



PLANNING COMMISSION STAFF REPORT

DATE: December 13, 2023
TO: Members of the Planning Commission
FROM: Greg Stones, Principal Planner
RE: Architectural Design/Site Development Review for the Paramedic Station Project (DR 23-05)

AGENDA ITEM NO 1.

Planning Commission consideration of Architectural Design and Site Development Review for a paramedic station within an 840 square foot manufactured structure to be utilized for emergency paramedic personnel, installation of new landscaping, and parking on approximately 0.32 acres of City owned property located at 112 and 118 South G Street (APN's: 085-163-018 & 085-163-019) in the Public Facilities and Institutional (PF) zone. 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 project meets the property development standards in 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. 996 (23) approving DR 23-05; or
2. Provide other direction.

Site Data

1. Property Owner: City of Lompoc
2. Location: 112 and 118 South G Street
3. Assessor Parcel Numbers: 085-163-018 & 085-163-019
4. General Plan Designation: Community Facility (CF)
5. Zoning District: Public Facilities and Institutional (PF)
6. Current Use: Storage building and equipment yard for Lompoc Fire Department
7. Surrounding Uses/Zoning:
North - Commercial/OTC
South - Residential/R3
East - Commercial/MU
West - Fire Station #1/PF
8. Property Size: 0.32 acres

Background

On October 31, 2023, an application for Architectural Design and Site Development Review for a proposed paramedic station was received by the Planning Division. On November 17, 2023, the application was deemed complete for processing. The paramedic project site is located on City owned property (two lots) on an existing developed lot currently being used by the Lompoc Fire Department for storage within an existing approximately 3,500 square foot metal building and there is an outdoor equipment storage yard area on the back half of the lots. The subject site can be accessed from an existing driveway located on South G Street and the property also has access via an alleyway.

In September 2023, the County Board of Supervisors awarded the Santa Barbara County Fire department ambulance transport services (Critical Care transport and Interfacility transport) for 911. The County Fire department has extended the opportunity to each jurisdiction receiving the service to provide City owned property for use through a lease agreement. Ambulance housing is being constructed to ensure that the City of Lompoc has available paramedic services. The City Fire Department currently offers EMT level of medical training and currently does not offer paramedic services. Having the availability of paramedic services in the City limits would be an enhancement to Emergency Medical Services. The Santa Barbara County Fire Department will begin transport services on March 1, 2024.

Proposal & Staff Analysis

The proposal includes an 840 square foot pre-manufactured structure (with a permanent foundation system) for a paramedic station with new landscaping and paved parking. The existing trailer will be removed from the site to make room for the proposal. The station will be used for emergency paramedic personnel staffed with county employees that will occupy the structure which would be managed by county ambulance supervisors. However, the City Fire Department will have input on the performance and decorum of the employees. The proposed paramedic structure will be used as a living quarters and an office. The building includes three bedrooms, a kitchen, two bathrooms, and a living room as shown in the attached plan set. One of the proposed bedrooms may also be used as an office. Two paramedics will be manning the station (24/7) for emergency services. The building will be accessible at two locations from a ramp and landing. In addition, a portion of the existing storage building is proposed to be demolished to make room for parking spaces.

Parking

The project requires 2 parking spaces and provides a total of 7 parking spaces and one van space. In addition, two bike spaces are required but not shown on the plans. Therefore, a bike rack accommodating two bikes will be required to be shown on the plans submitted to the building division. As conditioned, parking would comply with the parking development standards in accordance with LMC Chapter 17.308 (Parking Standards). The parking lot is required to be paved.

Lot Merger

The property is currently composed of 4 small lots (lots 37, 38, 39 & 40). In order to prevent improvements crossing property lines, these lots would be required to be merged into one single lot prior to Planning Division sign off on a building permit which has been conditioned accordingly.

Landscaping

The subject site is proposing a variety of drought tolerant landscaping in the front yard area and sides of the project site. The required landscaping for the property is 20% (LMC Chapter 17.312.030.C) and the project is currently proposing 15% (on and off-site) landscaping. In addition, at least 5% of the parking area is required to provide landscaping. Staff have conditioned the project to meet the landscape requirements and provide for 20% landscaping through a landscape phasing plan where additional landscaping will be required upon development of the back half of the property. The final landscaping plans would be reviewed under a separate landscape submittal at the staff level and are conditioned accordingly.

Screening

The project is proposing to remove an existing 6 foot tall wood fence as it is currently in the front yard setback area. In accordance with LMC section 17.312.040, fences located in the front yard setback (in this case 15 feet from front property line) are limited to 3 feet in height. In addition, since the subject site adjoins residential to the south, new construction adjoining residential uses require a masonry wall for screening.

The screening can be done in phases due to the development of the back half of the property at a later date. The first phase will include the screening along the southern property line next to the area proposed for the ambulance station and van parking. The second phase will include the remaining length of the southern property line.

It is anticipated that the second phase will occur next year which will entail a new metal storage facility for the Fire Department. The second phase requires additional Architectural Design and Site Development Review required for review by the Planning Commission.

Conformance with 2030 General Plan

The existing and proposed use is permitted in the CF land use category and is consistent with the stated purpose of the General Plan Land Use designation. Staff has reviewed the proposed paramedic station and has determined that the project supports various General Plan Elements including but not limited to: Land Use Element Policies 4.1, 8.2, 8.5, and Economic Development Element Policies 1.10, 2.2, and Public Services Element Policies 3.4, & 3.7. The subject site currently includes an outdoor yard. Governmental maintenance yards are an appropriate use per the General Plan in the CF land use category.

Conformance with Zoning Code

The proposed use is permitted within the Zoning District, and the project, as proposed and conditioned, would meet the zoning development standards. In addition, the existing outdoor equipment yard is permitted under the Civic/Government zoning use category. The outdoor storage yard and metal storage container would need to comply with City Zoning Code sections 17.216.050.A and 17.404.130.A and is conditioned accordingly.

Conformance with Architectural Review Guidelines

The City of Lompoc Architectural Review Guidelines provide standards for architectural character/building design, site design, and additional guidelines for specific zones to ensure architectural compatibility for new and infill developments. Architecturally, the building incorporates a pre-manufactured building with wood siding, skirting, fascia, wall sconce light fixture, corner trim, white vinyl windows with trim, horizontal trim boards, and a composition shingle roof as depicted in the attached plan set.

Based on the above, the building is compatible with the neighborhood and the elevations visible to the public are architecturally treated. Note that the proposed structure will be built on a permanent foundation system (pier and pad). The colors of the building include gray for the siding and black onyx for the roof. A condition of approval requires a different accent color on the bottom portion (wood siding panel skirting) of the proposed building as seen from the north and west elevations.

The proposal would meet the overall objectives of the City's guidelines based on the proposed elevation plan drawings reviewed and conditioned by staff.

Departmental Review

A Development Review Board (DRB) meeting was not held due to the small size of the proposal. The application was circulated, and Conditions of Approval were drafted by each of the departments, providing both standard and project specific conditions as necessary. As conditioned, and allowed by the Zone, the project satisfies the development standards of the zoning code, and therefore, staff recommends that the Planning Commission adopt the attached Resolution subject to the attached draft Conditions of Approval.

Environmental Determination

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.

Noticing

On November 29, 2023, a notice of the public hearing was published in the Lompoc Record newspaper. In addition, on December 1, 2023, notices were mailed to property owners within 300 feet and a notice was posted to the project site.

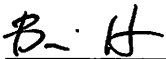
Appeal Rights

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

Attachments

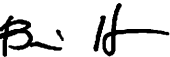
1. Resolution No. 996 (23)
2. Vicinity Map
3. Plan Set

Respectfully submitted,



Brian Halvorson
Planning Manager

APPROVED FOR SUBMITTAL TO THE PLANNING COMMISSION:



For _____
Christie Alarcon
Community Development Director

RESOLUTION NO. 996 (23)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING ARCHITECTURAL DESIGN/SITE DEVELOPMENT REVIEW (DR 23-05) FOR A PARAMEDIC STATION LOCATED AT 112 & 118 SOUTH G STREET (APN'S: 085-163-018 & 085-163-019)

WHEREAS, the City received a request for Planning Commission consideration of Architectural Design and Site Development Review for a paramedic station to include an 840 square foot manufactured structure on a permanent foundation system to be utilized for emergency paramedic personnel, installation of new landscaping, and paved parking on approximately 0.32 acres of City owned property located at 112 and 118 South G Street (APN's: 085-163-018 & 085-163-019) in the Public Facilities and Institutional (PF) zone; and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on December 13, 2023; and

WHEREAS, at the meeting of December 13, 2023, staff was present and answered Planning Commissioner questions and addressed their concerns; and

WHEREAS, at the meeting of December 13, 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:

- A. The proposed project is consistent with the 2030 General Plan.
- B. The proposed project, as conditioned, is consistent with all the applicable standards in the Zoning Code.
- C. The proposed project will not be detrimental to the public health, safety, or general welfare.
- D. The proposed project substantially complies with any applicable City design guidelines, including but not limited to the Architectural Review Guidelines.
- E. The proposed project has an appropriate relationship to land use and development of adjacent properties, including topographic and other physical characteristics of the land.

- F. The proposed project has a compatible architectural style with the character of the surrounding area, both to avoid repetition of identical design where not desired, and to ensure compatibility in design where desired.

SECTION 2: This project 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. Furthermore, none of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, section 15300.2 apply to this project. Therefore, no environmental assessment is required or necessary.

