



**Draft Minutes of the Adjourned
Lompoc Planning Commission
Wednesday, October 9, 2024, at 6:30 P.M.
City Hall, 100 Civic Center Plaza, Council Chambers**

ROLL CALL:

Commissioner Brianna Gonzales
Commissioner Steve Bridge
Commissioner Chris Braxton

COUNCIL LIAISON:

Gilda Aiello

STAFF:

Brian Halvorson, AICP, Planning Manager
Paul Early, Assistant City Attorney
Greg Stones, Principal Planner
Cherridah Weigel, Associate Planner
Cecilia Ceja, Development Services Assistant I

Brian Halvorson, Planning Manager, acting as Secretary of the Planning Commission, opened the meeting at 6:30 PM.

MOTION: It was moved by **Commissioner Bridge**, seconded by **Commissioner Braxton** that the **Commission** appoint Commissioner **Gonzales** as acting Chair for the October 9, 2024, Planning Commission Meeting.

VOTE: The motion passed on a voice vote of 3-0

ORAL COMMUNICATIONS (3 Minutes Maximum): None.

CONSENT CALENDAR:

- Approval of Minutes of the Lompoc Planning Commission Regular Meeting of September 11, 2024.
- 2025 Planning Commission Calendar *

(All items listed under Consent Calendar are considered to be routine and will be enacted by one motion in the form listed below. There will be no separate discussion of these items unless good cause is shown prior to the time the Commission votes on the motion to adopt.)

- **MOTION:** It was moved by **Commissioner Braxton**, seconded by **Commissioner Bridge** that the **Commission** adopt the Consent Calendar including the September 11, 2024 minutes and the 2025 Planning Commission Calendar*.

VOTE: The motion passed on a voice vote of 3-0.

- *The 2025 Planning Commission Calendar was inadvertently excluded from the Planning Commission packet and the online materials. Therefore, the 2025 Planning Commission Calendar will be brought back to the next Planning Commission meeting for approval.*

PUBLIC HEARING ITEMS:

Public Hearing Item No. 1:

Racines Wines Production Facility (DR 2024-0002).

Planning Commission review of Architectural Design & Site Development Review of a 23,320 square foot industrial building to accommodate wine production (no tasting room), indoor storage, parking, and landscaping on an approximately 1.83 acre site located at 1025 West Central Avenue (APN: 093-450-056) in the Business Park (BP) and Special Event Overlay (SEO) zoning districts. This action is categorically exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

Cherridah Weigel, Associate Planner, presented the staff report in a PowerPoint presentation.

Commissioner Gonzales inquired whether the number of parking spaces for future tenants will depend on how they utilize their space during re-evaluations.

Cherridah Weigel, Associate Planner, confirmed that parking calculations are based on 23,000 square feet of warehouse space and 1,400 square feet of office space. Office space is calculated at one parking space per 350 square feet. If additional office space is added, this parking ratio would be applied. Currently, each lease area would require one parking space per 350 square feet of office space, meaning that a request for 1,000 square feet of office space could necessitate additional parking spaces.

Commissioner Gonzales inquired whether the statement on the bottom of page 3 of the staff report, which mentions a maximum of 10 additional parking spaces in addition to the existing 17 spaces for a total of 27, referred to this issue.

Cherridah Weigel, Associate Planner, confirmed that this was correct.

Commissioner Bridge asked for clarification on whether he understood correctly that the hours had been established as a condition of approval.

Cherridah Weigel, Associate Planner, clarified that the hours were not imposed on them. She explained that they provided their proposed hours to ensure awareness that they would not be operating from 2 AM to 3 PM near residential properties.

Brian Halvorson, Planning Manager, stated that business hours use to be part of permits some time ago on previous projects but noted that if the project representative wished to amend those hours, they would need to return to the **Commission** to revise that condition, which is why we do not include hours of operation in project conditions. He explained that such matters are typically handled at the staff level.

Commissioner Bridge, expressed his concern regarding the hours, indicating that the timing of grape arrivals could lead to non-compliance with the conditions being discussed.

Cherridah Weigel, Associate Planner, clarified that the hours of operation would not be a factor because they are not included in the conditions of approval. She noted that the hours were provided solely for the **Commission's** awareness during her PowerPoint presentation.

