



PLANNING COMMISSION STAFF REPORT

DATE: August 9, 2023

TO: Members of the Planning Commission

From: Greg Stones, Principal Planner

RE: Architectural Design/Site Development Review (DR 21-04) for the Solvang Brewing Bottling Facility located at 222 & 234 North H Street and finding of CEQA Exemption Under Section 15303 of the CEQA Guidelines

AGENDA ITEM NO. 1

A request for Planning Commission review of Architectural Design/Site Development review (DR 21-04) of a 4,950 square foot bottling facility and 85 square foot cooler addition to an existing building on a 0.96 acre site for the Solvang Brewing Company located at 222 & 234 North H Street (APN's: 085-082-014 & 015) in the Old Town Commercial (OTC) zoning district. This action is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines.

Scope of Review

The Planning Commission is being asked to consider if the proposed development:

- Is consistent with the 2030 General Plan;
- 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. 984 (23) approving DR 21-04; or
2. Provide other direction.

Site Data

1. Applicant: Steve Reese
2. Property Owner: Steve Renfrow
3. Site Location: 222 & 234 North H Street
4. Assessor’s Parcel Numbers: 085-082-014 & 015
5. General Plan Designation: Old Town Commercial (OTC)
6. Zoning District: Old Town Commercial (OTC)
7. Existing Use: Parking lot (APN: 085-082-014)
8. Proposed Use: Bottling facility and small addition for cooler
9. Surrounding Uses/Zoning:
North - Commercial / CB
South - Commercial / OTC
East - Residential & parking / MU
West - Vacant & parking / OTC
10. Site Area: 0.96 acres (Two Lots)

Background

The project site contains an existing parking lot which serves the existing Solvang Brewing restaurant and brewery production facility located on the adjoining lot north of the subject site. Currently, the site is accessed from an existing driveway entrance on North H Street (Highway 1) and the alleyway along the eastern property line.

The Solvang Brewing Company originally received approval for a Conditional Use Permit (CUP 14-05) from the Planning Commission on January 28, 2015. However, the current proposal (referred to as phase 3 in the CUP) required a separate development permit as Condition of Approval P24 from the CUP stated: *Any new buildings proposed for future development in phase 3 would require Architectural Review by the Planning Commission.*

Proposal/Staff Analysis

The project is for the construction of a 4,950 square foot bottling facility on a site currently occupied with paving and parking, an 85 square foot cooler addition to the existing Solvang Brewing building, trash enclosure, on-site parking, lighting, and landscaping. The bottling facility would not be open to the general public and will be used as an ancillary use for the existing brewing & restaurant component of the existing Solvang Brewing business.

Vehicular access to the site would be from North H Street and from the alleyway along the eastern property line. The trash enclosure and the loading area is also accessible from the alleyway. The previous trash enclosure included gates and the proposed trash enclosure is conditioned to have gates (roll up) to provide a secure refuse area and to prevent homelessness encampments.

The proposed floor plan for the bottling facility includes a bottling area, cooler and restroom. The primary entrances are located on the north and east elevations. Most of the windows are situated on the west elevation facing H Street. In accordance with Lompoc Municipal Code (LMC) Chapter 17.212.050.B.1.a, the primary entrance will need to be connected to a street via a courtyard, walkway, plaza or similar public space. In addition, per 17.212.050.B.4.a.i, walkways shall be a minimum of six feet wide, shall be hard-surfaced, and paved with permeable materials (as described in Planning Division Condition of Approval P50).

The proposed hours of operation for the bottling facility would be Monday - Friday from 6:00 a.m. to 8:00 p.m.

Parking Analysis

In accordance with Lompoc Municipal Code (LMC) Chapter 17.308.040.E (Parking Requirements), the OTC Zone is exempt from all parking requirements for commercial uses. However, the project is proposing 30 on-site parking spaces, motorcycle spaces and a bike rack.

Landscaping

The site is proposing new landscaping within the property as seen along North H Street. A variety of drought tolerant landscaping would be located in the proposed stormwater basin and in front of the proposed bottling facility building (west and south elevations). The project is conditioned to provide four (4) Brisbane Box or Strawberry street trees (24 in box size) in the stormwater drainage area. The project complies with the minimum 5% parking lot landscaping requirement on the property and a minimum of 10% landscaping coverage for the parking lot area per LMC Chapter 17.132 (Landscaping and Screen Standards). The site currently has landscaping (olive trees) in the existing outdoor seating area.

Signage

Although shown on the elevation drawings, signage is not approved as part of the architectural design and site development review process and any future signage will be reviewed administratively at the staff level for compliance with the City's Sign Regulations through a sign/building permit.

Conformance with General Plan

The proposed use facilitates and is ancillary to the existing restaurant/brewing production facility and is consistent with the existing land use and the General Plan Land Use Designation (OTC) and stated purpose of this designation. The project promotes the infill and development of underutilized properties (currently a parking lot) along H Street. The project and land use are also consistent with General Plan Land Use Element Policies 1.3, 1.7, 3.1, 3.3, 3.5, 8.2 and 8.3. In addition, the project is consistent with the Economic Development Element Policies 1.2, 2.1, 3.2, and Measure 16.

Conformance with Zoning Code

The purpose of the OTC zone is to provide *for medium-intensity commercial uses that serve mostly community-wide needs in a pedestrian-friendly environment characterized by street-front stores and offices*, and per the General Plan *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.*

Build-to-Requirement

In accordance with LMC 17.212.040.A, the project is subject to meet the build-to requirement for projects on H Street in the OTC zone requiring that the building be located within 10 feet of the front property line and that the building occupy 60% of the street frontage along the front property line. On the other hand, *the Build-to requirements may be waived if the review authority finds that:*

(1) plazas, courtyards, or outdoor eating areas that function as publicly accessible open space with amenities such as seating, landscaping, and lighting are located between the build-to-line and the building or are adjoining the build-to-line and the building;

(2) the building incorporates an alternative entrance design that creates a welcoming entry feature facing the street;

(3) a larger area is required to preserve existing mature trees or landscaping; or (4) another alternative provides a desired outcome along the street.

In order to comply with this code section, the project is proposing landscaping along North H Street and around the building (west and south elevations) and provides for an alternative for a desired outcome along the street frontage because the existing Solvang Brewing restaurant already incorporates an outdoor public area (courtyard) with seating. In addition, the proposed bottling facility building is conditioned to provide decorative lights on the west elevation building facing the street and to incorporate additional architectural treatment on the western elevation (facing H Street). Additional architectural treatment can include but is not limited to wainscoting, trim/banding, and additional windows (transparency – discussed more below).

Building Transparency

In accordance with LMC 17.212.050.B.2 (building transparency), there is a requirement that *exterior walls facing and within 20 feet of a street, park, plaza, pedestrian walkway, or other public outdoor space shall include windows, doors, or other openings for at least 60% of the building wall area located between 2.5 and eight feet above the level of the sidewalk, and such walls shall not have a continuous horizontal plane for more than 25 feet without an opening.*

However, the code also states that *alternatives to the building transparency requirement may be approved if the review authority finds that the street-facing building walls exhibit architectural relief and detail or are enhanced with landscaping in such a way as to create visual interest at the pedestrian level.* In this case, the project is proposing landscaping along H Street and around the building (west and south elevations), and in order to meet this requirement it is staff's opinion that the project incorporates and is conditioned to provide for decorative lights on the west elevation, decorative street pole lights (to match existing pole lights in the Old Town) for the parking spaces near the western property line along H Street, and provides additional architectural treatment on the western elevation (as previously discussed above). Specifically, the proposed building walls are not facing and within 20 feet of a street, park, plaza, pedestrian walkway, or other public outdoor space. However, since the project is in the Old Town, it is staff's opinion that providing the above aforementioned items is sufficient in providing an alternative to comply with the purpose of the OTC zone development standards considering the project does not strictly adhere to the build to requirements and the location of the parking (discussed below). The project will be conditioned to provide for at least 495 square feet of transparency on the western elevation (currently approximately 252 square feet is provided).

Parking Orientation

In accordance with LMC 17.212.050.B.3 (location of parking in OTC), the zoning code states that *Building frontages must be placed within or adjoining the build-to-area where required by Table 17.212.040.A so that vehicle parking and circulation areas, including driveways, can be located behind or to the side of the building, however, surface parking may be located within 20 feet of a street facing property line when the review authority makes the following findings: buildings comply with the build-to-area requirement and the parking area is landscaped along the public right-of-way with a hedge, trellis, and/or landscaping.*

The project complies with these requirements as the Director finds that the project provides for landscaping along H Street and in front of the building, and the project is conditioned to provide decorative lighting poles on the subject site, incorporate decorative lights on the western building wall elevation, provide additional architectural treatment on the western elevation, and provide for at least 495 square feet of transparency on the western elevation. The purpose of conditioning the project to incorporate the various items discussed above is to justify an alternative desired outcome which meets the purpose of the OTC general plan designation and OTC zone.

Therefore, the proposed project, as conditioned, is consistent with the standards contained within the General Plan designation and Zoning district.

Architectural Review

Architectural features for the proposed bottling facility building include windows, light fixtures, canopies for the windows, and roof overhang. The building is comprised of metal that is compatible with the existing Solvang Brewing metal production building adjacent to the subject site, and the colors will be similar or match existing building colors. Specifically, the metal wall panels will be rustic red and slate grey colors.

Under section VI of the Architectural Review Guidelines, metal siding is a discouraged material, however, it is not prohibited, and the proposed bottling facility will be compatible with the adjacent existing Solvang Brewing metal production building on-site. The addition for the cooler includes a stucco wall with galvanized steel siding feature (on the west elevation) to match the building materials and colors of the existing restaurant building. Staff review finds that the proposed project, as conditioned, is compatible with nearby developments and substantially conforms with the City's Architectural Review Guidelines.

Staff Departmental Review

A Development Review Board (DRB) meeting was held on July 20, 2023. The application was circulated to various City departments for review, and each of the departments provided standard and project specific conditions as necessary. These requirements are reflected in the draft Conditions of Approval. As conditioned, the project satisfies the development standards of the zoning code, and therefore, staff recommends that the Planning Commission adopt Resolution No. 984 (23) approving DR 21-04 based on the findings in the resolution and subject to the attached draft Conditions of Approval.

Environmental Determination

The project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA). Consequently, no further environmental review is required, and a Notice of Exemption will be filed for the project following the Planning Commission's action.

Noticing

On July 26, 2023, a public hearing notice was published in the Lompoc Record. In addition, on July 28, 2023, required notices were mailed by US mail to property owners within 300 feet of the site, and a notice was posted at the project site.

Appeal Rights

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

Attachments

1. Resolution No. 984 (23)
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. 984 (23)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING ARCHITECTURAL DESIGN/SITE DEVELOPMENT REVIEW (DR 21-04) FOR THE SOLVANG BREWING COMPANY BOTTLING FACILITY LOCATED AT 222 & 234 NORTH H STREET (APN's: 085-082-014 & 015)

WHEREAS, the City received a request for an Architectural Design/Site Development review (DR 21-04) for a 4,950 square foot bottling facility and 85 square foot cooler addition to an existing building on a 0.96 acre site for the Solvang Brewing Company located at 222 & 234 North H Street (APN's: 085-082-014 & 015) in the Old Town Commercial (OTC) zoning district; and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on August 9, 2023; and

WHEREAS, at the meeting of August 9, 2023, staff was present and answered Planning Commissioner questions and addressed their concerns; and

WHEREAS, at the meeting of August 9, 2023, _____ spoke in favor of the project, and _____ expressed concerns regarding 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; specifically, the Planning Commission finds that:

- A. The proposed development is consistent with the 2030 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 existing metal buildings on-site and the character of the surrounding area, both to avoid repetition of identical design where not desired, and to ensure compatibility in design where desired.
- G. The Build-to requirement is waived because the Review Authority finds that:
 - (1) plazas, courtyards, or outdoor eating areas that function as publicly accessible open space with amenities such as seating, landscaping, and lighting are located between the build-to-line and the building or are adjoining the build-to-line and the building; and,
 - (2) another alternative provides a desired outcome along the street which includes:
 - a) Providing decorative lights facing H Street (West Elevation) on the proposed bottling facility building
 - b) Installing decorative light poles near the front parking area near H Street consistent with the previously approved and installed decorative light poles throughout the Old Town area
 - c) Providing landscaping along H Street (including new 24 inch box street trees)
 - d) Installing additional architectural detailing (such as increased building transparency) facing H Street
 - e) The existing building on-site includes significant building frontage along Chestnut Avenue (over 200 linear feet) and a portion (60 linear feet) of the existing building also fronts H Street
 - (2) Alternatives to the building transparency requirement may be approved because the Review Authority finds that the street-facing building walls exhibit architectural relief and detail or are enhanced with landscaping in such a way as to create visual interest at the pedestrian level.