SECTION 3: Based upon the foregoing, the project is approved on December 13, 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 December 13, 2023, by the following vote:

AYES:

NOES:

Brian Halvorson, Secretary

Federico Cioni, Chair

Attachment:

Exhibit A – Draft Conditions of Approval

**DRAFT CONDITIONS OF APPROVAL
PARAMEDIC STATION
ARCHITECTURAL DESIGN/SITE DEVELOPMENT REVIEW
(DR 23-05)
112 & 118 SOUTH STREET
(APN: 085-163-018 & 085-163-019)**

The following Conditions of Approval were reviewed by the Planning Commission on December 13, 2023 and apply for the Architectural Design and Site Development Review for a paramedic station within an 840 square foot manufactured structure to be utilized for emergency paramedic personnel, installation of new landscaping, and parking on approximately 0.32 acres of City owned property located at 112 and 118 South G Street (APN's: 085-163-018 & 085-163-019) in the Public Facilities and Institutional (PF) zone. 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: Architectural Design/Site Development Review approval granted by the Planning Commission will expire on December 13, 2024 unless it is implemented before that date, as described in LMC Section 17.552.060. A time extension may be granted pursuant to Lompoc Municipal Code (LMC) Section 17.552.070 if the applicant files an application and 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 letter 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 reviewed 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 any demolition work and 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 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 Preliminary Development Plan 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. LMC Section 17.612.030 allows any person to appeal a decision by filing a written notice of appeal with the City Clerk prior to the time the decision becomes final in compliance with LMC Section 17.552.020 or if the decision is not addressed in Section 17.552.020, or becomes effective immediately, then within ten days after the decision. No grading, building, demolition, or other ministerial permit, nor any other discretionary permit, shall be issued by the City for the Project until the later of (1) the expiration of the 10-day appeal period, or (2) the City Council's decision on the appeal, if a timely appeal is filed.
- P15. Pursuant to LMC Section 17.304.090.F, 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 construction hours may be granted by the Planning Manager upon a request in writing.

PLANNING – ARCHITECTURAL CONDITIONS

- P16. The Architectural Design/Site Development Review approval granted by the Planning Commission will expire on December 13, 2024 unless it is implemented before that date, as described in LMC Section 17.552.060. A time extension may be granted pursuant to Lompoc Municipal Code (LMC) Section 17.552.070 if the applicant files an application and written request for an extension prior to the expiration of the permit.
- 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 proposed mechanical, ventilation, and utility equipment shall be architecturally

screened to prevent visibility from public view and shall be designed and placed to harmonize with the major structures on the site and with the neighborhood.

- P19. Foam material shall not be used for architectural features from the ground level to six (6) feet above ground level. Foam material may be used on portions of the building which are a minimum of six feet above ground level.

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.

PLANNING – LANDSCAPING GENERAL CONDITIONS

- P21. Six (6) sets (under separate cover) of landscape and irrigation plans shall be submitted to the Planning Division for distribution and review by various City departments/divisions. The landscape and irrigation plans shall be reviewed and approved prior to Planning Division sign-off of a Certificate of Occupancy.

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

- 1) Planning Manager – private property landscaping; and
- 2) Urban Forestry Supervisor – Right-of-Way landscaping
- 3) Public Works Director – Right-of-Way landscaping

- P22. All landscaping shall comply with the Landscape Development Regulations Lompoc Municipal Code chapter 17.312 (Landscape and Screening Standards).

- P23. The landscaping plans to be submitted and reviewed by the Planning Division shall indicate the required landscaping coverage on the subject property in accordance with LMC Section 17.312.030.C (Minimum Landscape Coverage). The landscaping in the right of way is not included in this calculation.

- P24. A Landscape Maintenance Agreement (LMA), in a form satisfactory to the City Attorney, shall be recorded prior to the Planning Division sign-off of a Certificate of Occupancy for the project.

- P25. The project must conform to the Urban Forestry Administrative Guidelines.

- P26. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

PLANNING – LANDSCAPING IRRIGATION CONDITIONS

- P27. The project must conform to Chapter 15.52 of the Lompoc City Code Water Efficient Landscape and Irrigation Standards and the State of California Model Water Efficiency Landscape Ordinance (MWELo).
- P28. All irrigation must be low-water use, per manufacturer's specifications. A copy of the specifications must be provided to the Planning Division before installation. Installation must include check valves as needed to prevent runoff.
- P29. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

PLANNING – LANDSCAPING TREE CONDITIONS

- P30. The number and size of trees installed on the site shall meet the tree density requirements, as set forth City of Lompoc Zoning Code section 17.312 (Landscape and Screening Standards).
- P31. All trees must be planted at least ten feet away from public utilities, to include but not limited to water, sewer, electric, storm drains, cable, telephone, etc.
- P32. All trees must be installed with support staking. All nursery stakes must be removed from trees after two years.
- P33. All trees and plant material selection shall be made with the concurrence of the Planning Division.

PLANNING – LANDSCAPING INSTALLATION CONDITIONS

- P34. Installation of all irrigation and landscaping shall be performed by a licensed landscape contractor. Open trench inspections of the irrigation installation is subject to approval of City officials.
- P35. A layer of brown walk-on bark (minimum of three inches deep per MWELo), 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.
- P36. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.
- P37. Prior to the final inspection by the Planning Division, a Certificate of Completion and Substantial Compliance shall be completed and submitted to the Planning Division.
- P38. All landscaping shall be installed and accepted by the City prior to Planning Division sign-off for the issuance of a Certificate of Occupancy for the building.

P39. The species, size and number of plants shall be shown on the landscape plans submitted for plan check and approved by the Planning Division prior to installation.

PLANNING – AIR QUALITY CONDITIONS

P40. Dust (PM₁₀) - a dust abatement program shall be prepared by the applicant and submitted with the grading/improvement plans. The program shall be reviewed and approved by the City Engineer, Senior Environmental Coordinator, and Planning Manager prior to issuance of grading permits. The dust abatement program shall include, but is not limited to, the following dust control measures:

- a. Sprinkle all construction areas with water (recycled when possible) at least twice a day, during excavation and other ground-preparing operations, to reduce fugitive dust emissions.
- b. Construction sites shall be watered and all equipment cleaned in the morning and evening to reduce particulate and dust emissions.
- c. Cover stockpiles of sand, soil, and similar materials, or surround them with windbreaks.
- d. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or have adequate freeboard to prevent spillage.
- e. Post signs that limit vehicle speeds on unpaved roads and over disturbed soils to 10 miles per hour during construction.
- f. Soil binders shall be spread on construction sites, on unpaved roads, and on parking areas; ground cover shall be re-established through seeding and watering.
- g. Sweep up dirt and debris spilled onto paved surfaces immediately to reduce resuspension of particulate matter through vehicle movement over those surfaces.
- h. Require the construction contractor to designate a person or persons to oversee the implementation of a comprehensive dust control program and to increase watering, as necessary.
- i. The name and 24/7 contact information for the person responsible for dust control shall be provided to the City prior to issuance of grading permits.
- j. If dust is not controlled on the site, the City shall shut down work on the project until the applicant can provide adequate dust control.
- k. Streets and alleys surrounding the project shall be kept clean and free of dirt.

P41. Ozone (O₃) Precursors: (NO_x and ROC)

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

PLANNING – CULTURAL RESOURCES CONDITIONS

P42. If archaeological artifacts are unearthed or exposed during demolition or construction, the artifacts and the site shall be evaluated by an experienced Archaeologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Archaeologist. 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.

P43. If paleontological artifacts are unearthed or exposed during demolition or construction, the artifacts and the site shall be evaluated by an experienced Paleontologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Paleontologist.

P44. If human remains are discovered during construction, the County Coroner, and the Native American Heritage Commission shall be notified and their recommendations and requirements adhered to, prior to continuation of construction activity.

PLANNING – PROJECT SPECIFIC CONDITIONS

P45. A Temporary Use Permit shall be obtained from the Planning Division prior to installation of a construction trailer on the project site.

P46. The applicant shall contact all applicable regulatory agencies and apply for necessary permits prior to occupancy.

P47. A lighting plan in compliance with LMC section 17.304.090.G and 17.308.060.D showing lumens (foot candles), fixture type, placement, and height of any lighting

proposed for the development to assure that the site has sufficient lighting and that no light and glare spills off of the project site shall be submitted upon Planning Division sign-off on a building permit. All lighting shall be shielded to prevent glare and minimize light intrusion to adjacent properties.

- P48. The parking lot shall be double-striped in conformance with LMC Section 17.112.090 (Parking Lot Design Criteria and Requirements). The striping shall be shown on the plans submitted into plan check with the Building Division and work completed prior to Planning Division sign-off of the Certificate of Occupancy.
- P49. All of the Special Conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors or assigns and a covenant to the effect may be required.
- P50. A lot merger application to combine parcels 18 & 19 (lots 37, 38, 39 & 40) shall be processed and approved separately prior to Planning Division sign-off on a building permit.
- P51. The project will be required to meet Zoning Code section 17.312.040 regarding percentage of required landscaping (20% required in the PF zone). The first phase will install approximately 15% landscaping around the proposed building, the parking lot areas, and parkway. The second phase for the remaining landscaping will be installed as part of future proposal (under separate Architectural Design and Site Development Review permit). The landscaping phasing shall be shown on the landscaping plans to be reviewed separately by staff.
- P52. A masonry wall shall be used for screening along the southern property line where new construction adjoins residential uses, and the wall shall be a minimum of 5 feet tall (outside the front setback area which limits wall height to 3 feet tall). The first phase of the wall will be installed as part of this proposal for approximately 66 linear feet in length, and the second phase for the remaining length will be installed as part of future proposal (under separate Architectural Design and Site Development Review permit).
- P53. The wood siding panel skirting on the north and west elevation of the building shall be a different complementary color to enhance and provide a variety of colors for the proposed structure. In addition, the windows as seen from the street will include a trim.
- P54. The parking lot and driveways shall be paved. This shall be shown on the plans submitted to the Building Division for plan check.
- P55. A bike rack (U Style) accommodating two bike parking spaces is required and shall be shown on the plans submitted to the building division for construction.
- P56. The outdoor storage yard and storage container shall comply with City Zoning Code sections 17.216.050.A and 17.404.130.A and shall be shown on the plans submitted into plan check with the Building Division for staff review.

