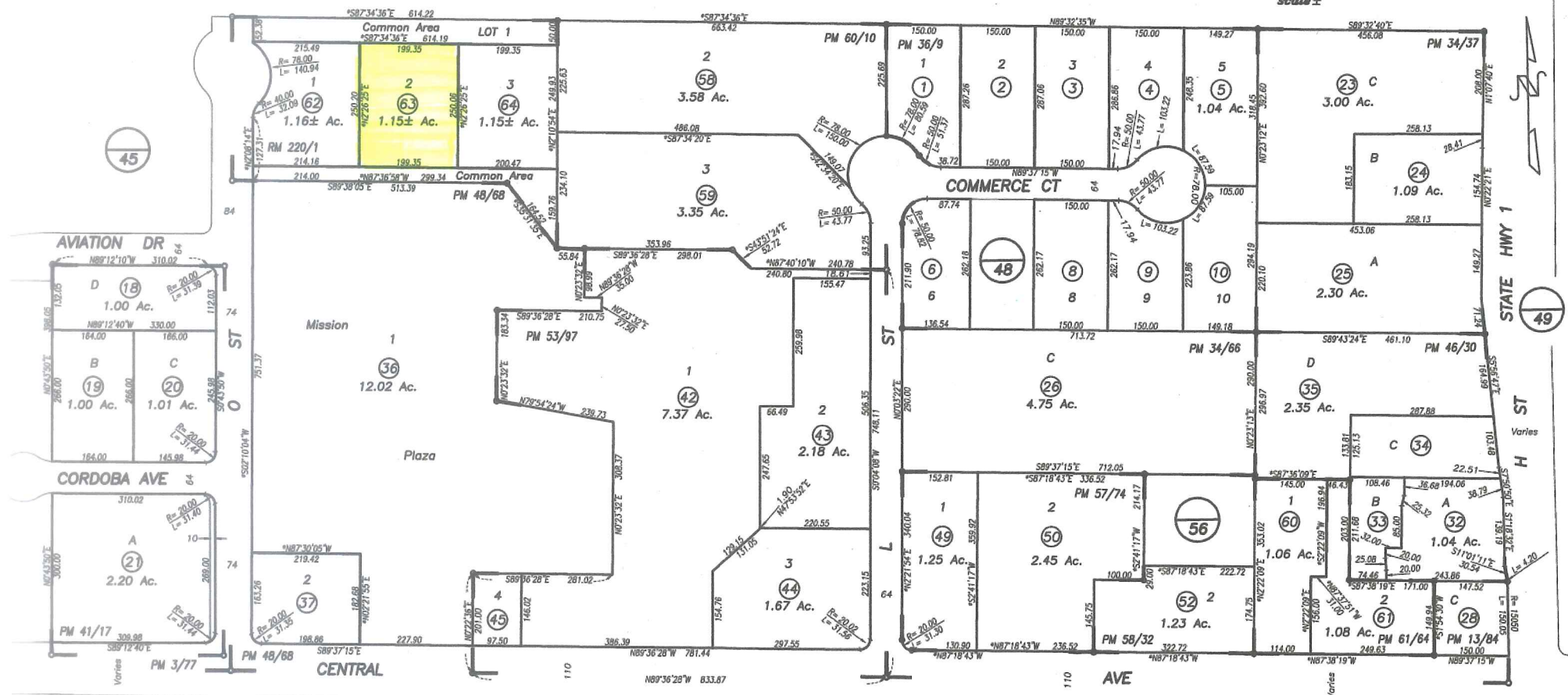
STONEBROOK

POR. RANCHO LOMPOC

093-45A

Page 2 of 2

1" = 200'
scale ±



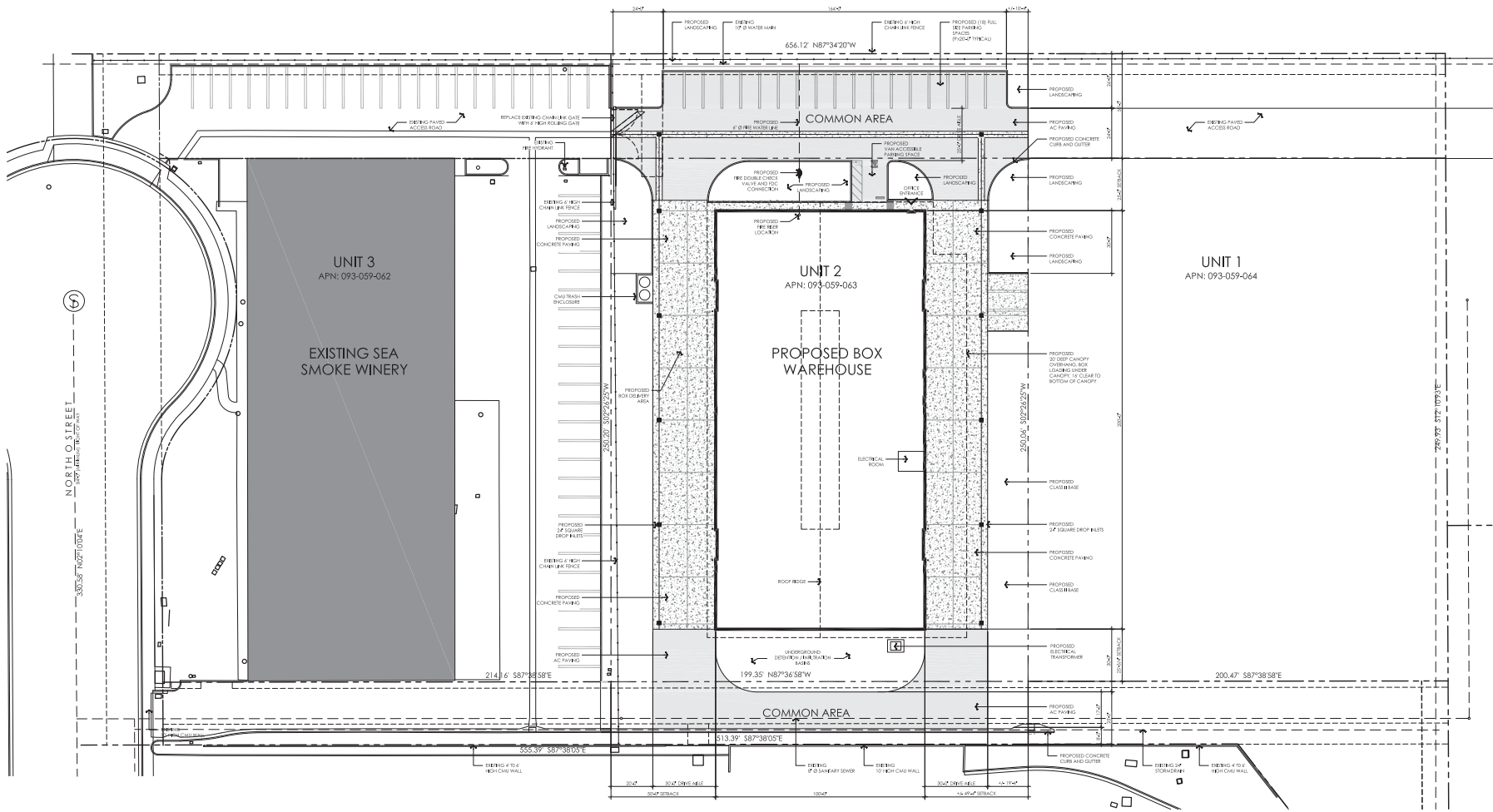
NOTICE
 Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

Note: Bearings marked with asterisk (*) are drawn and annotated in CA Zone V NAD83 State Plane coordinates and rotated to true north.

10/16/2008 R.M. Bk. 202, Pg. 1-3 , Tract LOM 579-P, Condominium Plan for Parcel 1

City of Lompoc
 Assessor's Map Bk, 093-Pg, 45A
 County of Santa Barbara, Calif.

29 into 80 and 81
 51 into new pg 580-01 thru 04
 57 into 82 to 84 for condos



- LEGEND**
- Lighting:** All proposed site lighting are building mounted cupola style fixtures to be located on roof areas to provide uniform lighting for all areas.
 - Landscaping:** All proposed landscaping to be installed in accordance with the landscape plan and approved by the local jurisdiction.
 - Structural:** All proposed structural elements to be installed in accordance with the structural plan and approved by the local jurisdiction.
 - Electrical:** All proposed electrical elements to be installed in accordance with the electrical plan and approved by the local jurisdiction.

Proposed Site Plan

Scale: 1" = 20'-0"



THE PROJECT PROPRIETOR IS CONSIDERING THE CONSTRUCTION OF A NEW 20,000 SQUARE FOOT MEAT BUILDING FOR THE STORAGE, PACKAGING, AND RETAILING OF PRODUCT UNDER PRIMA FRESH. THE UNDEVELOPED BARGE AREAS ADJACENT TO THE BUILDING ARE UNIMPROVED PLOTS, AND ARE BEING OFFERED BY THE LAND PROPOSER TO ANY REDEVELOPER WHO WOULD LIKE TO CONDUCT FUTURE DEVELOPMENT.