- (3) Parking may be located within 20 feet of a street facing property line when the Review Authority makes the following findings:
- (i) Buildings comply with the build-to-area requirement (Table 17.212.040.A); and, (ii) The parking area is landscaped along the public right-of-way with a hedge, trellis, and/or landscaping consistent with Chapter 17.312 (Landscaping and Screening Standards) and in accordance with the following determination made by the Director:
 - a) The proposed design incorporates substantial landscaping along the street frontage and additional project elements such as decorative lighting and architectural detailing facing the street that complies with an alternate design as approved by the Director in accordance with LMC section 17.212.040.A (Note #3).

SECTION 2: This project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines.

SECTION 3: Based upon the foregoing, the proposal is approved on August 9, 2023, 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 August 9, 2023, by the following vote:

AYES:

NOES:

Brian Halvorson, Secretary

Federico Cioni, Chair

Attachment:

Exhibit A – Draft Conditions of Approval

**DRAFT CONDITIONS OF APPROVAL
ARCHITECTURAL DESIGN/SITE DEVELOPMENT REVIEW (DR 21-04)
FOR THE SOLVANG BREWING BOTTLING FACILITY
LOCATED AT 222 & 234 NORTH H STREET (APN's: 085-082-014 & 015)**

The following Conditions of Approval were reviewed by the Planning Commission on August 9, 2023 and apply to a 4,950 square foot bottling facility and 85 square foot cooler addition to an existing building for Solvang Brewing Company located at 222 & 234 North H Street (APN's: 085-082-014 & 015) in the Old Town Commercial (OTC) zoning district on approximately 0.96 acres. This action is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines.

Expiration: The Architectural Review granted by the Planning Commission is valid for one year from the date of approval and will expire on August 9, 2024. A time extension may be granted pursuant to Lompoc Municipal Code Chapter 17.552.070 if the applicant files a written request for an extension prior to the expiration of the permit.

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, including the Planning Commission resolution approving the application and the applicant's and property owner's signed affidavit agreeing to comply with the conditions of approval, shall be noted on the construction drawings filed for any building permits.

- 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. In accordance with LMC Section 17.552.080 (Changes to an Approved Permit), minor changes to an approved permit shall be processed and may be approved by the Director. Major changes shall be reviewed and approved or denied by the review authority that approved the original permit or approval.
- 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 and Applicant jointly and severally agree 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 and Applicant further jointly and severally agree 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, Applicant's request to use alternative compliance methods to meet inclusionary housing requirements for this project, or the approval, denial, or processing of the same by the City, including environmental determinations and subsequent actions taken by City staff to bring such City approvals or actions into effect. Such indemnification shall include any costs and expenses incurred by City in such action(s), including reasonable attorney's fees and court costs.

- P9. Building permits shall be obtained from the City of Lompoc for all 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 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 applicant and 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.
- P15. Hours of construction shall be limited to:

Monday through Friday: 7:00 a.m. to 6:00 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 reviewed and granted by the Planning Manager.

PLANNING - ARCHITECTURAL CONDITIONS

- P16. The Architectural Review granted by the Planning Commission is valid for one year from the date of approval of this permit and will **expire on August 9, 2024**. 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. Pursuant to LMC Chapter 17.312 (Landscape and Screening Standards), all equipment shall be screened from public view and residential uses.
- 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.

PLANNING - SITE PLAN CONDITIONS

- P20. No outside vending machines, except fully enclosed newspaper racks, shall be allowed on site. All newspaper racks shall be pedestal mounted.
- P21. Motorcycle parking spaces shall adhere to Lompoc Municipal Code Section 17.308.050 and shall be shown on the plans submitted into plan check with the Building Division.
- P22. Bicycle parking spaces shall adhere to Lompoc Municipal Code Section 17.308.050 and shall be shown on the plans submitted into plan check with the Building Division.
- P23. A lighting plan in compliance with Lompoc Municipal Code Section 17.304.090.G and 17.308.060.D showing lumens (foot candles), fixture type, placement, and height of decorative 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 (excluding right-of-way for decorative street poles) shall be submitted prior to Planning Division sign-off on a building permit. All lighting shall be prevent glare and minimize light intrusion to adjacent properties.

PLANNING – LANDSCAPING GENERAL CONDITIONS

- P24. Six (6) revised sets of the landscape and irrigation plans (submitted under separate cover) 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 on a Certificate of Occupancy.

The landscape and irrigation plans shall be prepared by a licensed landscape architect or other qualified professional project designer; 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
 - 3) Public Works Director – Right-of-Way landscaping
- P25. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to Planning Division final sign-off of a building permit for the project.
- P26. The project must conform to the Urban Forestry Administrative Guidelines.
- P27. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

P28. All landscaping shall comply with the Landscape Development Regulations in Lompoc Municipal Code Chapter 17.312 (Landscape and Screening Standards).

PLANNING – LANDSCAPING IRRIGATION CONDITIONS

P29. The project must conform to Lompoc Municipal Code Chapter 15.52 (Water Efficient Landscape and Irrigation Standards) and the State of California Model Water Efficiency Landscape Ordinance.

P30. 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.

P31. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

PLANNING – LANDSCAPING TREE CONDITIONS

P32. The number and size of trees installed on the site shall meet the tree density requirements, as set forth Lompoc Municipal Code Chapter 17.312 (Landscape and Screening Standards). The density will be approved or denied during landscape review.

P33. 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.

P34. All trees must be installed with support staking. All nursery stakes must be removed from trees after two years.

P35. All trees and plant material selection shall be made with the concurrence of the Planning Division.

PLANNING – LANDSCAPING INSTALLATION CONDITIONS

P36. 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 staff.

P37. 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.

P38. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.

- P39. 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.
- P40. 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 buildings.
- P41. 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

- P42. 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.
- P43. Ozone (O₃) Precursors: (NO_x and ROC)

- a. All construction equipment engines and emission systems shall be maintained in proper operating order, in accordance with manufacturers' specifications, to reduce ozone precursor emissions from stationary and mobile construction equipment.
- b. If feasible, electricity from power poles or ground lines shall be used in place of temporary diesel- or gasoline-powered generators.

PLANNING – CULTURAL RESOURCES CONDITIONS

- P44. 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. In addition, in the unlikely event cultural resources are unexpectedly encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service [NPS] 1983) must be contacted immediately to evaluate the find. If the resources are prehistoric, a Native American representative must also be contacted to participate in the evaluation of the find. If the discovery proves to be significant, in consultation with the archaeologist and local Native American(s), a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with local Native American group(s). The mitigation plan may include but would not be limited to capping and avoidance, excavation and removal of the resource, interpretive displays, sensitive area signage, or other mutually agreed upon measures.
- P45. 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.
- P46. 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 – PROJECT SPECIFIC CONDITIONS

- P47. A Temporary Use Permit shall be obtained from the Planning Division prior to installation of any construction trailer to be used on the project site.
- P48. The applicant shall contact all applicable regulatory agencies and apply for necessary permits prior to occupancy.
- P49. The parking lot shall be restriped in accordance with Lompoc Municipal Code standards.

- P50. A pedestrian walkway connecting the existing public sidewalk to the existing building and the proposed building shall be provided, and constructed a minimum of six (6) feet in width, hard-surfaced, and paved with permeable materials in compliance with LMC 17.212.050.B.1 & 4.a.
- P51. A lot merger application to combine parcels 14 & 15 shall be processed and approved separately prior to Planning Division sign-off on a building permit.
- P52. The proposed trash enclosure along the alley shall be gated (or include a roll up door). Details and specifications will be reviewed as part of the building permit plan submittal.
- P53. Provide decorative wall lighting on both ends of the west elevation on the proposed bottling building. The lighting shall be shown on the plans submitted into plan check with the Building Division for review by Planning staff.
- P54. Provide a minimum of two (2) decorative street pole lighting with lenses (in accordance with approved drawing number SC3-2207039-1 dated 7-15-22 on file with the Electric Division) along the western edge of the parking lot on private property (existing light poles shall be removed) that match the decorative street pole light standards throughout Old Town. This shall be shown and called out on the plans submitted into plan check with the Building Division. In the event that the above condition does not comply with building code, energy code, or the green code then an alternative decorative lighting feature may be reviewed by staff for compliance with this condition.
- P55. The paint colors of the proposed bottling facility building shall match (or be substantially similar) the existing Solvang Brewing production building (north of the proposed bottling facility). The paint color manufacturer/model number shall be called out on the plans submitted into plan check with the Building Division.
- P56. The proposed wall for the cooler addition shall match existing materials (masonry stucco wall) and colors of the adjoining existing building and shall be shown on the plans submitted into plan check with the Building Division.
- P57. In-lieu of meeting the build-to requirement (LMC 17.212.040.1) and the limitations on the location of parking (LMC 17.212.050.B.3), the Director (per LMC 17.212.040.A footnote #3) recommends that another alternative provides a desired outcome along the street by requiring the building wall (west elevation) for the proposed bottling facility to include windows (not faux windows), doors, or other openings of at least 495 square feet, and enhanced architectural detail (i.e. – decorative wall lights, decorative pole lights, decorative entrance light on the north elevation, wainscot, trim or similar feature) on the west elevation. In addition, the project is proposing new landscaping (as shown on the preliminary landscape plans). The architectural details shall be shown on the plans submitted into plan check with the Building Division for staff review.

- P58. In lieu of the proposed Olive trees, four (4) Brisbane Box or Strawberry street trees (24 in box size) shall be placed in the proposed front landscaping drainage area (near the front property line). This shall be shown on the landscaping plans submitted separately to the Planning Division for review and shall be planted prior to Planning Division sign off on a Certificate of Occupancy.
- P59. Prior to Planning Division sign-off for the issuance of a building permit for the bottling facility building and cooler addition, a project description shall be provided to staff in order to determine the level of review required for the unpermitted food truck trailer (currently placed in the outdoor seating and game area in front of the production building), or it shall be removed from the outdoor seating and game area as this use was not approved in the previously approved Conditional Use Permit (CUP 14-05).
- P60. Prior to Planning Division sign-off for the issuance of a building permit for the bottling facility building and cooler addition, any equipment or storage associated with the Solvang Brewing Company shall be removed from the adjacent properties (APN's 085-082-003, 004 & 005) located directly east (across the alley) of the project site.

II. BUILDING AND LIFE SAFETY

BUILDING AND SAFETY - 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. Fire-resistive assemblies may be required for occupancy separation and/or exterior wall protection. Parapets may be required in accordance with the California Building Code (CBC) and the California Fire Code (CFC).
- B4. 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) Clearly delineated applicable codes for the project, including applicable building code (i.e., CA Building Code or CA Residential Code)

- c) 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)
 - d) Type of Construction, in accordance with Chapter 6 of the CBC
 - e) Special detailed requirements, if applicable, in accordance with Chapter 4 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) M.E.P. plans are required to be included.
 - i) Provide equipment schedule and anchorage details.
- B5. 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.
- B6. 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. Existing accessible elements shall be analyzed for compliance with current accessibility provisions and their status shall be clearly shown on plans. Improvements as required by Chapter 11B shall also be shown on plans and plans shall include all applicable accessibility detailing.
- B7. Project shall comply with current City and State water conservation and storm water regulations.
- B8. Fire sprinklers shall be provided if required per Building, Fire, and/or City codes.
- B9. Contractors 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.
- B10. Plans and supporting documentation shall be provided to the Building and Safety Division a minimum of five business days in advance of formal building permit submittal. Building and Safety staff will evaluate the provided plans and supporting documentation in order to determine whether or not the submittal is complete enough to perform a comprehensive plan review. Formal submittals for building permits will not be accepted until deemed complete.
- B11. 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.