II. BUILDING AND LIFE SAFETY

BUILDING - GENERAL CONDITIONS

- B1. The Project shall comply with the requirements of the most recently adopted version of Title 24, California Code of Regulations, and City of Lompoc regulations.
- B2. Plans are to be prepared by a California licensed Architect, Civil Engineer or Structural Engineer in accordance with California state law unless specifically exempted.
- B3. If the project requires greater than fifty cubic yards of grading, provide a separate Grading Plan that complies with City Standards and applicable provisions of the building codes.
- B4. 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).
- B5. Dimensioned building setbacks and property lines, easements, street centerlines, and dimensions between buildings or other structures, along with all significant site features, shall be shown and identified on plot plans.
- B6. All property lines and easements shall be shown and identified on the plot plan. A written statement by the Applicant that such lines and easements are shown is required.
- B7. 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) Proposed versus allowable breakdowns for building heights and areas in accordance with Chapter 5 of the CBC
 - g) Occupancy separation requirements and exterior wall protection in accordance with Chapter 5 and 7 of the CBC
 - h) Proposed fire and/or smoke protection features in accordance with chapters 7 and 9 of the CBC
 - i) Proposed means of egress system for the building(s)
- B8. 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.
- B9. 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.
- B10. Project shall comply with current City and State water conservation and storm water regulations.
- B11. Fire sprinklers shall be provided as required per Building, Fire, and/or City codes.
- B12. Contractor shall minimize the use of street parking by construction workers and equipment during construction. Temporary toilet and handwashing facilities for construction are required. Trash and debris shall be contained on-site. Recycling/Salvaging of materials for re-use shall comply with the California Green Building Standards Code.
- B13. 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 permit will not be accepted until deemed complete.
- B14. 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.

- B15. No work may commence until a Building Permit is issued from Building and Safety Division.
- B16. No one shall occupy the building until a Certificate of Occupancy has been issued by the Building Official.

BUILDING – NO PROJECT SPECIFIC CONDITIONS

III. FIRE

FIRE – GENERAL CONDITIONS

- F1. Ensure proper licensing of fire protection system engineer(s) and California State Fire Marshal licensed installers for design specific systems. Additionally, a City of Lompoc business license is required of all subcontractors. Verify with the City Clerk any concerns for the local business license of project employees.
- F2. A Knox key box shall be installed as directed by the Fire Code Official when a building permit is obtained for any work. The key box shall contain keys that will allow the fire department access to all portions of the building. The keys shall have tags affixed identifying their purpose. The nominal height of the Knox box installations shall be 5 feet above grade. Consult with the Fire Marshal for placement and specifications.
- F3. 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.
- 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. Proper posting of “no parking except in designated stalls” signs shall be installed and always maintained. Vehicle towing procedures shall be posted as well as the CVC code.
- F6. 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.

- F7. The building address shall be of high contrast, at a height and location approved by the Fire Marshall facing G St. with a minimum of 10-inches in height and 1-inch thick numerically.
- F8. Exit and or access doors are required to be clearly identifiable where deemed necessary for emergency operations. This may include proper labeling.
- F9. Smoke alarms and carbon monoxide detectors are required and shall be UL listed.
- F10. Emergency lighting is required and shall have battery back-up.
- F11. No one shall occupy the building until a Certificate of Occupancy has been issued.
- F12. 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.
- F13. 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.
 - vi. Electric gates shall have a battery back-up independent of the power source.
- F13. Fire sprinklers are required, the following information is to assist the applicant. The fire hydrant and the FDC connection shall be on the same side of the driveway with the following standards:
- i. Within 40 feet from an approved roadway or driveway and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects including buildings, fences, posts, plantings, or other Fire Department connections or otherwise approved by the Fire Chief or his/her designee;
 - ii. Within 50 feet from an approved hydrant;

- iii. So that the inlet height shall not be less than 18 inches or more than 48 inches above grade; and
- iv. Guard posts or other approved means shall be required to protect Fire Department inlet connections from vehicular damage.
- v. FDC connections and risers shall be painted OSHA red.

FIRE – NO PROJECT SPECIFIC CONDITIONS

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 (if required), retaining wall calculations, drainage and infiltration analysis/calculations, and all other pertinent information (as needed) relating to the Grading Plans and their approval.
- GR6. If required by the Building Department, The Soils Investigation Report shall be prepared by a Soils Engineer who will be retained by the Applicant to observe, test, and certify that all recommendations outlined in the Soils Investigation Report are fulfilled during construction. **A signature block shall be provided on the Grading Plan stating that the Soils Engineer has verified that the plans are**

in accordance with the Soils Report. The signature block shall list the title of the Soils Report, the preparer and the dated prepared.

- GR7. The Contractor shall use reclaimed or recycled water whenever possible for on-site Project work, to the extent such water is not detrimental to the quality of the work and does not cause a hazard to public health. In accordance with Lompoc Municipal Code section 13.04.060 the use of potable water in Lompoc is prohibited for: washing paved surfaces, hardscape, and open ground; and for dust control at construction sites when recycled water is available. Reclaimed or recycled water is available to the Contractor from a source at the Lompoc Regional Wastewater Treatment Plant located at 1801 W. Central Avenue in Lompoc, at rates less than the City's potable water rates. Contact the City Utilities Department at City Hall for more information, at (805) 736-1261.
- GR8. An Erosion and Sediment Control Plan and related inspections, as required by the State Water Resources Control Board, will be required as a part of the grading permit.
- GR9. Building pads shall have a drainage gradient of 2% toward approved drainage facilities. Finished grades shall slope 5% for 10 feet away from the building, unless otherwise designed by a licensed engineer.
- GR10. Grading Permit fees are based on Section 2 of the Master Fee Schedule adopted by City Council Resolution No. 6009(16).
- GR11. A Grading Permit issued by the Building Division is required prior to any excavation or filling on the site. Any stockpiling of fill dirt will require a Temporary Grading Permit.
- GR12. Prior to the issuance of a Grading Permit, the Applicant shall provide a letter to the Building Division, addressed to the Building Official, stating that the engineer who prepared the Grading Plans, or his/her designated representative, will perform periodic site observations of work shown on the approved Grading Plans. **In addition, the letter shall state that the Owner is aware that as-built drawings will need to be completed by the design engineer and approved by the City prior to the issuance of the Certificate of Occupancy.**
- GR13. Drainage from parking lots and private streets to the public right-of-way will be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.
- GR14. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.
- GR15. The on-site drainage system must be properly designed to maximize infiltration of roof and/or surface runoff into the underlying soil before discharging into a public storm drain, street or alley.
- GR16. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8 and conforming to E-70 DAB.

GR17. Areas of the parking lots that will be used for truck traffic shall be designed with a heavier structural section than areas for passenger cars.

GR18. Prior to the issuance of the Certificate of Occupancy, Record Drawings in conformance with Development Assistance Brochure (DAB) E-30 shall be prepared and approved by the City Building Official. DAB E-30 is available upon request at the Engineering Division or on line at the following City of Lompoc web address:

<http://www.cityoflompoc.com/PublicWorks/pdf/E30.pdf>

GR19. After the Record Drawings have been approved, the Applicant shall provide the City Management Services Department, Information Systems Division, with the following as-build information, in a computer format readily compatible for transfer to the City Geographic Information System [computer formats acceptable for delivery include DGN; 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 – NO PROJECT SPECIFIC CONDITIONS

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 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 Post-Construction Evaluation Form must be submitted for review and approval. A Storm Water Control Plan may be required. If required, it 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 Phase 1 development site. 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. Phase 2 shall be designed and approved prior to issuance of the Phase 2 construction.
- S7. If required, 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. 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.
- S10. Storm drain inlets shall be stenciled or marked “No Dumping, Drains to the River” and storm infiltration inlets shall be stenciled “No Dumping, Drains to Groundwater”. Grading and drainage plans shall indicate the location and call out the text of the stencils.
- S11. 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.

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. A grease interceptor/trap shall be installed in community buildings where commercial appliances will be used.

WW5. All food service establishments shall demonstrate compliance with Federal, State, and City requirements and sized according to the California Plumbing Code. In instances where multiple food service establishments are proposed, each food service establishment shall have its own grease trap/interceptor. A diagram of the grease trap(s)/interceptor(s) shall be included in the Grading plans and contain location, size, and type.

WW6. All Users proposing to dispose of industrial waste into the City's sanitary sewer shall apply and obtain a wastewater discharge permit prior to connection and/or discharging into the City's sanitary sewer.

WW7. All water softeners shall indicate type (i.e., self-regenerating, tank exchange) and location on either, the Architectural Plans for softeners indoors or the Grading Plans for softener outdoors. All water softeners shall comply with Federal, State, and City requirements. The discharge of self-regenerating water softeners is prohibited from entering the City's sanitary sewer.

WW8. All wastewater improvements shall comply with Federal, State and City requirements for the protection of the City's Wastewater System.

WASTEWATER – NO PROJECT SPECIFIC CONDITIONS

VII. ENGINEERING – GENERAL CONDITIONS

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

Public Improvements:

- a. Utilities – Electric (conduit, transformers, street lights, etc.), Water, and Sewer
- b. Streets, Sidewalk, and Curb & Gutter (Public and Private)
- c. Street Signing and Striping

- d. Drainage – Storm Drain Lines, Inlets & Filters, Main Lines, Sidewalk Drains, etc.
- e. Existing and proposed public easements (permanent structures shall not be constructed over any public easements)

Private Improvements:

- a. Connection Points to utility mains for sewer laterals, water services and storm drain.