THE DESIGN OF THE BUILDING BARGE AREAS IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL JURISDICTION. THE DESIGN OF THE BUILDING BARGE AREAS IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL JURISDICTION.

PROJECT DESCRIPTION

- A1.0 ARCHITECTURAL SITE PLAN
- A2.0 PROPOSED FLOOR PLAN
- A3.0 PROPOSED ELEVATIONS
- A4.0 PROPOSED LANDSCAPE PLAN AND COLOR BOARD
- C1.0 OVERALL SITE PLAN
- C2.0 PRELIMINARY GRADING AND DRAINAGE PLAN

SHEET INDEX

PROJECT INFORMATION	
ADDRESS:	1608 NORTH O STREET, LOMPOC, CALIFORNIA 93436
ADJACENT PARCEL NUMBERS:	09349643
NET PARCEL SIZE:	1.14 ACRES (49,841 SQUARE FEET)
GROSS PARCEL SIZE:	1.17 ACRES (50,773 SQUARE FEET)
USE:	BUSINESS PARK
GENERAL PLAN DESIGNATION:	BUSINESS PARK
DESIGN USE:	VACANT
SUBORDINATE USE / ZONING:	NORTH - AERIAL (P) EAST - COMMERCIAL (P) WEST - VACANT LAND (P) SOUTH - VACANT (P)
SITE INFORMATION	
PROPOSED LOT BUILDING COVERAGE:	20,000 SQUARE FEET (41.2% OF GROSS AREA)
PROPOSED BARGE WAREHOUSE AREA:	27,000 SQUARE FEET (41.2% OF GROSS AREA)
PROPOSED PAVED BASE:	12,100 SQUARE FEET (18.4% OF GROSS AREA)
PROPOSED LANDSCAPE AREA:	6,570 SQUARE FEET (10% OF GROSS AREA)
EXISTING LANDSCAPE AREA:	10% OF GROSS AREA

STRUCKS TO (AND) PROPERTY LINES	
NORTH:	PROPOSED 25'-0" REQUIRED NONE
SOUTH:	PROPOSED 25'-0" REQUIRED NONE
EAST:	PROPOSED 4'-0" REQUIRED NONE
WEST:	PROPOSED 30'-0" REQUIRED NONE
BUILDING DATA	
PROPOSED BUILDING AREA:	20,000 SQUARE FEET
CONSTRUCTION TYPE:	TYPE VII - SPRINKLED FOR HIGH BAY STORAGE
PROPOSED HEIGHT:	54' MODERATE HAZARD STORAGE
PROPOSED HEIGHT:	54' (SEE ALLOWED)
PARKING	
PROPOSED FULL SIZE:	21 SPACES
VAH ACCESSIBLE:	21 SPACES PROVIDED TO MATCH JOB CREATION QUOTIENT (ARTICLE 17.08)
TOTAL PARKING SPACES:	42 SPACES PROVIDED TO MATCH JOB CREATION QUOTIENT (ARTICLE 17.08)
SPR ACCESS:	ONE VEHICLE SURFACE FROM NORTH OF STREET THROUGH COMMON AREA, SECONDARY SERVICE FROM STREET

PROJECT DATA



VICINITY MAP
SCALE: NOT TO SCALE

All drawings and other information on these drawings are for use on this specific project and shall not be used elsewhere without the approval of the professional seal of the professional engineer or architect.

When drawings on these drawings shall be used for any other project, the user shall be responsible for obtaining all necessary permits and approvals from the local jurisdiction.

PROJECT NUMBER: 15283
DATE: MAY 8, 2020
SHEET TITLE:
PROPOSED SITE PLAN DESIGN
SHEET NUMBER:

A1.0

PROJECT:
**Campbell
Ranches
Box Warehouse**
1608 NORTH O STREET
LOMPOC, CALIFORNIA 93436