- B12. No work may commence until a Building Permit is issued from the Building and Safety Division.
- B13. No one shall occupy the building until a Certificate of Occupancy has been issued by the Building Official.

III. FIRE

FIRE – GENERAL CONDITIONS

- F1. Ensure proper licensing of fire protection system engineer(s) and California State Fire Marshal licensed installers for design specific systems. Additionally, a City of Lompoc business license may be required of any installers. Verify with the City Clerk any concerns for the local business license of project employees.
- F2. All FDC's and fire sprinkler risers shall be maintained with a protective coat of red paint (OSHA Red or similar) to protect against marine influences and rust for the life of the system.
- F3. All fire sprinkler systems are to be maintained accordingly. Annual flow testing is required and a current 5-year fire sprinkler certification is required for the life of the system.
- F4. All fire extinguishers required to have an 'A' rating shall have a minimum rating of 2A10BC. Location, number and types shall be in accordance the California Code of Regulations Title 19. Any areas of hazard may require larger extinguishers, consult Title 19.
- F5. 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. 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

- F7. No one shall occupy the building until a Certificate of Occupancy has been issued.
- F8. 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.

- F9. 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.
- F10. 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.
- F11. The scope of this project shall comply with the latest California Fire Code as amended by the City of Lompoc as well as the local municipal code.
- F12. 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.
- F13. 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 as well as the drive lane south through the front of the property. CFC 503.2.1.
- F14. Fire access roads shall be kept clear at all times. There are no loading zones approved for this project nor proposed on the plans.
- F15. 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. I. The minimum gate width shall be 20 feet. (unobstructed)
- F16. All gates securing the fire apparatus access roads shall comply with all of the following:
- I. The minimum gate width shall be 20 feet. (unobstructed)
 - II. Gates shall be of the swinging or sliding type.
 - III. Construction of gates shall be of material that allow manual operation by one person.
 - IV. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
 - V. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. (A Knox box compliant pad shall be used at each gate as required). CFC D103.5.

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 date prepared. A letter may be submitted instead of the signature block.**

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, unless otherwise approved.
- 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 or per the site-specific soil's report.
- 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 online 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. Infiltration basin must be completely onsite/out of public ROW.

GR23. Accessible parking stalls shall be provided in accordance with Table 11B-208.2.

GR24. Provide clear drainage patterns for areas captured by different SCMs and size appropriately. This shall be clearly shown on the first submittal grading plans.

GR25. If the cooler addition to the existing building is part of this project, please provide that square footage in the stormwater calculations. This may be used as the 5% area that will not be captured for the site.

V. STORMWATER – GENERAL CONDITIONS

- S1. Roof drains and gutters shall be directed to landscaping or infiltration structure(s), unless to do so would result in foundation damage or slope instability, as verified by a statement to that effect, stamp and signature, by qualified engineer, on the improvement plans.
- S2. 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 materials are 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.
- S3. Each SCM shall be inspected a minimum of once a year, 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's Planning Division, documenting the inspection and any maintenance actions taken.
- S4. 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 (or Caltrans) property, the City's storm drain system, streets, storm channels, or waterways, either during or after construction.

STORMWATER – PRIOR TO ISSUANCE OF GRADING PERMIT

- S5. A Storm Water Control Plan shall be fully completed, submitted and wet-signed, stamped and dated by a licensed civil engineer.
- S6. The project improvement plans shall show compliance with the storm water requirement for five (5) percent or less Effective Impervious Area (EIA) over the whole 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.

- S7. A statement shall be included on the improvement plans that “The site and each infiltration area (Structural Storm Water Control Measures or SCM) is adequately sized and designed to capture and infiltrate 95% of the run-off from the 85th percentile, 24-hour storm, over the new or replaced impervious area on-site, within 72 hours. The statement shall be signed and stamped by a licensed professional engineer.
- S8. 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. Full Trash Capture (FTC) devices shall be of the type (5mm max openings) required by the City and the State Water Resources Control Board at the time of installation. Details and cross-sections of storm water filters shall be shown on grading and drainage plans, as well as the type and opening size of the FTC devices proposed.
- S9. 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 location and call out the text of the stencils.
- S10. Prior to issuance of grading permit, 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.
- S11. 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. Identify the 5% of the site which is not to be infiltrated.

STORMWATER – PRIOR TO OCCUPANCY

- S12. Just prior to installation of underground SCMs or infiltration basins, the City Planning Division shall be notified at 875-8289, to allow opportunity to photograph the installation process and materials.
- S13. Prior to Issuance of Occupancy Permits, 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 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 SCM 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.

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 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.
- WW5. 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.
- WW6. 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.
- WW7. All wastewater improvements shall comply with Federal, State and City requirements for the protection of the City’s Wastewater System.

WASTEWATER – PROJECT SPECIFIC CONDITIONS

- WW8. Provide a sampling maintenance hole between the new building connection and the service lateral wye to the City sewer main. The sampling maintenance hole must be located on private property and shown on the grading permit plans for review and approval by the City.

WW9.A Baseline Monitoring Report for the new building shall be provided with the first submittal of plans for review by the City.

VII. ENGINEERING – GENERAL CONDITIONS

EN1. Public Improvements may be 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, 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.

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 – PROJECT SPECIFIC CONDITIONS

EN21. Any work to be completed along the H Street frontage will require a Caltrans encroachment permit. The Caltrans encroachment permit shall be provided to the City prior to beginning this work.

EN22. A lot merger shall be recorded prior to Engineering Division sign-off on a building permit or acceptable setbacks from the existing property line west of the proposed building shall be noted on the grading plan.

VIII. AVIATION/TRANSIT

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

IX. 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. New service size/voltage is unable to be serviced via overhead power lines in alley. New service requires conduit installation from property to existing 2.5"x4' high voltage vault located in alley approximately 70 feet south of the south property line. Sufficient space would be needed for a new pad-mount transformer along with a Public Utility Easement granted to the City of Lompoc for all City-owned infrastructure located on private property.
- EL8. Pad-mount transformer lead times have increased significantly compared to past years. Lead times for ordered units are expected to be greater than 52 weeks. Installation of electrical service to be performed upon delivery of ordered transformer. Developer to pay estimated/quoted transformer cost prior to order being placed by City.

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. When a trash enclosure with doors is proposed, owner/operator will be responsible for pulling-out/putting-back containers to/from a serviceable location. In-Lieu of relocating containers on collection days, the owner/operator may subscribe with the City Solid Waste Division to provide “Pull-Out/Put-Back” (POPB) services for an additional monthly charge.
- 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 sign an agreement indicating that the property owner/business operator is ultimately responsible for relocating containers on collection days to a location approved by the Solid Waste Superintendent. The operator shall return the containers to the enclosure within twelve (12) hours of pickup. Said agreement must be submitted prior to the issuance of building permits. (In-lieu of relocating containers on collection days, the owner/operator may opt to have the City perform “Pull Out, Put Back” POPB services for an additional monthly charge.)
- SW6. In accordance with the CalGreen Building Code (Sections 4.408 and/or 5.408), applicants are required to submit a site-specific Construction Waste Management Plan (CWMP) and divert at least 65% of the construction materials during the project. The CWMP 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 CWMP. The CWMP will be issued on City-approved form.

SOLID WASTE – NO PROJECT SPECIFIC CONDITIONS

- SW7. Trash Enclosure Sizing Requirements: The trash enclosure shall be large enough to provide adequate capacity for the site’s trash, single-stream recycling, and food waste needs. The City will provide collection services for these materials.

Single-stream recyclables and food scraps collection are required pursuant to the state's Mandatory Commercial Recycling Law (AB 341) and Sort-Lived Climate Pollutants (SB 1383), respectively.

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. **The sufficiency of the flow from the existing water service and meter shall be verified by the Engineer/Architect or authorized representative.**
- W3. All meter protection shall be by an approved Reduced Pressure Principle Backflow Prevention Assembly (RP) at the service connection. Information on acceptable assemblies is available from the City Water Division.
- W4. All public water system components must be constructed within public right-of-way or public easements.
- W5. When a fire sprinkler system is required or proposed, the utility plan shall show the location of the Fire Department Connection (FDC) with reference dimensions to the nearest fire hydrant. **Fire Department requires fire department connections to be within 50' of a fire hydrant.**
- W6. When a fire sprinkler system is required or proposed, the utility plan shall show the fire line connection point to water main. 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. Note – the existing 1-inch water meter and backflow device can be used for the project as proposed with a lot combination/merger. If a larger water meter is

needed, the existing water meter can be upgraded up to a 1.5-inch meter in the existing box.

W9. The irrigation for all new landscape areas shall be provided with a backflow device.

XII. POLICE

POLICE - GENERAL CONDITIONS

PD1. A list with contact information for responsible persons should be provided (listed in the rank of who to call first, etc.)

PD2. Hours of construction operations should be clearly listed for the proposals.

PD3. Surveillance cameras should be installed to cover construction equipment, storage of lumber, and tools.

PD4. If security is on-site, their contact information should be provided.

PD5. All emergency and responsible contact information should be made available to the Lompoc Police Department Dispatch Center.

PD6. If the construction area is gated or fenced, gate access codes or lock access will be made available to the Lompoc Police Department.