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

EN3. All Public Improvements shall be provided at the Applicant's expense and in accordance with City of Lompoc "Standard Requirements for the Design and Construction for Subdivisions and Special Developments". These Standard Requirements are available at:

<http://www.cityoflompoc.com/standards/>

EN4. "Development Assistance Brochures" are available to facilitate the preparation of plans and reports by the Applicant's engineer and are an essential reference for the preparation of the Grading and Public Improvements Plan submittals. "Development Assistance Brochures" are available at:

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

EN5. In conformance with Title 12, Chapter 12.28.040 of the Lompoc City Code, the Improvement Plans, including but not limited to, grading, water, sewer, streets, electrical system, and other surface and subsurface improvements, shall be prepared based upon the control monuments as established by the City of Lompoc Coordinate Control System by Record Of Survey filed August 22, 2003, in Book 172, Pages 4 through 7, Santa Barbara County Records. All drawings, improvement plans and survey maps shall be prepared in accordance with the requirements currently in effect.

Landscape Plans

EN6. 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.

EN7. All trees and large rooted shrubbery must be planted at least ten feet away from public utilities, including but not limited to, water, sewer, electric, stormdrain, cable and telephone.

Permits & Fees

- EN8. Encroachment Permit Fees are based on the City fee schedule in effect at the time of permit issuance.
- EN9. An Encroachment Permit shall be obtained from the Engineering Division for any work within City street right-of-way or easement. An itemized Engineer's cost estimate for construction of the proposed public improvements noted in EN1 shall be submitted to the Engineering Division and is used for determining the Encroachment Permit Fee. The Form used for Cost Estimates may be obtained on the City's website at the following location.

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

- EN10. 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.
- EN11. 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

- EN12. A Drainage/Hydrology Report shall be submitted to the Engineering Division with the first plan check submittal of the Public Improvement Plans. At a minimum, provide the Storm Water Post-Construction Evaluation Form and calculations associated with the required infiltration volumes accordingly. Phase 1 construction will be responsible for the Phase 1 volume of infiltration. Phase 2 construction will be responsible for the Phase 2 volume of infiltration. During Phase 2 design and construction, the volumes may be combined/revised accordingly.
- EN13. 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

- EN14. 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

- EN15. 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.

EN16. 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>).

EN17. 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

EN18. The drive aisle for backing out of perpendicular parking stall must be a minimum of 25’ wide. Clearly show this on the grading plan.

EN19. Prior to issuance of the building permit for Phase 1, a lot merger shall be reviewed and approved and ready for recordation.

EN20. The project consists of two phases. Phase 1 will construct the front (westerly) half of the site. Phase 2 will propose future construction on the back (easterly) half of the site. Phase 2 construction shall be reviewed and approved separately prior to grading or building permit issuance and will be required to comply with current storm water requirements.

EN21. Curb drains must comply with Standard Plan 150-3 for Public Works Construction “Greenbook”.

VIII. AVIATION/TRANSIT

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

IX. ELECTRIC

ELECTRIC - GENERAL CONDITIONS

- EL1. The Developer shall sign a Line Extension Agreement and pay all costs for the City to furnish and install electric power lines/equipment to and within the proposed development. These costs will include all labor, labor overhead, material, material handling charges and equipment/vehicle rentals necessary for the City to extend the City's electrical distribution system to serve the project. The total estimated cost, as mentioned in the Line Extension Agreement, must be paid prior to the City issuance of building permits.
- EL2. The Developer shall provide a single line diagram showing voltage, phase, load requirements and size of planned switchboard. Three-phase electric services up to 200 Amps shall have 7-jaw meter sockets. Three-phase electric services above 200 Amps shall have 13-jaw meter sockets and provisions for a test switch and current transformers. The main switchboard shall conform to Electric Utility Service Equipment Requirements approved by the City of Lompoc. The Developer shall pay the meter installation fee prior to the issuance of the building permit.
- EL3. Electric meters and main disconnect switches shall be located on the exterior of the building or in an enclosure opening only to the exterior of the building. Meter enclosures shall be accessible at all times to electric division personnel. If the enclosure is to be locked, the lock shall be keyed to Schlage Lock No. C38587.
- EL4. The Developer shall provide all necessary trenching and backfilling to Electric Specifications. This will include trenching for primary cable, secondary cable, street light wiring and associated vaults and boxes. The Developer shall provide transformer pads as required. The project shall be at final grade prior to trenching for installation of underground electric facilities.
- EL5. The Developer shall furnish and install the service wire and conduit from the service panel to the transformer or secondary box. Upon approval of the building inspector, the City will make the final connections to the transformer and energize the service.
- EL6. Provide and install one 3-inch conduit from the pull box in the street easement to the building, in same trench with the electric service conduit.
- EL7. Public Utility Easement required for all City owned electrical lines and pad mounted equipment located on private property.

ELECTRIC – PROJECT SPECIFIC CONDITIONS

EL8. Electric service to the proposed building will be required to be underground as industrial and commercial properties require an overhead service drop clearance of 16 feet above areas accessible to vehicles. Underground service will require installation of new secondary riser to be constructed on existing utility pole.

X. SOLID WASTE – GENERAL CONDITIONS

SW1. In accordance with the CalGreen Building Code (Section 5.408), applicants/contractors 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 CW-1 and contractor(s) shall provide to the City all disposal and recycling receipts to document diversion percentage at the end of the construction phase and complete City-approved form CW-2.

SOLID WASTE – PROJECT SPECIFIC CONDITIONS

SW2. Site plan shows storage location for trash, recycling, and organics carts inside the gated facility. Therefore, site operator must relocate carts for curbside pickup on collection days.

XI. WATER

WATER - GENERAL CONDITIONS

W1. This facility must comply with plumbing cross-connection control standards as required by City Ordinance and State law for the protection of water supplies. Information on acceptable backflow assemblies is available from the City Water Division.

W2. The size and location of all water services and meters shall be determined by the Engineer/Architect or authorized representative. All water meters will be furnished and installed by the Water Division at the expense of the Applicant.

W3. All meter protection shall be by an approved Reduced Pressure Principle Backflow Prevention Assembly (RP) at the service connection. Information on acceptable assemblies is available from the City Water Division.

- W4. All public water system components must be constructed within public right-of-way or public easements.
- W5. When a fire sprinkler system is required or proposed, the utility plan shall show the location of the Fire Department Connection (FDC) with reference dimensions to the nearest fire hydrant. **Fire Department requires fire department connections to be within 50' of a fire hydrant.**
- W6. When a fire sprinkler system is required or proposed, the utility plan shall show the fire line connection point to water main. The Owner is responsible for the installation of the fire line and any associated costs.
- W7. Upon submittal into plan check with the building Division, the applicant shall provide landscape documentation as listed in the Model Landscape Ordinance Checklist per the City of Lompoc's Ordinance No. 1620(16). This documentation is required prior to Building Permit issuance.

WATER – PROJECT SPECIFIC CONDITIONS

- W8. The existing water service and 5/8" meter may be used for irrigation water. A backflow device shall be installed after the irrigation meter. **The sufficiency of the flow from the existing water service and meter shall be verified by the Engineer/Architect or authorized representative.**
- W9. A new water service and meter shall be installed for the domestic and fire water services for the proposed building. The connection shall be shown on the grading plans and noted per City of Lompoc Standard 407. An encroachment permit will be required for the connection/installation of the water service.

XII. POLICE – GENERAL CONDITIONS

- PD1. A list with contact information for responsible persons should be provided (listed in the rank of whom 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.

PROJECT SPECIFIC CONDITIONS

PD7. Surveillance cameras shall be installed to cover exterior common areas, including drive-through and walk-up windows.