CLIENT:
Bob Campbell
1501 NORTH L STREET
LOMPOC, CALIFORNIA 93446
805-736-5461

DEVELOPMENT
PLANS



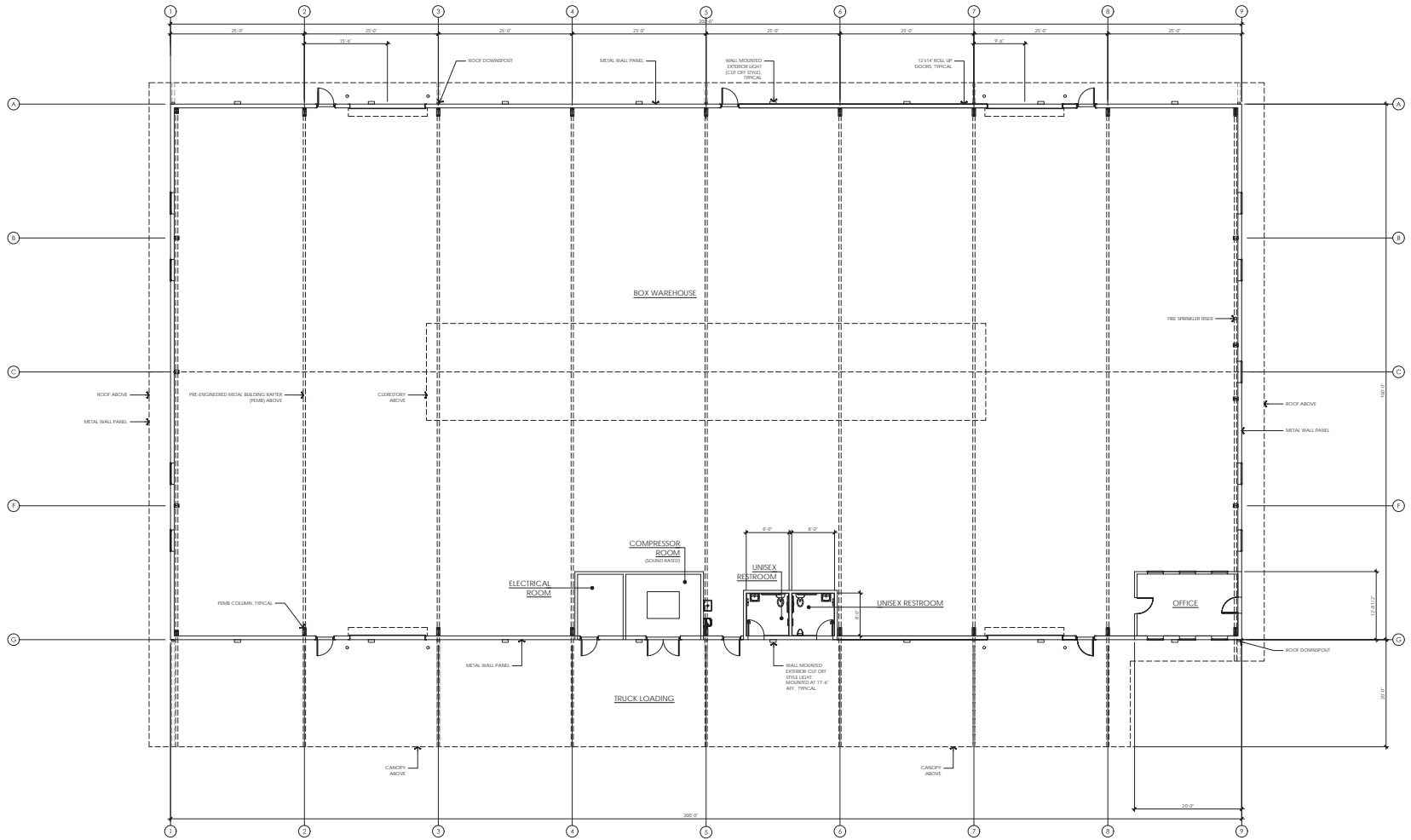
All design and other information on these drawings are for use on this specific project and shall not be used otherwise without the approval of the professional of Omni Design Group, Inc.
Metric dimensions on these drawings shall take precedence over stated dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the client shall be notified in writing of any conditions from the drawings or conditions shown in these drawings.

PROJECT NUMBER: 1229-01
DATE: MAY 8, 2020
SHEET TITLE:

PROPOSED
FLOOR PLAN

SHEET NUMBER:

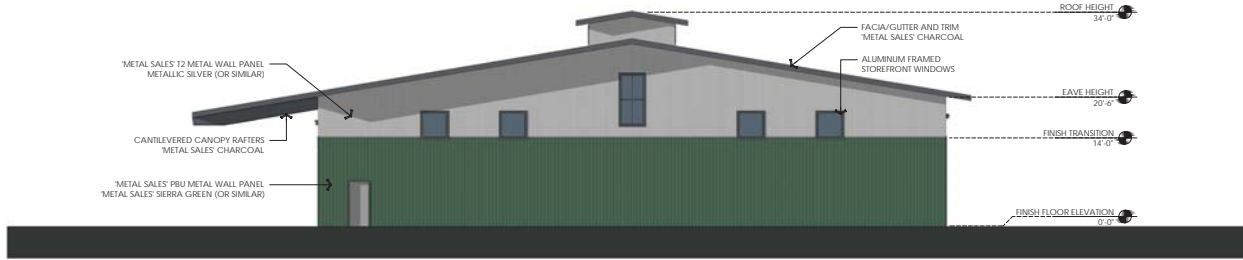
A2.0



Proposed Floor Plan

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

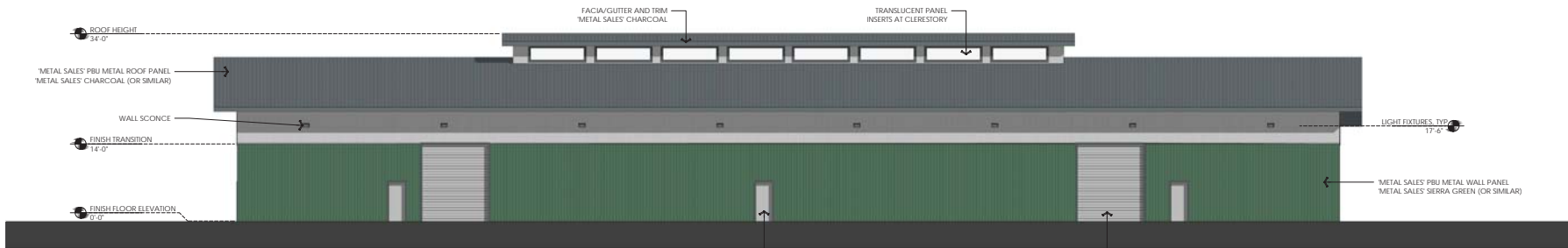




North Exterior Elevation

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

N



East Exterior Elevation

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

E



South Exterior Elevation

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

S



West Exterior Elevation

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

W

**ADDENDUM TO FINAL MITIGATED NEGATIVE DECLARATION
FOR PERRY WINERIES PROJECT
1608 NORTH O STREET
FOR DEVELOPMENT REVIEW PERMIT DR 20-05
CAMPBELL BOX WAREHOUSE
APN: 093-450-063
SCH # 2008021146**

Background:

The Lompoc Planning Commission certified a Mitigated Negative Declaration (MND) for the Perry Wineries Project on April 9, 2008. The applicant has applied to complete the second of three industrial/winery commercial condominiums (DR 07-17 and LOM) originally analyzed under the MND. From the original approval to the current request (DR20-05), there has been a time lapse of approximately twelve (12) years.

In accordance with State CEQA Guidelines Sections 15162 and 15164, this Addendum serves to analyze and disclose any environmental effects due to changes in the environmental baseline or revisions to the project since certification of the MND.

Project Description:

The current request is for a Development Review Permit (DR20-05) from Tom Davidson representing property owner Robert Campbell for Planning Commission consideration of a 20,000 square foot pre-engineered warehouse for the assembly and storage of berry boxes to be located at 1608 North O Street in the Business Park (BP) Zone.

Based on the above project description and the original approved project shown below, some minor changes to the proposed project description or design have been made. The changes are summarized in the table below:

Summary of Project Changes

Approved Use	Proposed Use	Approved Building Size	Proposed Building Size	Project Difference
Industrial (Winery)	Industrial (Box Assembly & Storage)	25,000 sq. ft.	20,000 sq. ft.	-5,000 sq. ft.

No significant changes to the proposed project description have been made (only a minor technical change to the building square footage and use) and no changes to the environmental and regulatory setting have occurred.

Environmental Determination:

The MND is hereby incorporated by reference.

Section 15164(b) of the CEQA Guidelines states *“An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.”*

Section 15162(a) of the State CEQA Guidelines limits the preparation of a subsequent Negative Declaration to three situations:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

After review of the current environmental conditions and review of the MND prepared for the Perry Wineries Project, staff has determined that:

1. The Development Review Permit (DR 20-05) is not a substantial change to the original project (DR 07-16) and will not create new significant impacts;
2. No substantial changes have occurred with respect to the circumstances in which the original project (DR07-16) will be undertaken which would involve new significant environmental impacts resulting from the project; and
3. No new information has become available since the preparation of the previous MND for the project which would result in new significant impacts, an increase in severity of significant impacts, or affect the feasibility of mitigation measures, or provide for different methods of mitigating significant impacts.
4. The Development Review Permit (DR 20-05) is only a minor change or addition to the original Development Review Permit (DR 07-16) project.

Therefore, this Addendum is prepared to affirm no changes to the analysis which was conducted in the original MND for DR 07-16 are required.