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

Steve Renfrow, Property Owner

Date

Steve Reese, Applicant

Date

Attachment 2
Vicinity Map

Addition for cooler

CHESTNUT

Proposed bottling facility

ALLEY

G

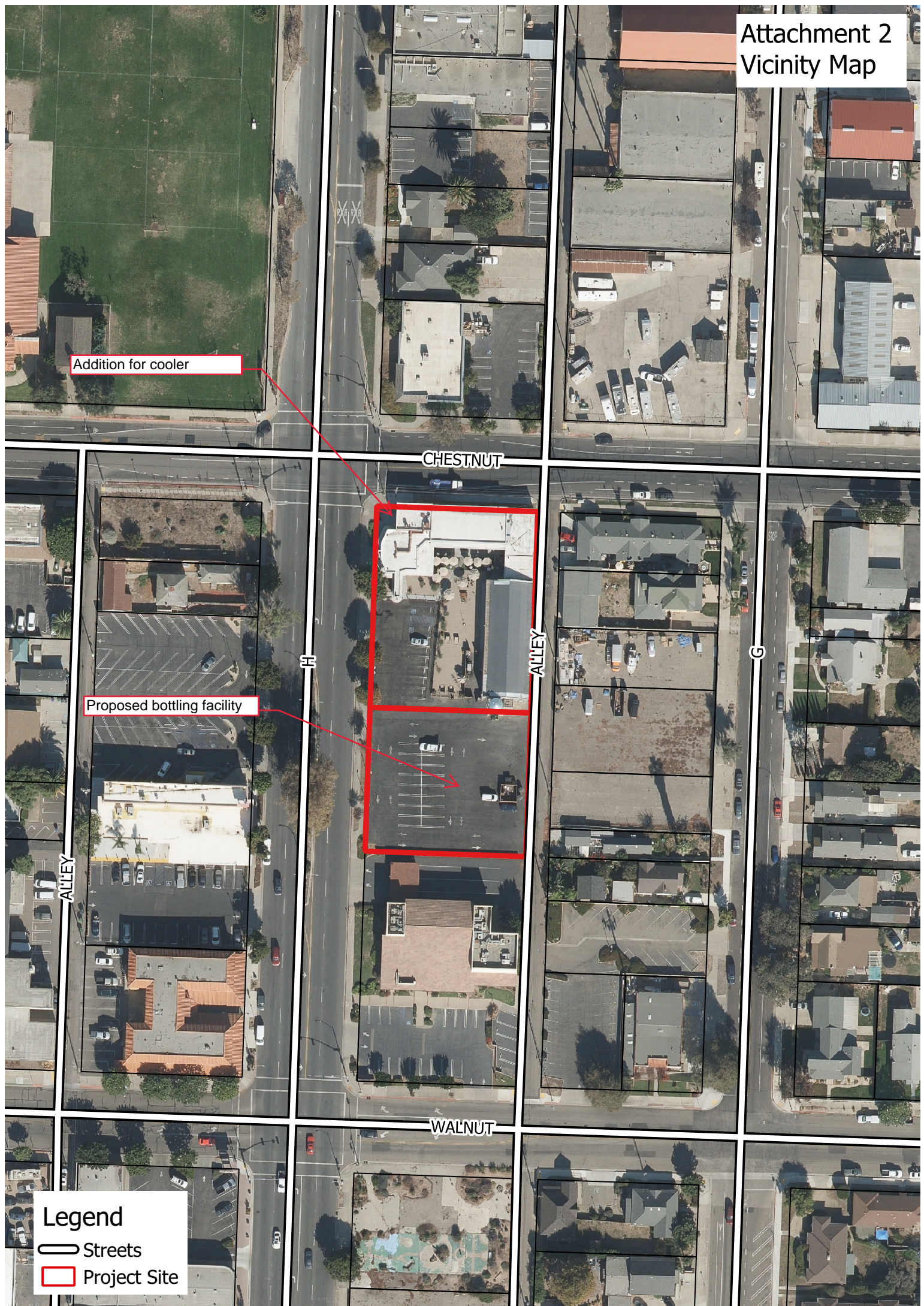
ALLEY

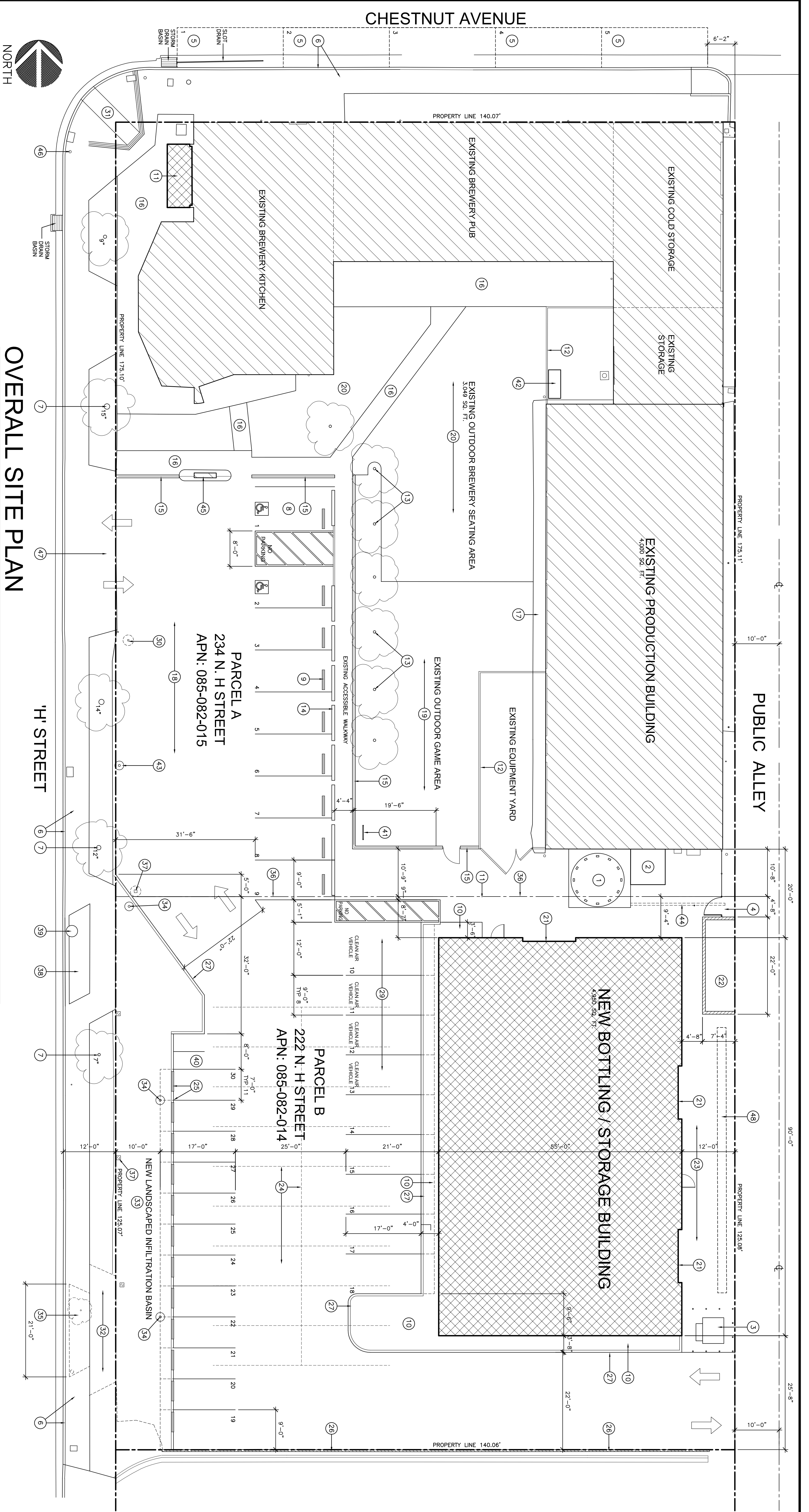
WALNUT

Legend

Streets

Project Site





SITE PLAN REFERENCE NOTES

- 1 EXISTING GRAIN STORAGE TANK.
- 2 EXISTING GRAIN PUMP HOUSE.
- 3 NEW ELECTRICAL TRANSDUCER AND PAD WITH REMOVABLE COUMBS.
- 4 NEW 6'-0" CHAIN LINK FENCE WITH 4'-0" WIDE GATE.
- 5 OFF-SITE STREET PARKING PER LMC 17.308.07(H).
- 6 TYPICAL STALLS (6' X 24')
- 7 EXISTING CONCRETE CURB, GUTTER AND SIDEWALK.
- 8 EXISTING STREET TREE TO REMAIN.
- 9 EXISTING VAN ACCESSIBLE PARKING STALL AND ACCESS AISLE.
- 10 EXISTING CONCRETE WHEELSTOP.
- 11 NEW LANDSCAPE AREA.
- 12 NEW 14'-3" X 6'-0" COOLER ADDITION WITH MATCHING STUCCO WALLS AND CONTINUATION OF EXISTING ROOF.
- 13 EXISTING EQUIPMENT YARD WITH 6'-0" HIGH WOOD FENCE.
- 14 EXISTING OLIVE TREES.
- 15 EXISTING SINGLE RAILROAD TIE BARRIER.
- 16 EXISTING SINGLE RAILROAD TIE BASE WITH 3'-0" HIGH WROUGHT IRON FENCE ABOVE.
- 17 EXISTING CONCRETE WALK.
- 18 EXISTING CONCRETE SWALE.
- 19 EXISTING AC PAVED PARKING AREA.
- 20 EXISTING GRAVEL GAME AREA WITH CORNHOLE, ETC.
- 21 EXISTING SYNTHETIC TURF TABLE / SEATING AREA.
- 22 LOCATION OF NEW ROLL-UP SERVICE DOOR.
- 23 NEW 6'-0" HIGH CONCRETE BLOCK TRASH / RECYCLE ENCLOSURE WITHOUT GATES.
- 24 NEW CONCRETE APRON.
- 25 EXISTING AC PAVED PARKING AREA.
- 26 A. EXISTING PARKING SPACES (14 SPACES) TO BE RE-CONFIGURED SHOWN DASHED.
- 27 NEW FLUSH CONCRETE CURB WITH WHEELSTOPS AT RE-CONFIGURED PARKING SPACES TO ALLOW SURFACE DRAINAGE TO NEW INFILTRATION BASIN.
- 28 EXISTING 3'-0" HIGH CONCRETE BLOCK WALL AT PROPERTY LINE.
- 29 NEW 6' HIGH CONCRETE CURB.
- 30 NEW CONCRETE WHEELSTOPS.
- 31 FUTURE ELECTRIC VEHICLE CHARGING STATIONS AT SPACES 10-1-13 (INCLUDES FUTURE ACCESSIBLE EVCS SPACES #10).
- 32 EXISTING SIGN POLE BASE TO BE REMOVED.
- 33 EXISTING CONCRETE ACCESSIBLE CURB RAMP.
- 34 REMOVE EXISTING CONCRETE SIDEWALK AND REPLACE WITH NEW ASPHALT AT STREET RIGHT-OF-WAY.
- 35 REMOVE EXISTING AC PAVED PARKING AREA FOR NEW LANDSCAPED STORMWATER INFILTRATION BASIN.
- 36 NEW RECONFIGURE LED NIGHT-SKY COMPLIANT PARKING LOT LIGHT STANDARDS WITH 2'-0" DIA. CONCRETE PEDESTAL BASE.
- 37 REMOVE EXISTING LANDSCAPE TREE WELL AT PUBLIC RIGHT-OF-WAY AND RE-ALIGN SIDEWALK TO FACE OF CURB CONSULTATION.
- 38 EXISTING PROPERTY LINE TO BE REMOVED WITH LOT CONSULTATION.
- 39 EXISTING LIGHT STANDARDS TO BE REMOVED (TYPICAL 4).
- 40 EXISTING LANDSCAPE TREE WELL TO REMAIN TO ALLOW FOR FUTURE COT THROUGH TOWNOUI.
- 41 EXISTING TELEPHONE MANHOLE WITH STEEL COVER.
- 42 TWO NEW 4'-0" X 7'-0" MOTORCYCLE PARKING SPACES.
- 43 NEW CUSTOMER BICYCLE RIBBON RACK FOR 5 BIKES.
- 44 NEW LONG TERM EMPLOYEE BICYCLE LOCKER FOR 2 BIKES.
- 45 EXISTING PARKING LOT LIGHT STANDARDS.
- 46 EXISTING CONCRETE CURB TO BE REMOVED.
- 47 EXISTING TRAFFIC SIGNAL WITH STREET LIGHT.
- 48 EXISTING CONCRETE SIDEWALK.
- 49 PROPOSED UNDERGROUND STORMWATER INFILTRATION TRENCH.

OVERALL SITE PLAN

SCALE: 3/32" = 1'-0"

IMPERVIOUS AREA CALCULATION

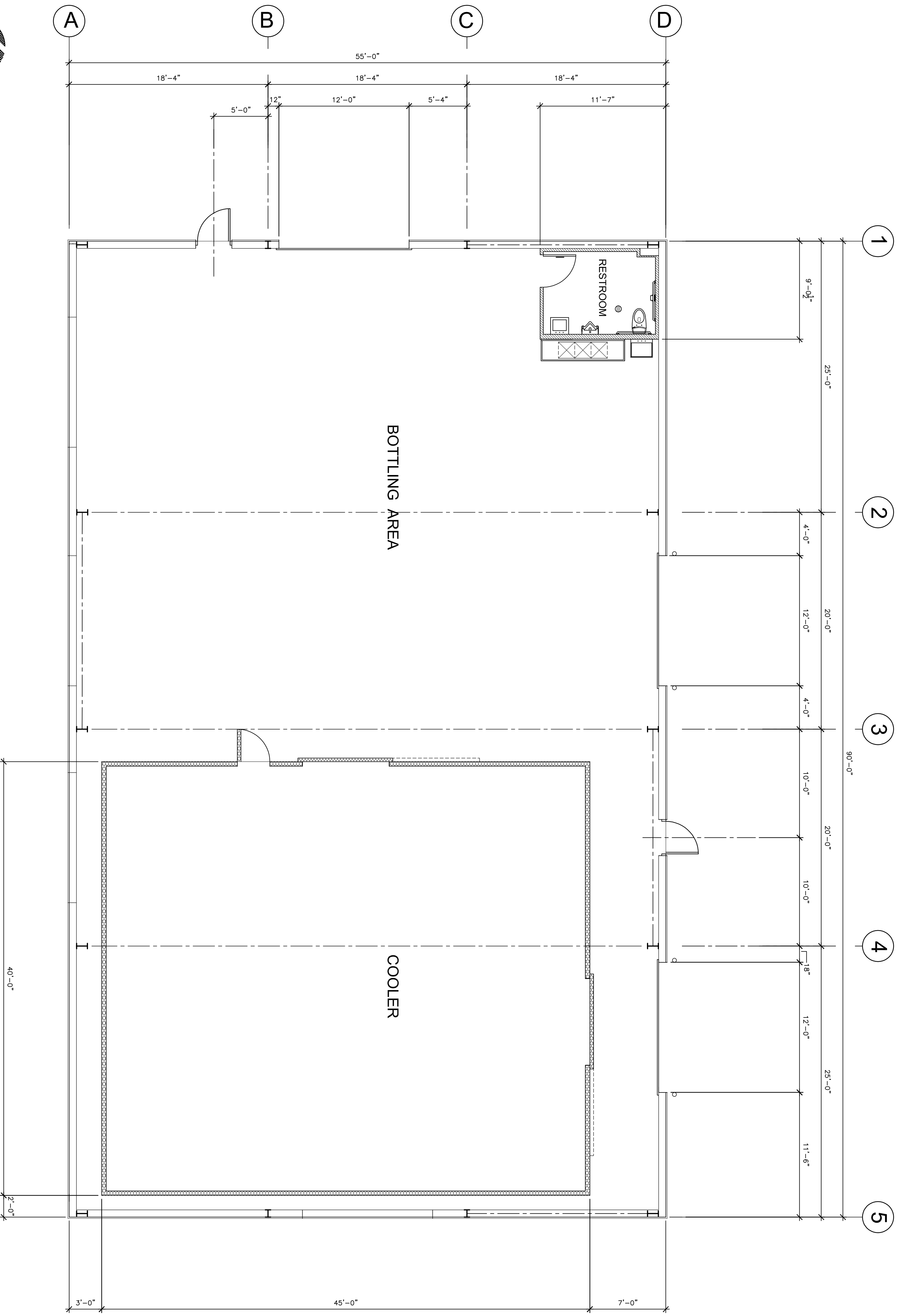
1. TOTAL SITE AREA: 17,519 SQ. FT.
2. EXISTING SITE: 17,468 SQ. FT.
3. BUILDING FOOTPRINT: 4,950 SQ. FT. (28.2%)
4. NEW LANDSCAPE AREA: 2,400 SQ. FT. (13.7%)
5. PAVED AREA: 10,189 SQ. FT. (58%)
6. A. EXISTING IMPERVIOUS AREA: 17,468 SQ. FT. (99.7%)
6. B. PROPOSED IMPERVIOUS AREA: 14,919 SQ. FT. (84.6%)