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

City of Lompoc, Property Owner

Date

Fire Chief Brian Fallon, Applicant

Date

Attachment 2
Vicinity Map



OCEAN

ALLEY

ALLEY

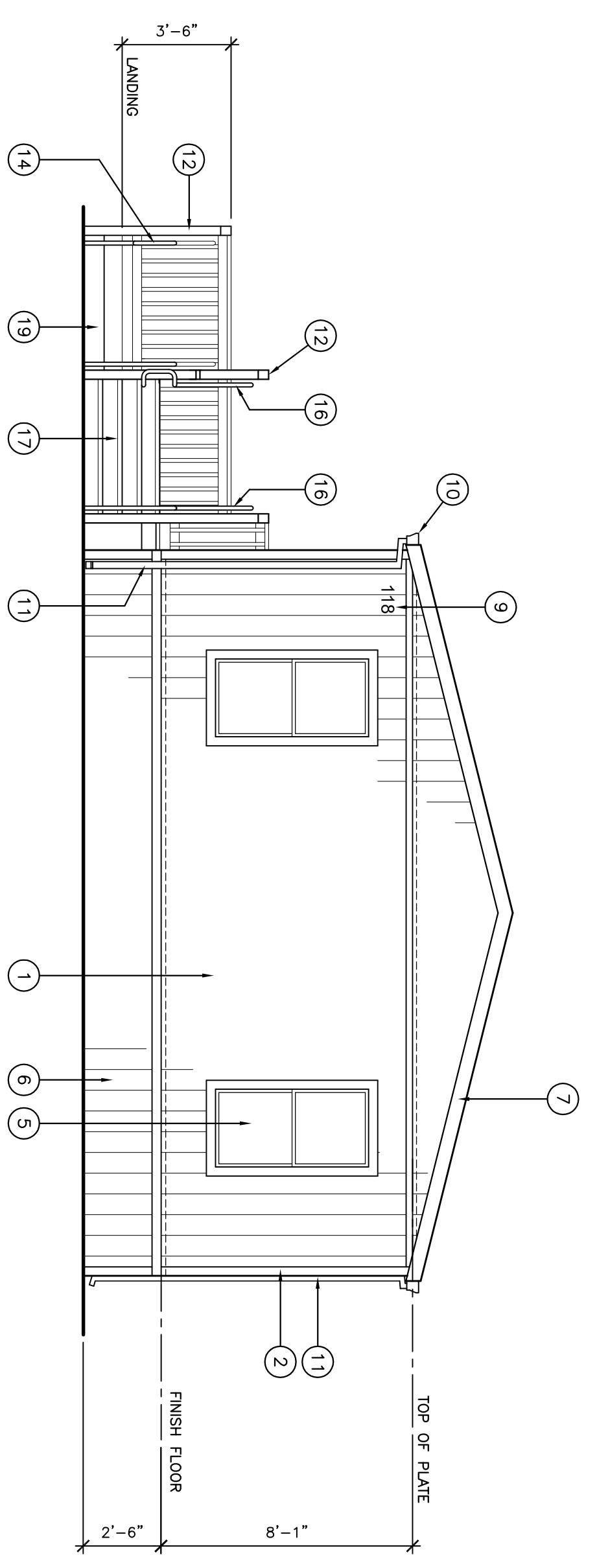
G

KEEP CLEAR

CYPRESS

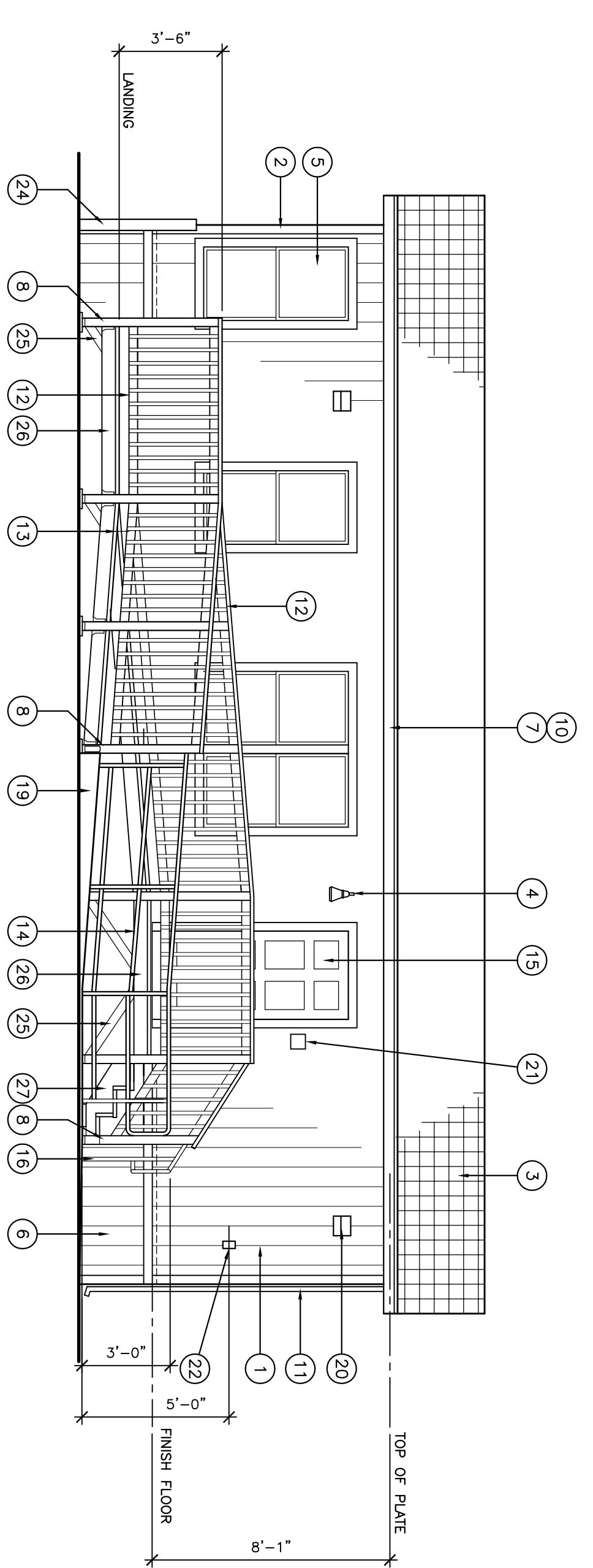
Legend

- Streets
- Project Site



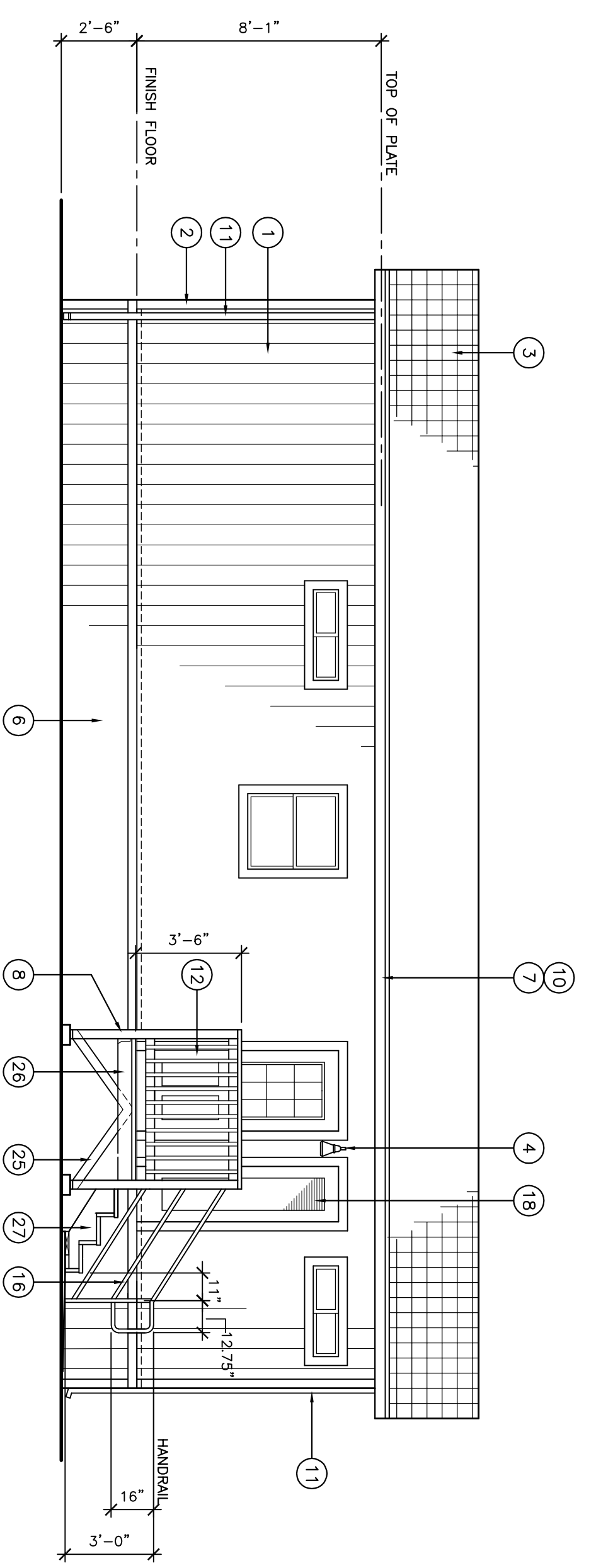
WEST ELEVATION

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



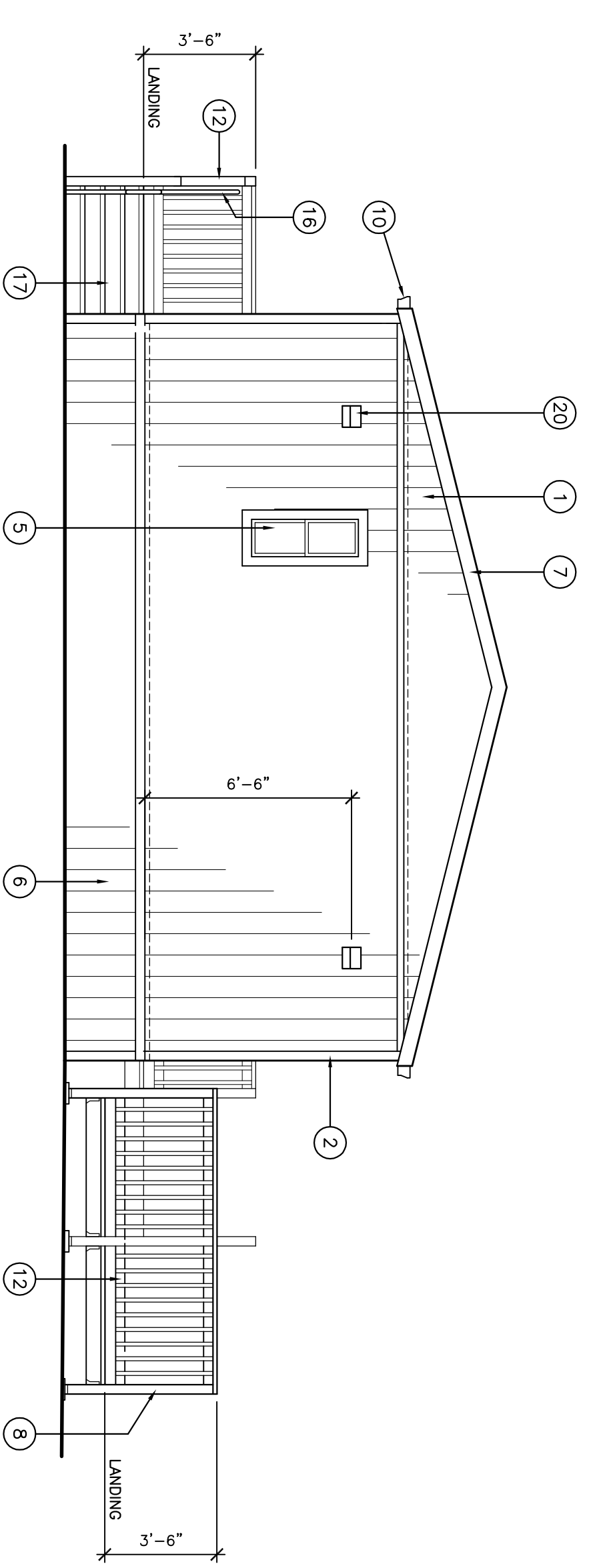
NORTH ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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

- 1 PRE-MANUFACTURED SMART PANEL, FIBER-CEMENT BOARD SIDING WITH PAINT COLOR: SHERWIN WILLIAMS #SW7066 GRAY MATTER.
- 2 1 X CORNER TRIM WITH PAINT FINISH BY FLEETWOOD HOMES. COLOR: SHERWIN WILLIAMS #SW7757, HIGH-REFLECTIVE WHITE.
- 3 COMPOSITION SHINGLE ROOF OVER UNDERLAYMENT BY FLEETWOOD HOMES. A. ROOFING SHALL BE OIL RESIST CLASS X. B. OTHERS CORNING 25 150; COLOR: BLACK ONYX.
- 4 LED WALL SCONCE LIGHT FIXTURE. A. PROVIDED BY FLEETWOOD HOMES.
- 5 DUAL GLAZED WHITE VINYL WINDOWS WITH LOW E GLAZING. A. PROVIDED BY FLEETWOOD HOMES.
- 6 FIELD INSTALLED MATCHING SMART PANEL, SONG PANEL, SHIPRINGS. COLOR: SHERWIN WILLIAMS #SW7066 GRAY MATTER.
- 7 2 X 6 FASCIA / RAKE BOARD WITH PAINT FINISH. COLOR: SHERWIN WILLIAMS #SW7757 HIGH-REFLECTIVE WHITE.
- 8 4 X 4 P.T.D.F. DECK RAMP / LANDING SUPPORT POST WITH PAINT FINISH. A. COLOR: SHERWIN WILLIAMS #SW7757 HIGH-REFLECTIVE WHITE. B. 5" HIGH METAL ADDRESS NUMBERS AT WALL, PAINTED BLACK. VERIFY ADDRESS NUMBER.
- 9 4" X 24 GAUGE GALVANIZED METAL RECTANGULAR GUTTER (SMOCHA STYLE 1) WITH STRAPS @ 3'-0" O.C. TO FASCIA BOARD. A. PAINT FINISH, COLOR TO MATCH FASCIA BOARD.
- 10 4" X 3" X 24 GAUGE GALVANIZED METAL DOWNSPOUT. SECURE TO WALL AT 48" O.C. SEE SITE PLAN FOR CONTINUATION.
- 11 42" HIGH WOOD GUARDRAIL AT LANDINGS WITH PAINT FINISH. COLOR: SHERWIN WILLIAMS #SW7757 HIGH-REFLECTIVE WHITE.
- 12 NEW RAISED WOOD ACCESSIBLE RAMP WITH 36" HIGH STEEL 1.25" NOM. DIA. (O.D.=1.68) PIPE HANDRAIL EACH SIDE. A. FINISH SHALL BE SMOCKY BLUE. B. 42" HIGH SLOPING WOOD GUARDRAIL AT EACH SIDE OF RAMP. SEE NOTE#14. PAINT HANDRAIL SHERWIN WILLIAMS #SW7804 SMOCKY BLUE.

- 14 36" HIGH STEEL HANDRAIL AT OPEN SIDE OF NEW ACCESSIBLE CONCRETE RAMP AND LANDING WITH 1.25" NOM. DIA. (O.D.= 1.68) STEEL PIPE AT VERTICALS AND TOP, INTERMEDIATE AND BOTTOM RAILS. A. PAINT FINISH, COLOR: SHERWIN WILLIAMS #SW7804 SMOCKY BLUE.
- 15 3'-0" X 6'-8" X 1-3/4" SOLID CORE 6 PANEL WOOD DOOR AND FRAME WITH PAINT FINISH BY PRE-MANUFACTURED BUILDING COMPANY. COLOR: SHERWIN WILLIAMS #SW7757 HIGH-REFLECTIVE WHITE. A. WOOD TRIM AND LANDING COLOR: HIGH-REFLECTIVE WHITE. B. 36" HIGH X 1.25" NOM. DIA. (O.D.=1.68) STEEL PIPE HANDRAIL AT WOOD STAIR WITH PAINT FINISH. COLOR: SHERWIN WILLIAMS #SW7804 SMOCKY BLUE. A. MOUNT TO GUARDRAIL / LANDING POST.
- 16 WOOD STAIRS WITH SAFETY TREAD NOSING.
- 17 1"-10" X 6'-8" WOOD LOUVERED WATERHEATER COMPARTMENT DOOR AND FRAME WITH PAINT FINISH BY FLEETWOOD HOMES. COLOR: SHERWIN WILLIAMS #SW7757 HIGH-REFLECTIVE WHITE.
- 18 ACCESSIBLE CONCRETE RAMP (LOWER PORTION OF RAMP)
- 19 WALL MOUNTED LED LIGHT FIXTURES. A. J-BOX AND CIRCUIT BY FLEETWOOD HOMES. CL. OF BOX AT 6'-6" AFF. B. LIGHT FIXTURES SHALL BE GUTTER TYPE LUMINAIRES TO MINIMIZE NIGHT SKY INTERFERENCE. SEE ELECTRICAL SCHEDULE FOR MANUFACTURER'S LISTED INTERNATIONAL DARK-SKY ASSOCIATION LISTED. C. SEE ELECTRICAL SITE PLAN FOR SPECIFICATIONS.
- 20 ACCESSIBLE DOOR SIGN. SEE FLOOR PLAN ON A3.0.
- 21 APPROVED WALL SURFACE MOUNTED FIRE DEPT. LOCK BOX. A. SEE A3.0 FOR LOCK BOX LOCATION AND SPECIFICATIONS. WALL MOUNTED ELECTRICAL SWITCHGEAR. SEE ELECTRICAL SITE PLAN.
- 22 4" DIAMETER X 4'-0" HIGH CONCRETE FILLED STANDARD STEEL PIPE GUARD POST. PAINTED SAFETY YELLOW. SEE FLOOR PLAN ON A3.0.
- 23 2 X 4 DIAGONAL BRACE. SEE A3.0.
- 24 4 X RAMP-LANDING SUPPORT BEAM.
- 25 2 X STAR STRINGER.
- 26
- 27

DATE	X-X-2023
JOB NO.	RA-384

JOB TITLE	LOMPOC PARAMEDIC HOUSING 118 SOUTH 'G' STREET, LOMPOC, CA
SHEET TITLE	EXTERIOR 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.	A2.0
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PROPOSED PLANT PALETTE

SYMBOL	NAME	DESCRIPTION	SIZE	WU/COLS
TREES				
	PRUNUS CERASIFERA 'KAWALER VESUVIUS' FLOWERING PLUM	20' TALL X 15' WIDE	24" BOX	L
	LOPHOSTEMON CONFERTUS BRISBANE BOX	30' TALL X 25' WIDE	24" BOX	L
SHRUBS				
	STYLOS LEGUMINOSA PURPLE SAGE	MEDIUM SHRUB	5 GALLON	L
	LANTANA GOLD RUSH	MEDIUM SHRUB	5 GALLON	L
	ERIGERON KARwinskianus 'SANTA BARBARA DASY'	SMALL SHRUB	1 GALLON	L
	FESTUCA WAHREI ALYAS FESCUE	ORNAMENTAL GRASS	1 GALLON	L

SOUTH 'G' STREET

APPENDIX A AND B WORKSHEET PRELIMINARY CALCULATION

Regular Landscape Areas Total: 1,809 sq. ft.

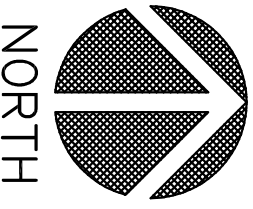
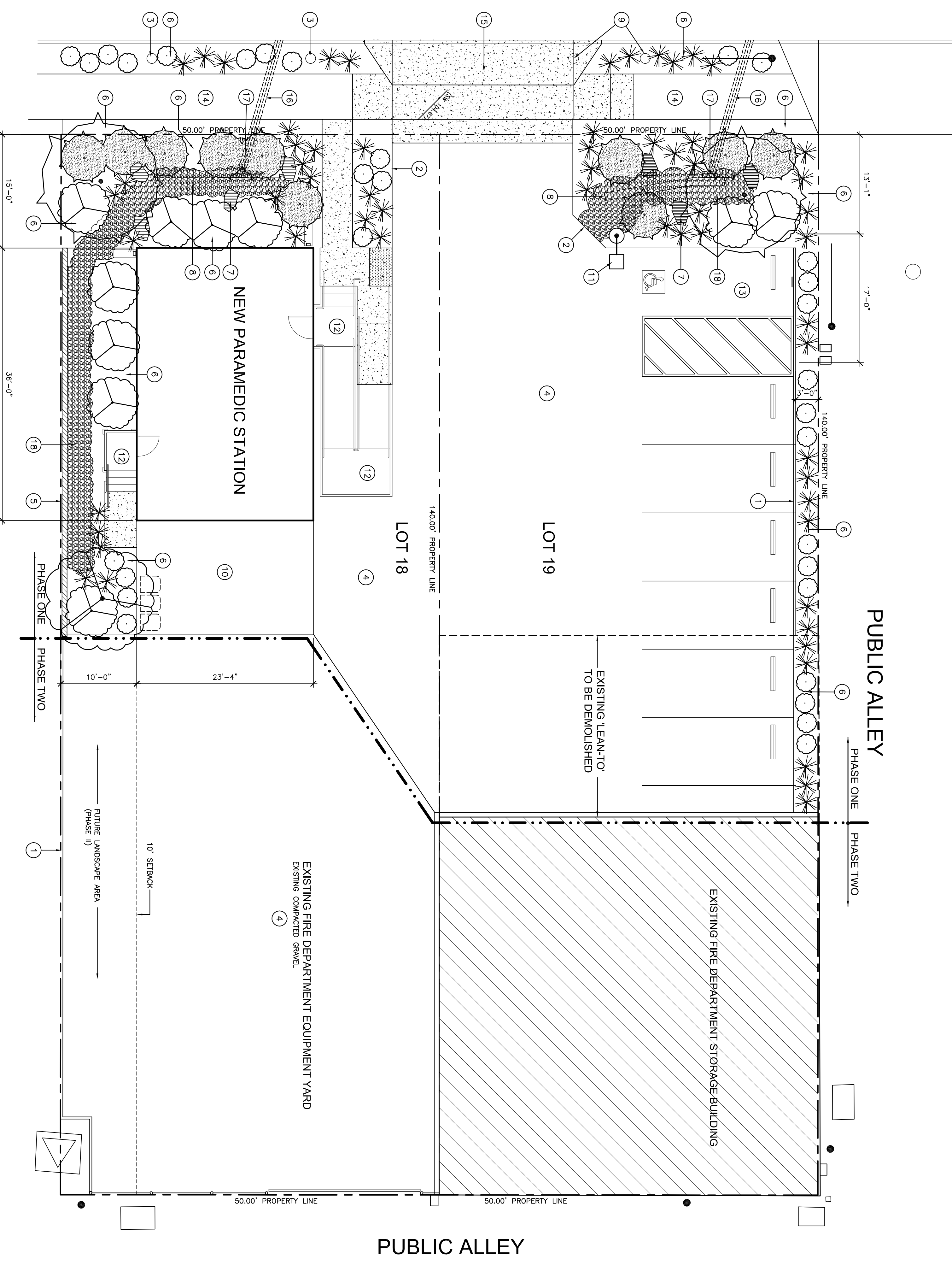
(4) Hydrozones for (1,809 sq. ft.) with average PF of .25 and an Eto of 41:1 (Lumpo)
 MAWA = (41.1)(0.25)(0.45 x 1,809) = 20,743 gals/yr