SITE DATA

1. BUILDING OWNER: SOLVANG BREWING COMPANY, INC.
2. PROJECT SITE: 586 LOMPOC PRODUCTIONS, 1547 MISSION DRIVE, SOLVANG, CA
3. ASSESSOR PARCEL NUMBER: 222 / 234 NORTH 'H' STREET LOMPOC, CA 93436
4. ZONING: OTC (OLD TOWN COMMERCIAL)
5. SITE AREA (PARCEL B): 17,519 SQ. FT. (140,06' X 125,08')
6. FIRE SPRINKLERS: NFA 13 SYSTEM PROPOSED
7. PROPOSED BUILDING AREA: 4,950 SQ. FT.
8. BUILDING USE: BREWERY BOTTLING FACILITY

PARKING CALCULATIONS

1. PARKING REQUIRED: NONE REQUIRED
 2. PARKING REDUCTION: -1 SPACE
 3. PARKING PROVIDED: 23 SPACES
 4. PARKING PROVIDED: 5 SPACES
 5. ON-STREET PARKING: 30 SPACES
 6. ON-STREET PARKING: 5 SPACES
 7. TOTAL PROVIDED: 53 SPACES
 8. TOTAL REQUIRED: 24 SPACES
- NOTE: OTC ZONE IS EXEMPT FROM ALL PARKING REQUIREMENTS FOR COMMERCIAL ZONES (17.308.040)



NORTH

PRELIMINARY FLOOR PLAN

SCALE 3/16" = 1'-0"

PRELIMINARY

5-2-2023

B.2

REESE & ASSOCIATE • ARCHITECT

115 EAST COLLEGE AVENUE, SUITE 5, LOMPOC, CALIFORNIA 93436
 PHONE: (805) 736-8117 FAX: (805) 736-7174

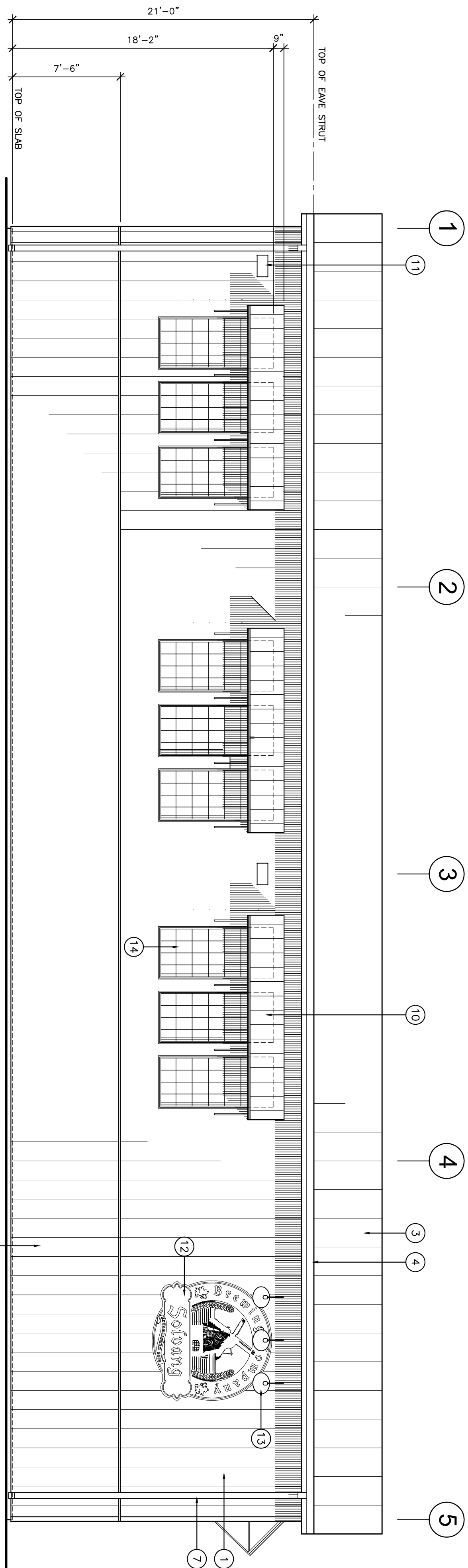
DATE REVISION

JOB TITLE
 SOLVANG BREWING COMPANY, INC.
 222 / 234 NORTH 'H' STREET, LOMPOC, CA

DATE
 5-2-2023

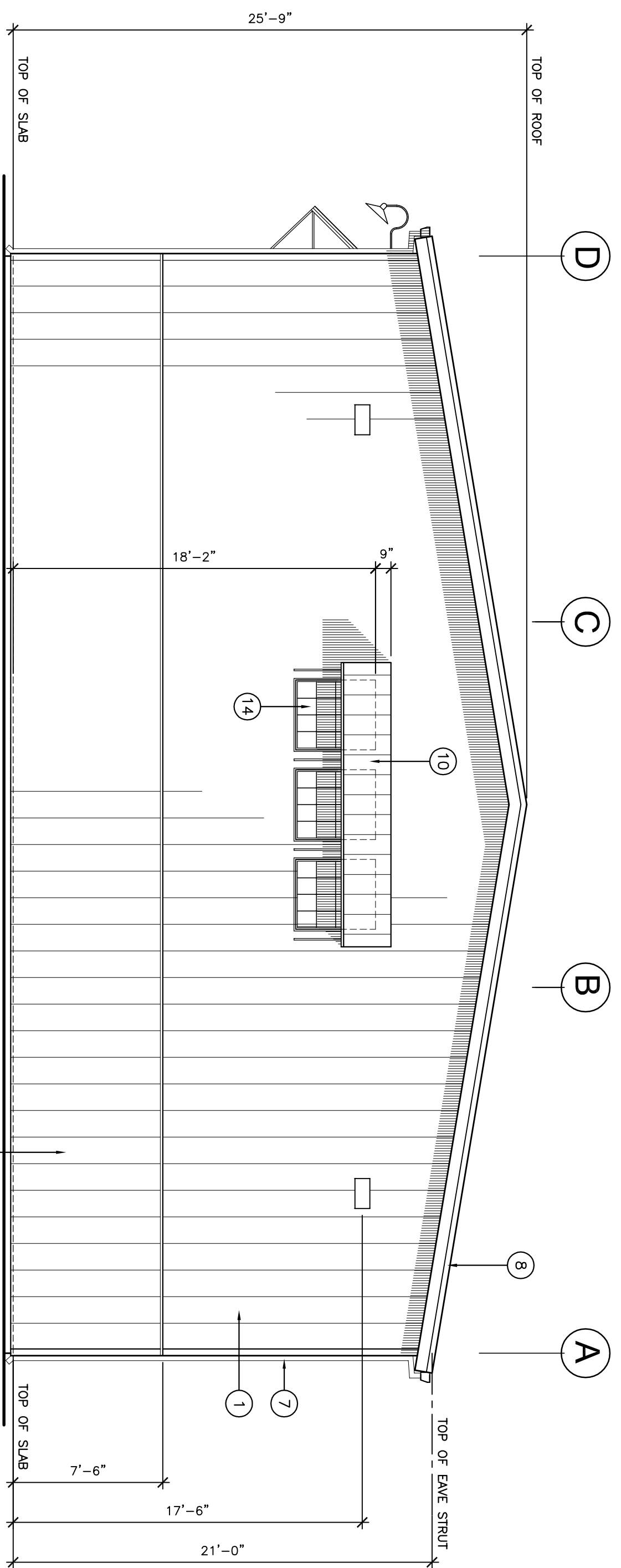
SHEET TITLE
 PRELIMINARY FLOOR PLAN

JOB NO.
 RA-375



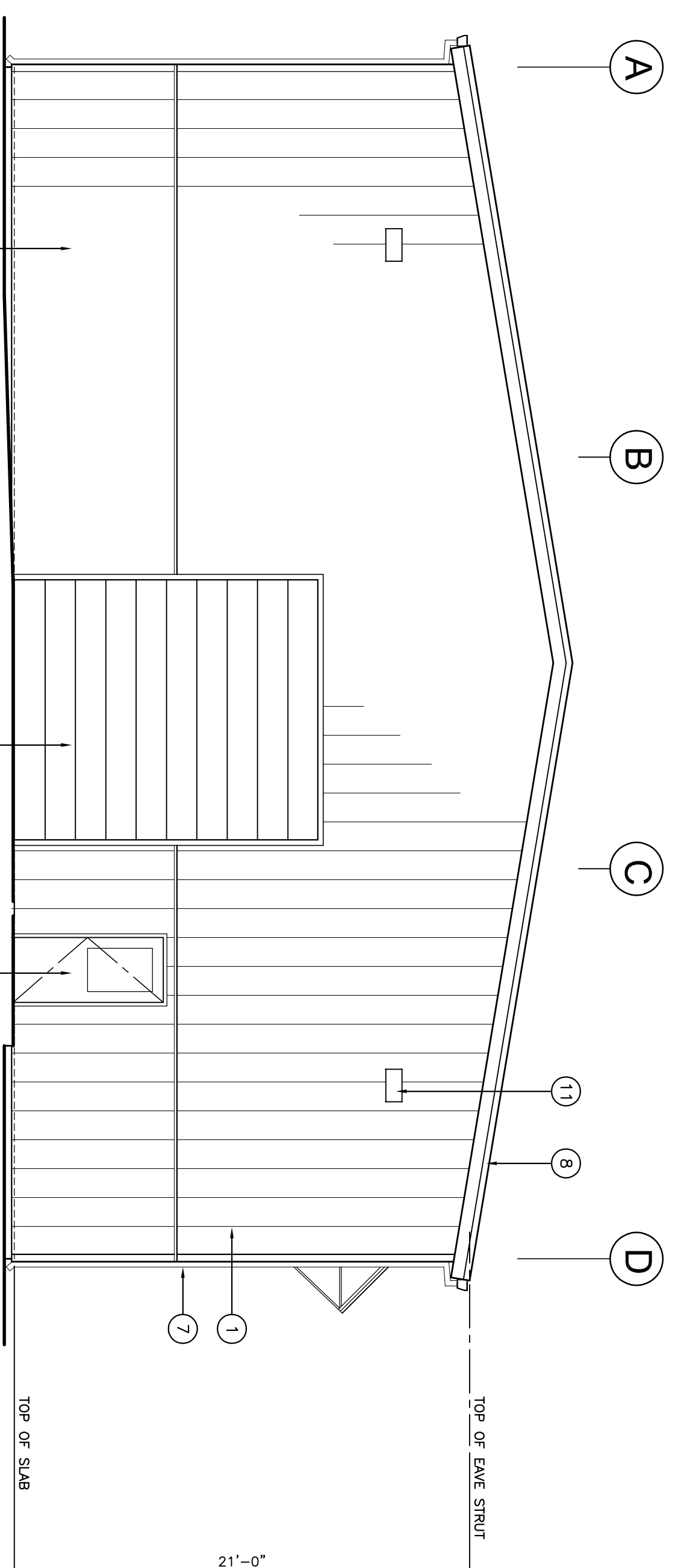
WEST ELEVATION

SCALE: 3/16" = 1'-0"



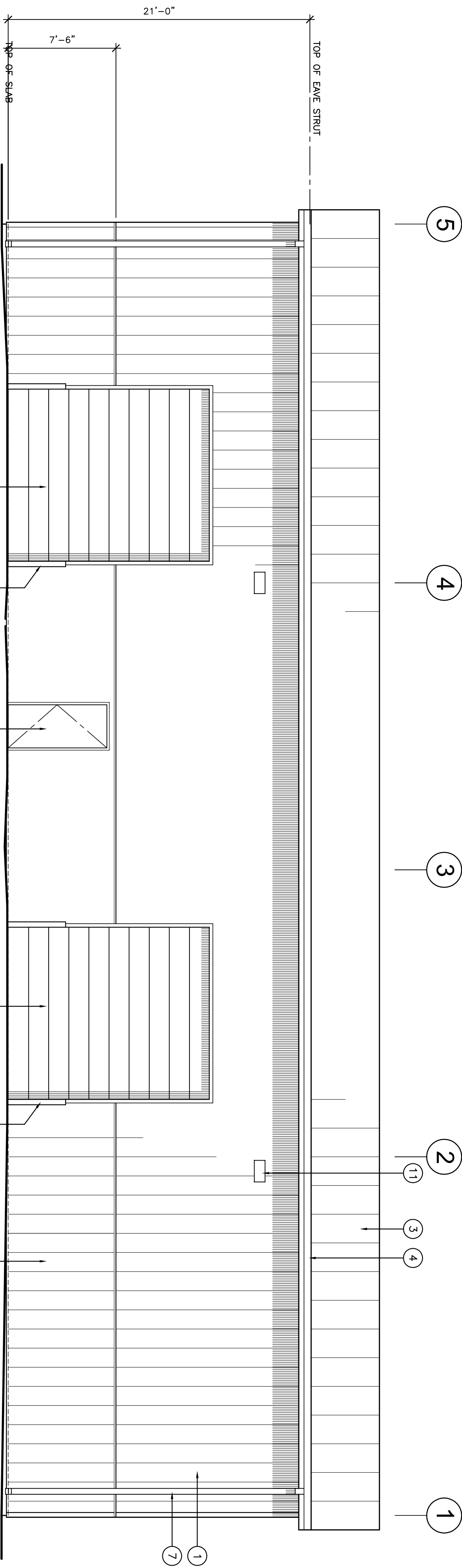
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"

ELEVATION REF NOTES

- 1 PRE-ENGINEERED 26 GAUGE ROLL-FORMED STEEL "PBR" WALL PANELS WITH KNAR 500 FINISH.
- A. PRIMARY COLOR: "CLASSIC RED"
- 2 PRE-ENGINEERED 26 GAUGE ROLL-FORMED STEEL "PBR" WALL PANELS WITH KNAR 500 FINISH.
- A. SECONDARY COLOR: "SLATE GREY"
- 3 PRE-ENGINEERED 26 GAUGE GALVANIZED ROLL-FORMED STANDING SEAM STEEL ROOF SYSTEM AS MANUFACTURED BY CHRYSLER STEEL BUILDINGS. COLOR: GALVALUME.
- 4 ALL ROOF TRIMS AND FLASHING SHALL BE MANUFACTURED BY ROOF SYSTEM MANUFACTURER. COLOR SHALL MATCH ROOF.
- 5 PRE-ENGINEERED STEEL PAGES WITH POST-FILING EAVE RAIN CUTTERS AS MANUFACTURED BY CHRYSLER STEEL BUILDINGS. COLOR: SLATE GREY.
- 6 12'-0" X 14'-0" STEEL ROLL-UP SERVICE DOOR. COLOR TO MATCH SLATE GREY WALL PANELS.
- 7 4" DIAMETER X 4'-0" CONCRETE FILLED STANDARD STEEL PIPE GUARD POSTS. PAINTED "SAFETY YELLOW"
- 8 PRE-ENGINEERED METAL BUILDING MANUFACTURER. A. COLOR TO MATCH ADJACENT METAL WALL PANELS.
- B. COLOR: SLATE GREY
- 9 3'-0" X 7'-0" INSULATED STEEL DOOR AND FRAME PAINTED TO MATCH STEEL WALL PANELS.
- 10 PRE-ENGINEERED STEEL SUNSHADE WITH EXPOSED STEEL FRAMING. A. COLOR: SLATE GREY
- B. PAINT UNDERSIDE OF PANELS WHITE
- C. PAINT UNDERSIDE OF PANELS WHITE
- 11 WALL MOUNTED LED LIGHT FIXTURES.
- 12 LIGHT FIXTURES SHALL BE CUTOFF-TYPE LUMINAIRES TO MINIMIZE LIGHT GLARE AND DISCOMFORT. COLOR: SLATE GREY
- 13 NON-ILLUMINATED SOLVANG BREWING CO. LOGO-BUSINESS SIGN MOUNTED TO WALL. SIZE APPROXIMATELY 8'-0" DIAMETER.
- 14 SIGN/ACCENT LIGHTING.
- A. SIGN (SIGN AREA) SHALL BE EXTERNALLY ILLUMINATED BY HOODED CUSHION INDUSTRIAL LED FIXTURES. FIXTURES SHALL BE NIGHT-SKY COLOR.
- B. SIGN SHALL BE EXTERNALLY ILLUMINATED.
- 15 GLAZED INSULATED GLASS (3.5'X4' AND 3.5'X8')

DATE
5-2-2023

JOB NO.
RA-375

JOB TITLE
SOLVANG BREWING COMPANY, INC.
222 NORTH "H" STREET, LOMPOC, CA

SHEET TITLE
PRELIMINARY ELEVATIONS

DATE	REVISION

REESE & ASSOCIATE • ARCHITECT
115 EAST COLLEGE AVENUE, SUITE 5, LOMPOC, CALIFORNIA 93436
PHONE: (805) 736-8117 FAX: (805) 736-7174

SHEET NO.

C



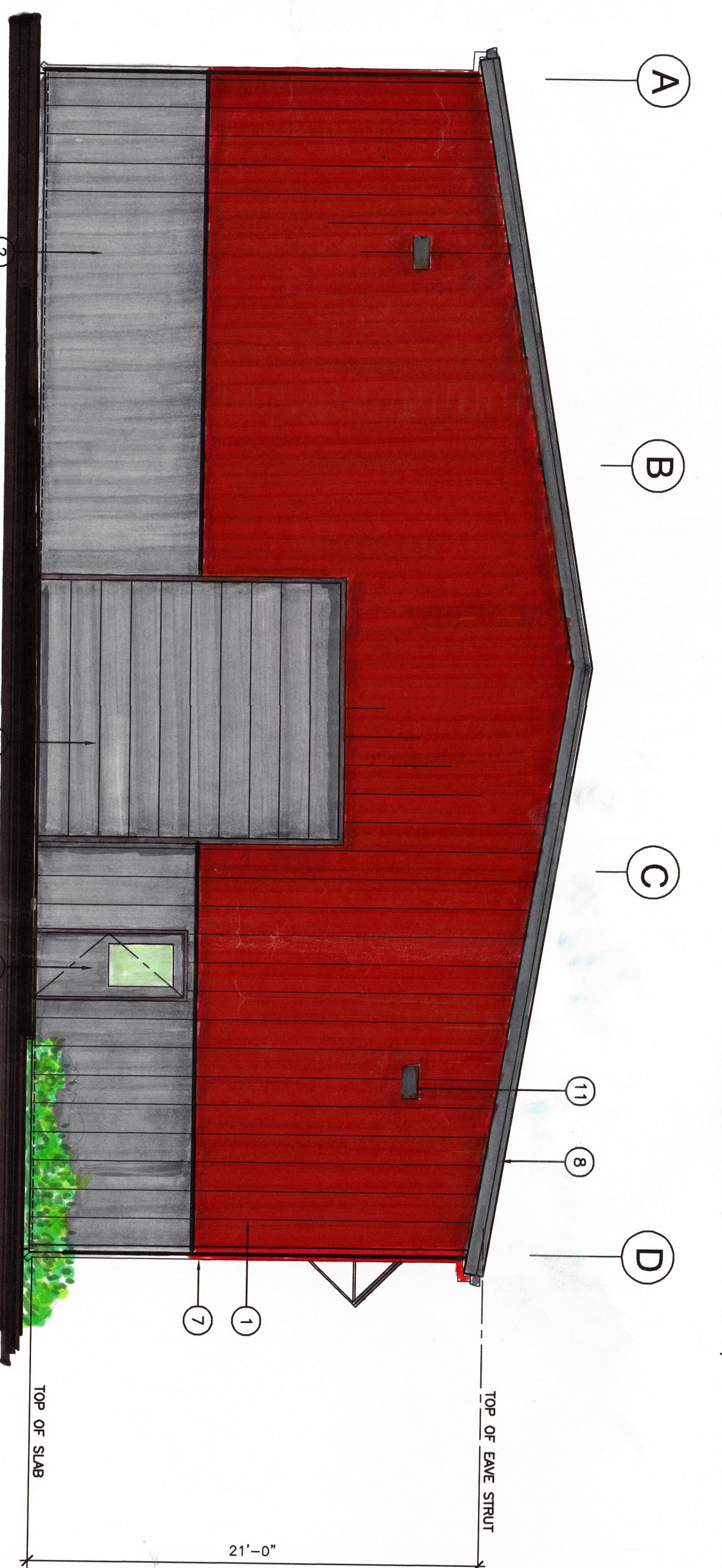
WEST ELEVATION

SCALE: 3/16" = 1'-0"



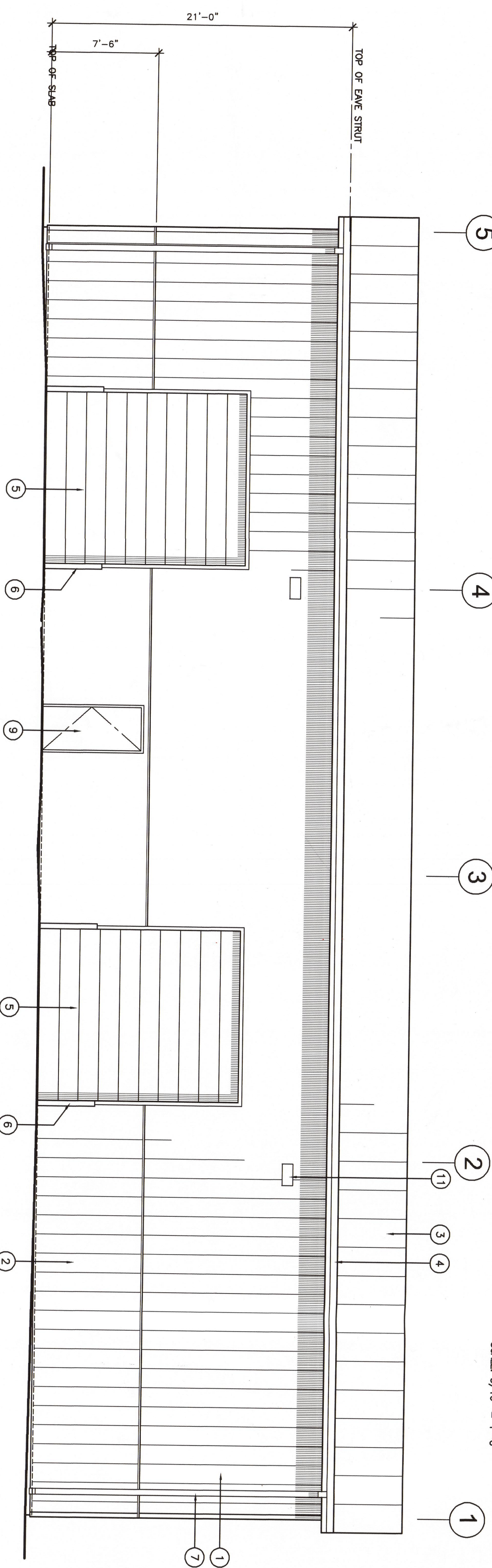
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION

SCALE: 3/16" = 1'-0"

ELEVATION REF NOTES

- 1 PRE-ENGINEERED 26 GAUGE ROLL-FORMED STEEL "PBR" WALL PANELS WITH KNAUF 500 FINISH.
 - A. PRIMER COLOR: CLASSIC RED
- 2 PRE-ENGINEERED 26 GAUGE ROLL-FORMED STEEL "PBR" WALL PANELS
 - A. SECONDARY COLOR: SLATE GREY
- 3 PRE-ENGINEERED 26 GAUGE GALVANNEED ROLL-FORMED STANDING SEAM STEEL ROOF SYSTEM WITH KNAUF 500 (OR EQUIVALENT) FINISH. BUILDINGS SYSTEM MANUFACTURER.
 - A. ALL ROOF "TURNS" AND FLASHING SHALL BE MANUFACTURED BY ROOF MANUFACTURER.
 - B. PRE-ENGINEERED STEEL FASCIA WITH POST HANG EAVE RAKE GUTTERS AS MANUFACTURED BY EMPIRE STEEL BUILDINGS. COLOR: SLATE GREY
 - C. 12'-0" X 14'-0" STEEL ROLL-UP SERVICE DOOR. COLOR TO MATCH SLATE GREY WALL PANELS.
 - D. 4" DIAMETER X 4'-0" CONCRETE FILED STANDED STEEL PIPE GUARD POSTS, PAINTED "SAFETY YELLOW"
 - E. DOWNSPOUT BY PRE-ENGINEERED METAL BUILDING MANUFACTURER.
 - F. COLOR TO MATCH ROUGHEN METAL WALL PANELS.
- 4 PRE-ENGINEERED METAL BUILDING MANUFACTURER.
 - A. COLOR TO MATCH BUILDING RAKE EXTENSION/TRIM.
- 5 2'-0" "PBR" INSULATED STEEL DOOR AND FRAME PAINTED TO MATCH STEEL WALL PANELS.
- 6 PRE-ENGINEERED STEEL SANGUINE WITH EXPOSED STEEL FRAMING.
 - A. SANGUINE COLOR: SLATE GREY
 - B. PAINT BRACES: "RUSTIC RED"
 - C. PAINT UNDERSIDE OF PANELS: WHITE
- 7 W/LED LIGHT FIXTURES.
 - A. LED LIGHT FIXTURES SHALL BE MANUFACTURED TO MINIMIZE NIGHT SKY LIGHT POLLUTION AND STRAY LIGHT FROM LEAVING SITE. FIXTURE SHALL BE INTERNATIONAL DARK-SKY ASSOCIATION LISTED.
 - B. NON-ILLUMINATED SOLVANG BREWING CO. LOGO-BUSINESS SIGN MOUNTED TO SIGN SHALL BE EXTERNALLY ILLUMINATED.
- 8 SIGN/ACCENT LIGHTING.
 - A. SIGN (SIGN AREA) SHALL BE EXTERNALLY ILLUMINATED BY HOODED COOPER/BLACK INDUSTRIAL LED FIXTURES. FIXTURES SHALL BE NIGHT-SKY BROWN VINYL FRAME STATIONARY WINDOW WITH LIGHT BRONZE DUAL GLAZED INSULATED GLASS. (3.51XV' AND 3.52XV')

REESE & ASSOCIATE • ARCHITECT
 115 EAST COLLEGE AVENUE, SUITE 5, LOMPOC, CALIFORNIA 93436
 PHONE: (805) 736-8117 FAX: (805) 736-7174

DATE	REVISION	JOB TITLE	DATE
			5-2-2023
SHEET NO.	DATE	SHEET TITLE	JOB NO.
			PRELIMINARY ELEVATIONS

C

PROPOSED PLANT PALETTE

SYMBOL	NAME	DESCRIPTION	SIZE	WU/COLS
TREES				
	OLEA EUROPEA	20'-25'	24" BOX	L
	SWAN HILL			
	FRUITLESS OLIVE, MULTI-TRUNK			
SHRUBS				
	SALVIA LEUCANTHA	MEDIUM SHRUB	5 GALLON	L
	PURPLE SAGE			
	CESTUS PULVERULENTUS	MEDIUM SHRUB	5 GALLON	L
	SUNSET			
	PHLOMIS FRUTICOSA	MEDIUM SHRUB	5 GALLON	L
	JERUSALEM SAGE			
	RHAPHIOLIS LABELLATA MINOR	MEDIUM SHRUB	5 GALLON	L
	DWARF WHITE HAMMORN			
	PHORAILIUM	SMALL SHRUB	2.5 GALLON	L
	'PLATT'S BLACK'			
	ERIGERON KARNSKANUNUS	SMALL SHRUB	1 GALLON	L
	SANTA BARBARA DASY			
	KNIPHOFIA HYBRID	SMALL SHRUB	1 GALLON	L
	PYROMANIA 'ROCKETS RED GLARE'			
	RED HOT POKER	ORNAMENTAL GRASS	1 GALLON	L
	FESTUCA VARIEGATA			
	'ATLAS TESCUE'			

APPENDIX A AND B WORKSHEET PRELIMINARY CALCULATION

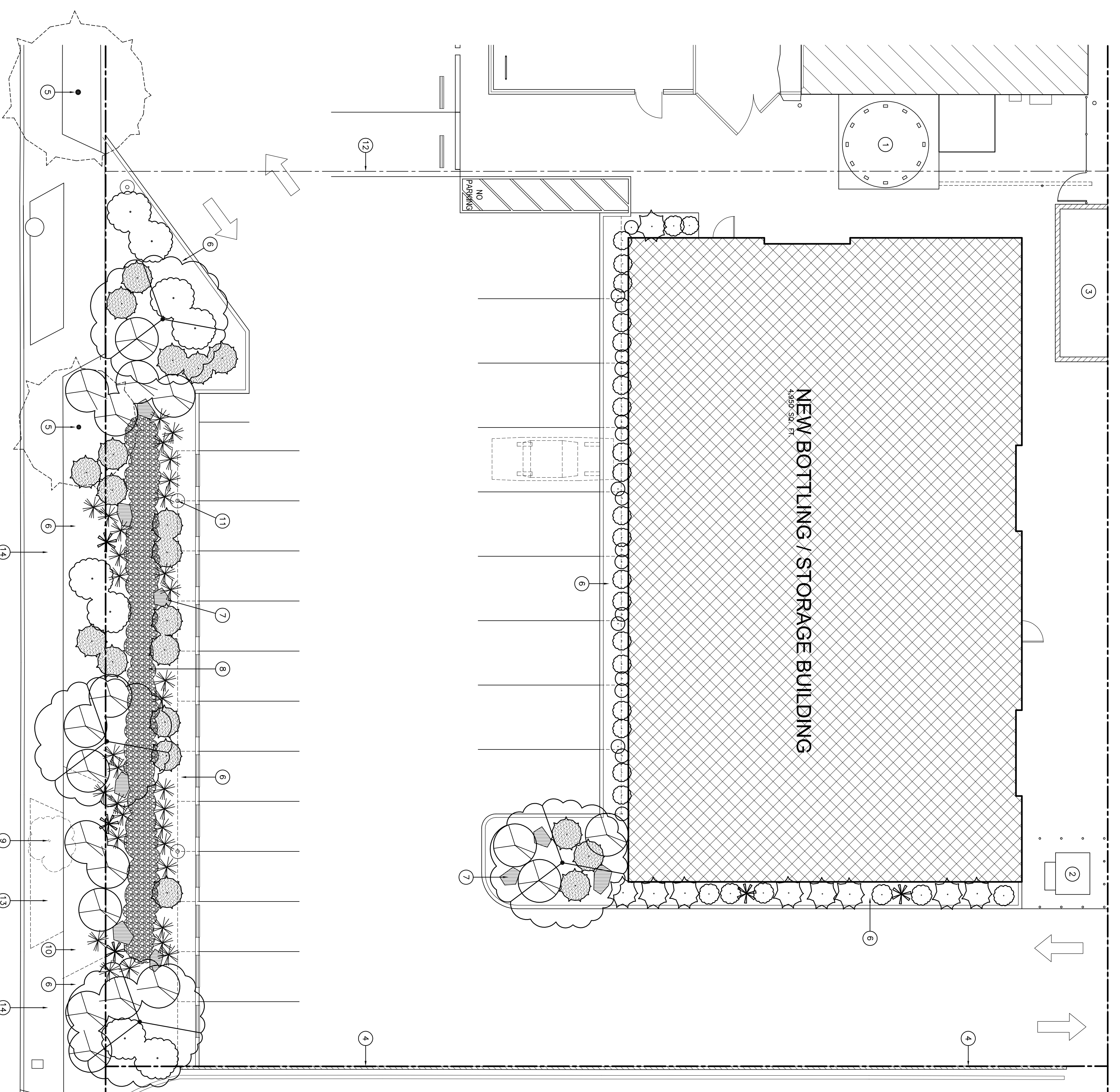
Regular Landscape Area Total: 2,400 sq. ft.
 (4) Hydrozones for (2,400 sq. ft.) with average PF of .35 and an ETo of 41.1 (Lompoc)
 MAWA = $(41.1)(0.02)(0.35 \times 2,400) = 21,405 \text{ gal/yr}$
 (MAWA) Maximum Allowed Water Allocation = 21,405 gallons per year meeting the maximum water allowed use mandated by the State of California.

ESTIMATED TOTAL WATER USE CALCULATION-ETWU LOMPOC 41.1

HYDROZONE NO.	PLANT FACTOR (PF)	IRRIGATION METHOD (IM)	IRRIGATION EFFICIENCY (IE)	ETAF (PREFIX)	TOTAL LANDSCAPE AREA	ETAF x AREA	EST. TOTAL WATER USE (ETWU)
ZONE 1 TREES	.35	DHP	.81		2,835	0	0
ZONE 2-4 LOW	.35	DHP	.81		2,400	680	17,338
TOTAL ETWU							17,338 gal
TOTAL MAWA							21,405 gal

ETWU = ETo x ETAF x Area
 ETAF Calculation
 Regular Landscape Areas (All Landscape Areas) The average ETAF for residential areas is 0.45 or below for non-residential areas.

- ### PLAN REFERENCE NOTES
- EXISTING GRAN STORAGE TANK.
 - NEW ELECTRICAL TRANSFORMER AND PAD.
 - NEW CONCRETE BLOCK TRASH / RECYCLE ENCLOSURE.
 - EXISTING 3'-0" HIGH CONCRETE BLOCK WALL AT PROPERTY LINE.
 - EXISTING STREET TREE TO REMAIN.
 - PLACE 3" LAYER OF APPROVED BARK AT ALL LANDSCAPE AREAS, U.O.N.
 - GRANITE LANDSCAPE BUILDERS.
 - INFILTRATION BASIN WITH BED OF ROUNDED RIVER ROCK COBBLES FROM 1" TO 6" DIAMETER OVER FILTER FABRIC.
 - EXISTING 3" STREET TREE TO BE REMOVED
 - REMOVE EXISTING CONCRETE SIDEWALK AND REPLACE WITH NEW LANDSCAPING AT STREET RIGHT-OF-WAY.
 - NEW DEGRADED LED NIGHT-SKY COMPACT PARKING LOT STAKES WITH 2'-0" DIA. CONCRETE PEDestal BASE.
 - EXISTING PROPERTY LINE TO BE REMOVED WITH LOT CONSOLIDATION.
 - NEW CONCRETE SIDEWALK TO ALIGN WITH EXISTING SIDEWALK AT EACH END.
 - EXISTING CONCRETE SIDEWALK.