(MAWA) Maximum Allowed Water Allocation =
 = 20,743 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	IRRIGATION EFFICIENCY (IE)	ETAF (PFxIE)	TOTAL LANDSCAPE AREA	ETAF x AREA	EST. TOTAL WATER USE (ETWU)
ZONE 1 TREES	.30	DRIP	.81	.37	0	0	0
ZONE 2-4 LOW	.30	DRIP	.81	.37	1,809	669	17,055
						TOTAL ETWU	17,055 gal
						TOTAL MAWA	20,743 gal

ETAF = Eto x 0.62 x ETAF x Area
 Eto = 41:1 (Lumpo)
 Regular Landscape Areas (All Landscape Areas) The average ETAF for regular Landscape Areas must be 0.35 or below for residential areas and 0.45 or below for non-residential areas.



NORTH

PRELIMINARY LANDSCAPE PLAN

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

PLAN REFERENCE NOTES

- 1 EXISTING 8'-0" HIGH WOOD FENCE
- 2 LANDSCAPE AREA WITH REMWOOD HEADER BOARD PERIMETER
- 3 EXISTING PALM TREE TO REMAIN.
- 4 NEW AC PAVED PARKING AREA.
- 5 NEW 6'-0" HIGH CONCRETE BLOCK WALL.
- 6 PLACE 2" LAYER OF APPROVED BARK AT ALL LANDSCAPE AREAS. U.O.N. GRANITE LANDSCAPE BUILDERS.
- 7 IRRIGATION BORN WITH BED OF ROUNDED RIVER ROCK COBBLES FROM 1" TO 6" DIAMETER OVER FILTER FABRIC. SEE DETAIL 1/5W.2.
- 8 EXISTING PALM TREE TO BE TRANSPARANT AS SHOWN.
- 9 AC PAVED PARAMEDIC VEHICLE PARKING AREA.
- 10 LED NIGHT-SKY COMPLIANT PARKING LOT STANDARD WITH 2'-0" DIA. CONCRETE PESTERIAL BASE.
- 11 NEW BASED WOOD LANDING AND STAIR/RAMP.
- 12 AC PAVED ACCESSIBLE STALL AND ACCESS AISLE AREA.
- 13 EXISTING CONCRETE SIDEWALK.
- 14 NEW CONCRETE DRIVEWAY APRON.
- 15 PAIR 4" UNDER SIDEWALK DRAINS TO CURB.
- 16 24" LONG X 6" WIDE X 12" DEEP CONCRETE HEADWALL.
- 17 BED OF ROUNDED RIVER ROCK COBBLES FROM 1" TO 6" DIAMETER OVER FILTER FABRIC.
- 18
- 19