PRELIMINARY LANDSCAPE PLAN

SOLVANG BREWING COMPANY

'H' STREET

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



REESE & ASSOCIATE • ARCHITECT

115 EAST COLLEGE AVENUE, SUITE 5, LOMPOC, CALIFORNIA 93436

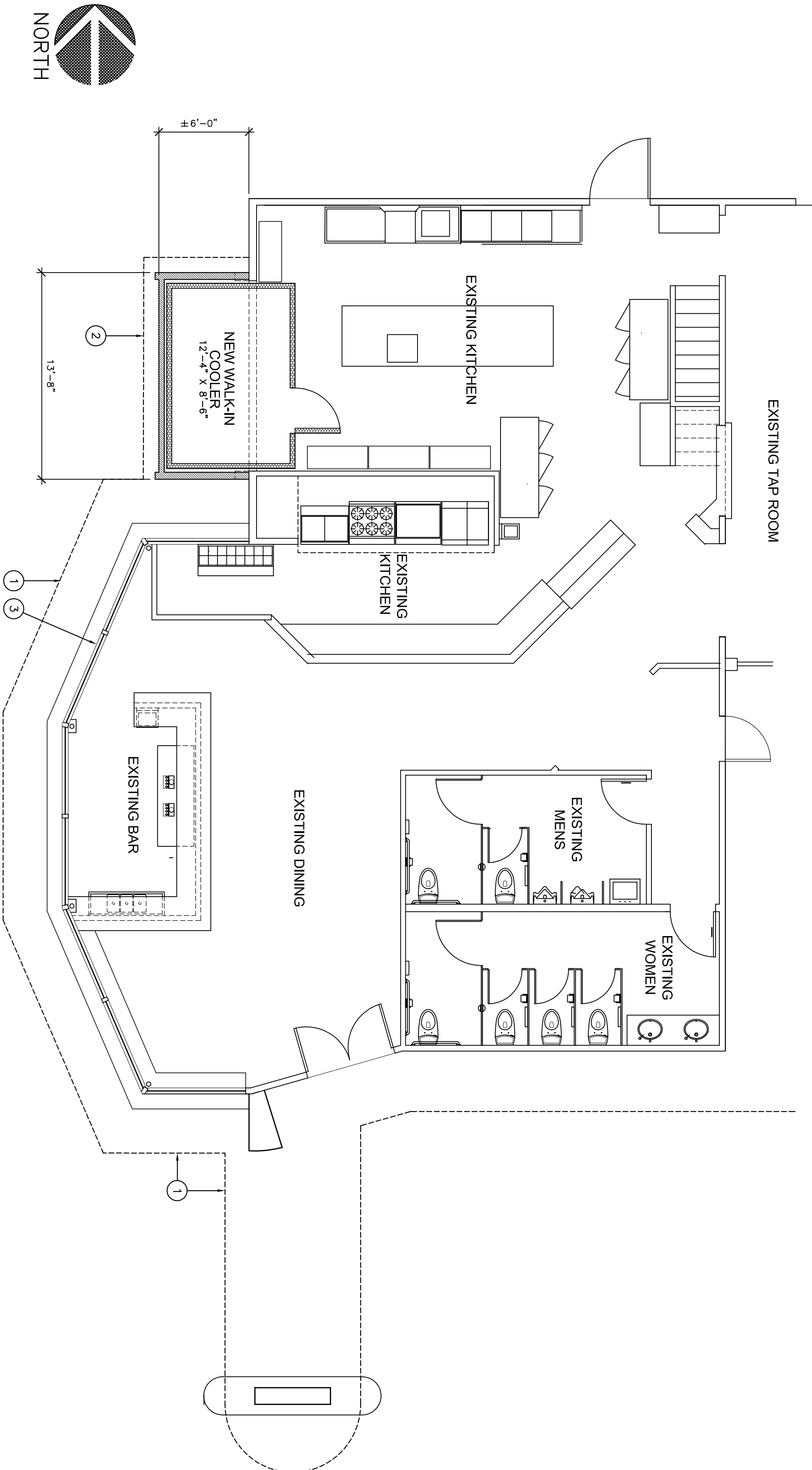
PHONE: (805) 736-8117

FAX: (805) 736-7174

DATE	REVISION

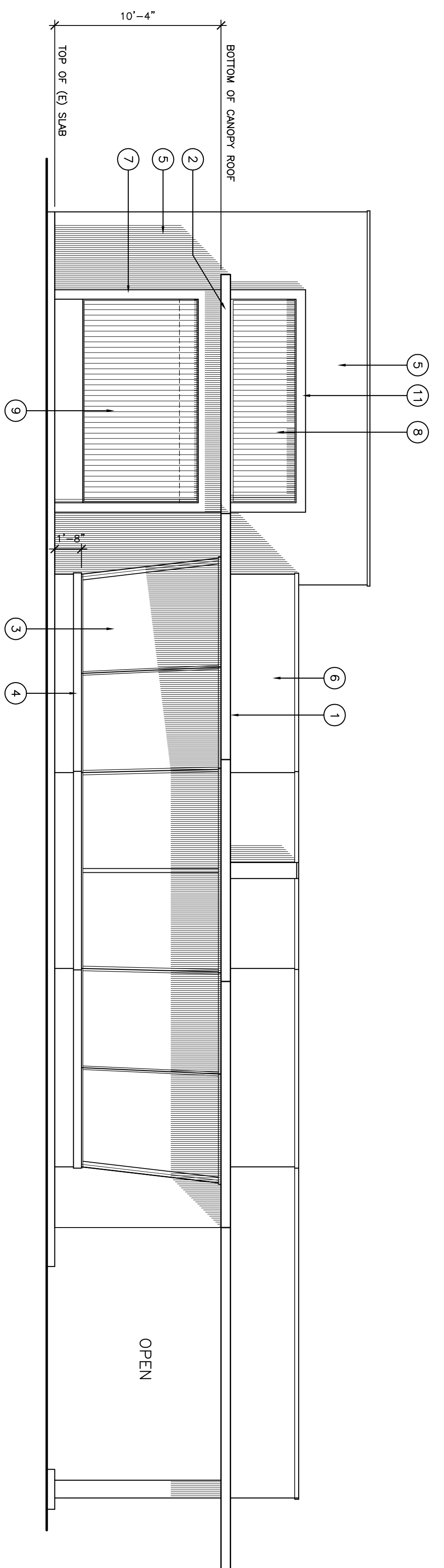
JOB TITLE	DATE
SOLVANG BREWING COMPANY, INC. 222 NORTH 'H' STREET, LOMPOC, CA	5-18-2023
SHEET TITLE	JOB NO.
PRELIMINARY LANDSCAPE PLAN	RA-375

SHEET NO. **PLP**



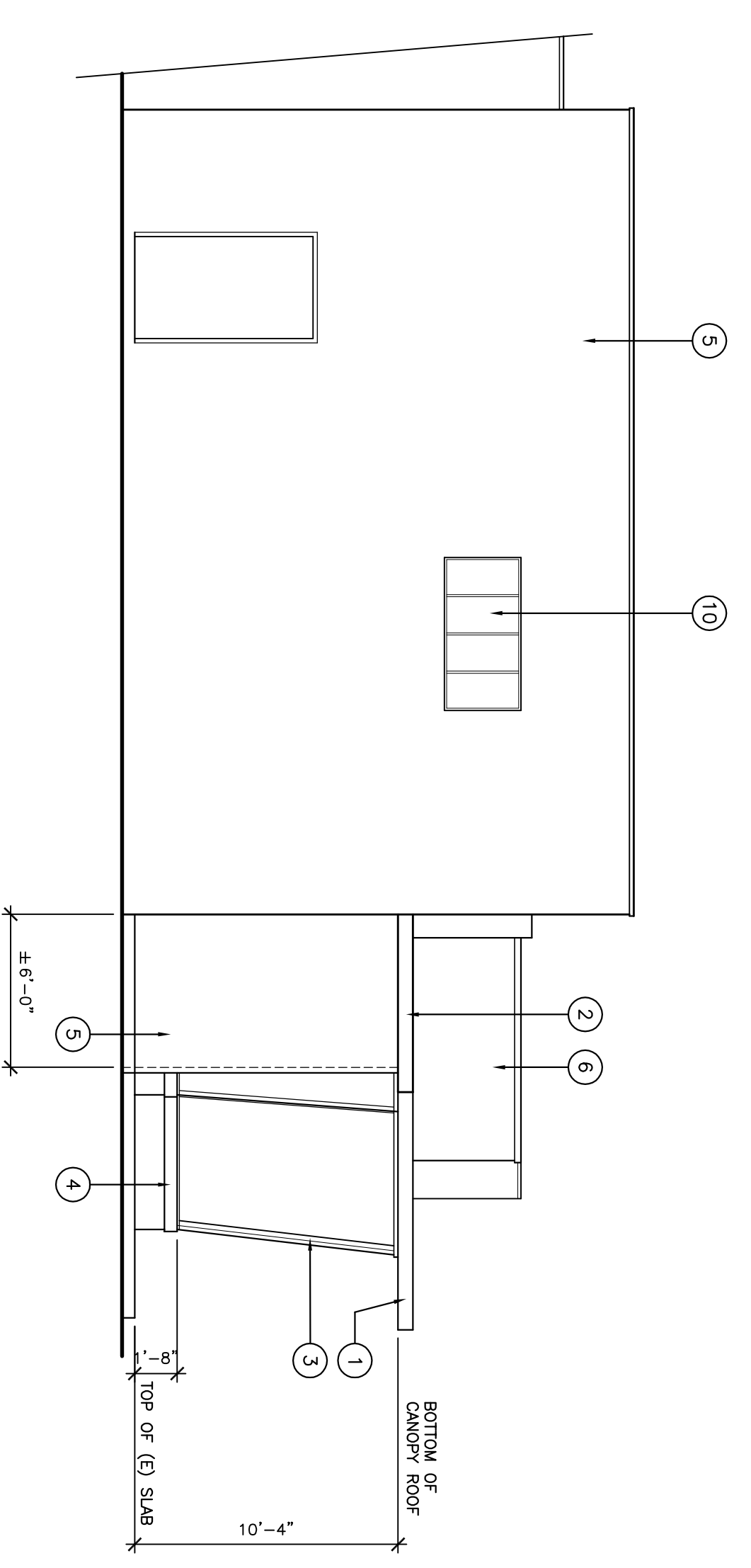
PRELIMINARY FLOOR PLAN

SCALE 3/16" = 1'-0"



WEST ELEVATION

SCALE 3/16" = 1'-0"



PARTIAL NORTH ELEVATION

SCALE 3/16" = 1'-0"

- REFERENCE NOTES**
- 1 EXISTING ROOF CANOPY TO REMAIN.
 - 2 EXTEND NEW ROOF CANOPY (TO MATCH) OVER NEW COOLER ADDITION.
 - 3 EXISTING SLOPING WOOD STOP-SET WINDOWS TO REMAIN.
 - 4 EXISTING 2 X 8 WOOD TRIM, COLOR: RUSTIC RED.
 - 5 EXISTING STUCCO WALL/PANORAMA, COLOR: RUSTIC RED.
 - 6 EXISTING STUCCO FAÇADE, COLOR: DUSTY BEIGE.
 - 7 NEW STUCCO BOX-OUT TRIM, COLOR: RUSTIC RED.
 - 8 EXISTING GALVANIZED STEEL SIDING TO REMAIN.
 - 9 NEW 26 GAUGE GALVANIZED STEEL SIDING TO MATCH.
 - 10 EXISTING WINDOW TO REMAIN.
 - 11 EXISTING STUCCO BOX-OUT TRIM, COLOR: RUSTIC RED.

SOLVANG BREWING COMPANY, INC
234 NORTH 'H' STREET, LOMPOC CA

E	SHEET NO.	REESE & ASSOCIATE • ARCHITECT		JOB TITLE		DATE
		115 EAST COLLEGE AVENUE, SUITE 5, LOMPOC, CALIFORNIA 93436		SOLVANG BREWING COMPANY, INC. 222 / 234 NORTH 'H' STREET, LOMPOC, CA		6-16-2023
		PHONE: (805) 736-8117	FAX: (805) 736-7174	SHEET TITLE		JOB NO.
				PRELIMINARY COOLER ADDITION PLAN		RA-375