PLP

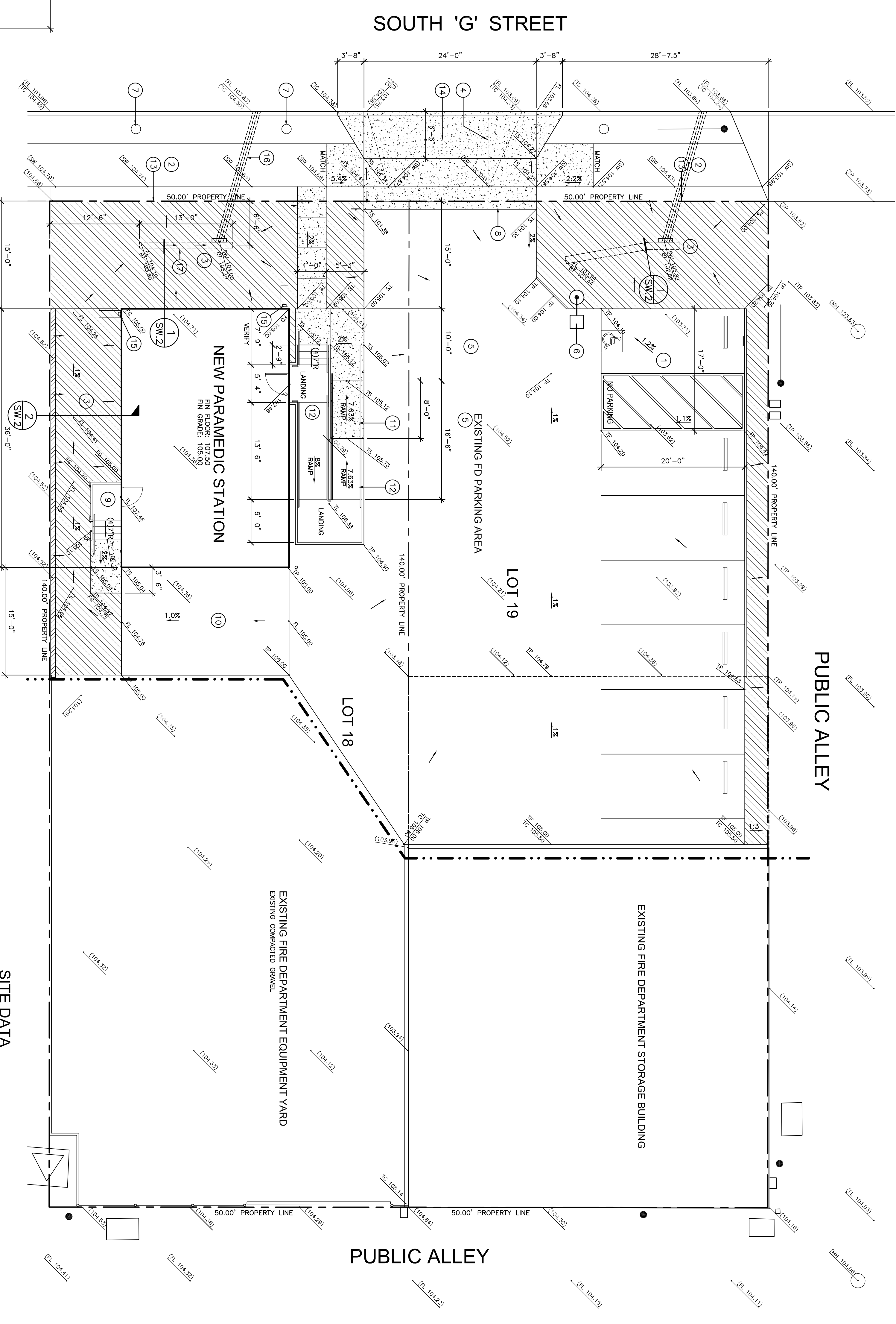
REESE & ASSOCIATE • ARCHITECT

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

DATE	REVISION

JOB TITLE	LOMPOC PARAMEDIC HOUSING 118 SOUTH 'G' STREET, LOMPOC, CA
SHEET TITLE	PRELIMINARY LANDSCAPE PLAN

DATE	12-1-2023
JOB NO.	RA-384



PRELIMINARY GRADING AND DRAINAGE PLAN



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

LEGEND

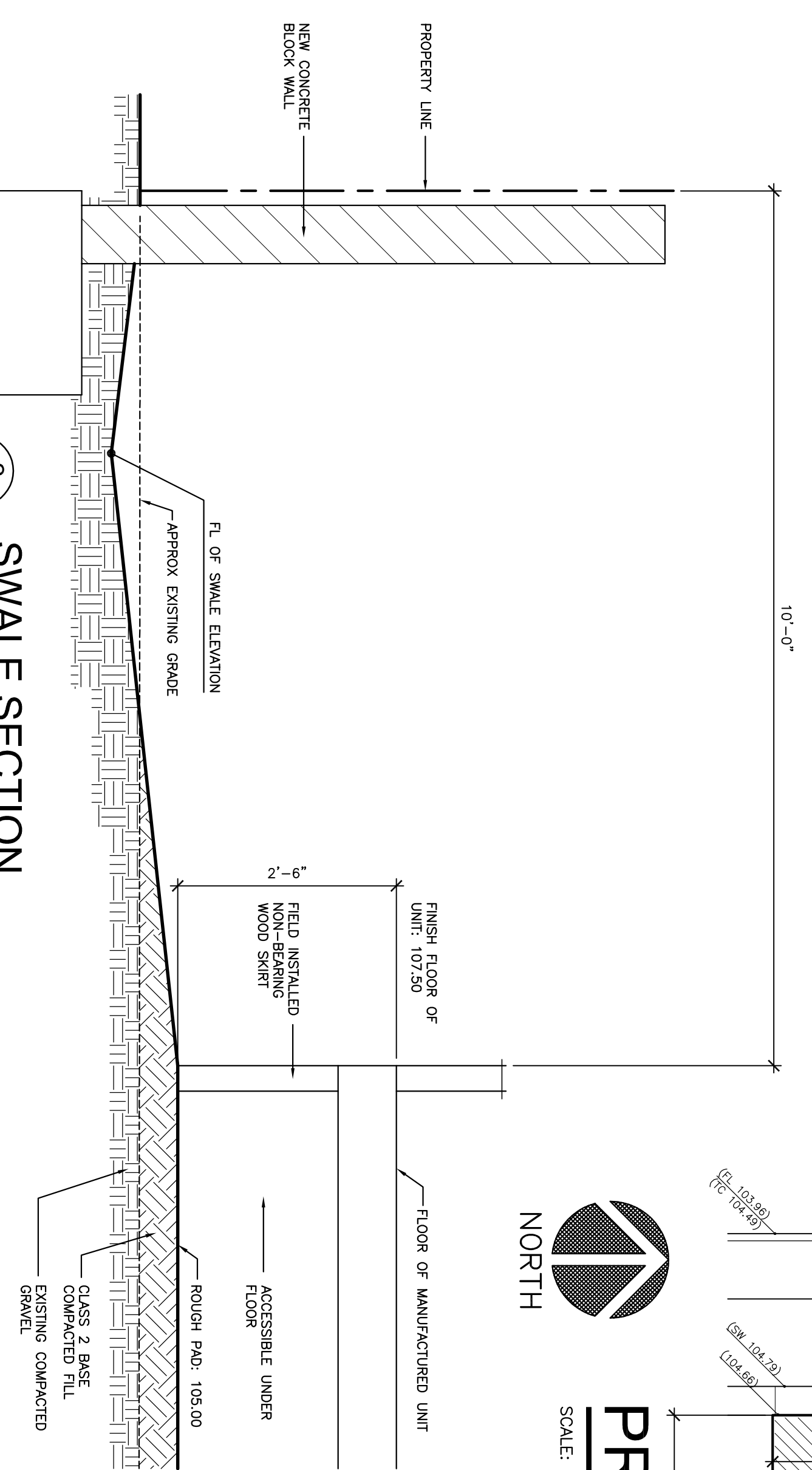
- FF FINISH FLOOR
- FG FINISH GRADE
- FL FLOW LINE
- TC TOP OF CURB
- TP TOP OF PAVEMENT
- TS TOP OF SLAB
- TG TOP OF GRADE
- TL TOP OF LANDING
- BT BOTTOM OF TRENCH
- SW BACK OF SIDEWALK
- NEW LANDSCAPED AREA
- EXISTING ELEVATION
- PROPOSED ELEVATION

SITE DATA

- 1 NEW 17'-0" X 20'-0" AC PAVED PAD VAN ACCESSIBLE STALL AND AISLE.
- 2 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 3 NEW LANDSCAPE AREA WITH REMOVED HEADER BOARD PERIMETER.
- 4 EXISTING CONCRETE DRIVEWAY APRON TO BE REMOVED SHOWN DASHED.
- 5 EXISTING GRAVEL PARKING AREA WITH NEW AC PAVING.
- 6 POLE-MOUNTED AREA LIGHT FIXTURE WITH 2'-0" HIGH X 2'-0" DIA. CONCRETE PEDIESTAL BASE. EXISTING PALM TREE TO REMAIN.
- 7 NEW 6'-0" HIGH CONCRETE BLOCK WALL.
- 8 NEW RAISED WOOD LANDING AND STAIR.
- 9 NEW AC PAVED PARAMEDIC VEHICLE PARKING AREA.
- 10 NEW RASSED WOOD LANDING AND STAIR.
- 11 NEW CONCRETE ACCESSIBLE LOWER RAMP SLAB (4'-1/2" X 8'-0" LONG).
- 12 NEW RAISED WOOD ACCESSIBLE RAMP/LANDING. MAX. RUN SLOPE OF ACCESSIBLE RAMP SHALL NOT EXCEED 1:12 (8.33%).
- 13 EXISTING 6'-0" HIGH WOOD FENCE.
- 14 NEW CONCRETE DRIVEWAY APRON, CONSTRUCTED TO CITY OF LOMPOC STANDARDS.
- 15 ROOF DOWNSTAIR AND 12" X 36" LONG SPLASH BLOCK.
- 16 NEW PAIR 4" CAST IRON DRAIN PIPES UNDER SIDEWALK, EXTEND THRU FACE OF EXISTING CONCRETE CURB PER STANDARD PLAN FOR PUBLIC WORKS CONSTRUCTION DETAIL 150-4. PATCH CONCRETE WALK AND CURB AS REQ'D. (DETAIL 150-4, CASE 1)
- 17 12" WIDE INFILTRATION TRENCH. A. SEE PLAN FOR BOTTOM OF TRENCH FLOW LINE (BT). B. SEE PLAN FOR BOTTOM OF TRENCH FLOW LINE (BT).

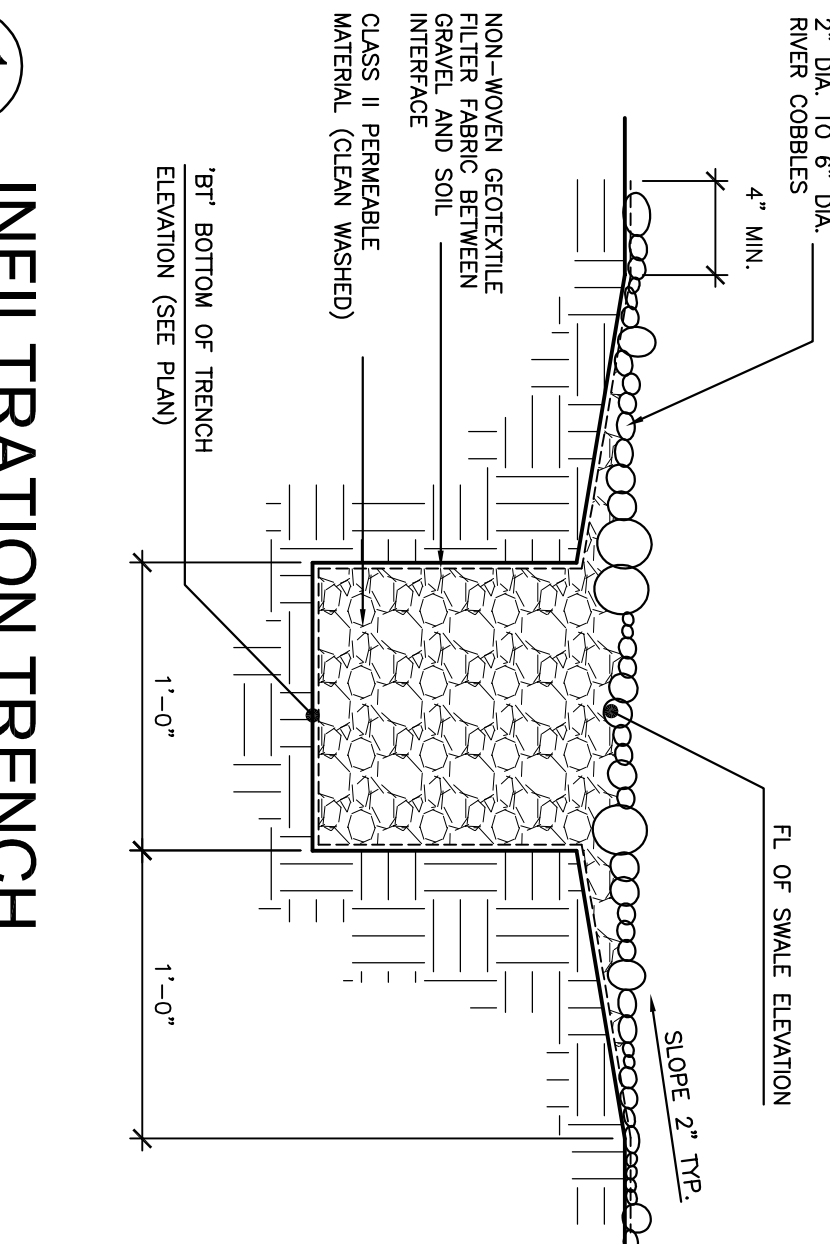
2 SWALE SECTION

SCALE 3/4" = 1'-0"



1 INFILTRATION TRENCH

SCALE 1-1/2" = 1'-0"



NOTE: ELEVATIONS BASE ON TOPOGRAPHIC SURVEY BY JIM DIXON, PE, CONTRACTOR ELEVATIONS VERIFY ALL DIMENSIONS AND ELEVATIONS

SW.2	SHEET NO.	REESE & ASSOCIATE • ARCHITECT		DATE	REVISION	JOB TITLE	DATE
		115 EAST COLLEGE AVENUE, SUITE 5, LOMPOC, CALIFORNIA 93436		12-1-23	REVISED DRAINAGE PLAN	LOMPOC PARAMEDIC HOUSING 118 SOUTH 'G' STREET, LOMPOC, CA	11-10-2023
		PHONE: (805) 736-8117		FAX: (805) 736-7174		SHEET TITLE	JOB NO.
						PRELIMINARY DRAINAGE / STORMWATER PLAN	RA-384