Open Public Comment for DR 2024-0002

Steven Reese, the applicant, expressed his gratitude to **Brian Halvorson, Planning Manager**, and **Cherridah Weigel, Associate Planner**, for their collaboration. He clarified his approach to parking, stating that the total office area is approximately 350 square feet. He also explained that he tripled this figure to establish an overall parking count, noting that wineries typically do not have extensive office spaces, and he does not anticipate exceeding the current parking capacity. Mr. Reese mentioned that he has reviewed the conditions of approval and accepts them as written, with the exception of the removal of vines from the trash enclosure. He also indicated that he is available for any questions, along with representatives from Racine Wines, to address any operational inquiries.

Commissioner Bridge inquired whether the applicant was satisfied with all the conditions of approval.

Steven Reese, the applicant, stated that he accepts the conditions of approval and is pleased with them.

Close Public Comment for DR 2024-0002

MOTION: It was moved by **Commissioner Bridge** seconded by **Commissioner Braxton** that the **Commission** adopt Resolution No. 1010 (24) approving the Racines Wines Production Facility with the following revision:

- Strike Planning Landscape Installation Condition of Approval P39.

VOTE: The motion passed on a voice vote of 3-0

Public Hearing Item No. 2:

Amendments to the City of Lompoc Architectural Review Guidelines.

Planning Commission Review and Recommendations to the City Council for proposed amendments to the City's Architectural Review Guidelines to provide objective design guidelines and standards for compliance with State provisions regarding eligible residential and mixed use developments in the City. This action is exempt from environmental review pursuant to Section 15061 (b)3 (Review for Exemption) of the California Environmental Quality Act (CEQA) Guidelines.

Greg Stones, Principal Planner, presented the staff report in a PowerPoint presentation.

Brian Halvorson, Planning Manager, elaborated on a point made by **Greg Stones, Principal Planner**, during his PowerPoint presentation. He noted that while the majority of the funding received was allocated for the housing element, a component of the grant involved updating the guidelines. Mr. Halvorson also emphasized that there is a program within the housing element that states they will amend the guidelines. He explained that this effort is not only part of the funding but also aligns with the Housing Plan's goal to streamline processes and ensure consistency with state law, particularly regarding affordable projects mentioned by Mr. Stones.

Commissioner Braxton, expressed that he felt he did not have sufficient time to incorporate the level of detail he desired and conveyed a sense of being rushed. He requested additional time to review the materials, stating that there was a lot to absorb and questioning the urgency of the matter. He suggested that the approval be postponed, allowing for a more thorough review of the red lines and documentation.

Commissioner Bridge pointed out that the general plan element requires many changes to zoning and other components and asked what would happen if the matter were postponed, given that funding has already been secured.

Brian Halvorson, Planning Manager, indicated that he informed the state that these items would be adopted by the end of the year. He suggested scheduling another meeting, noting that the matter also requires City **Council** approval. He reminded the **Commission** that **Commissioner Gonzales** would not be unavailable for the November meeting, necessitating an alternate date in either the first or fourth week of November. Additionally, there is another project, River Terrace, that requires amendments, making the timeline challenging. He acknowledged that the lengthy document would require ample time for review.

Commissioner Gonzales requested that the meeting be scheduled for early November.

Brian Halvorson, Planning Manager, stated that meeting the deadlines would be more challenging and indicated a willingness to discuss it. He noted that staff would prefer to schedule the meeting for later in November.

Commissioner Bridge inquired about the reasons why the earlier November date is more challenging.

Brian Halvorson, Planning Manager, explained that there are specific deadlines to be met such as for staff reports and publications.

Commissioner Bridge noted that the issue is related to the availability of staffing resources.

Brian Halvorson, Planning Manager, indicated that the date for the planning commission could be revisited later.

Commissioner Braxton stated that he cannot provide a true and accurate representation at this time. He indicated that he has reviewed the material but is not adequately prepared and requires additional time to offer clear and concise direction.

The Commission discussed and agreed to schedule a special meeting for Wednesday, November 6, 2024, instead of the regular Planning Commission meeting set for Wednesday, November 13, 2024.

Open Public Comment for TA 2024-0001

Close Public Comment for TA 2024-0001

MOTION: It was moved by **Commissioner Gonzales** seconded by **Commissioner Braxton** that the **Commission** continue the discussion of the Amendments to the City of Lompoc Architectural Review Guidelines to a Special Planning Commission meeting to be held on November 6, 2024.

VOTE: The motion passed on a voice vote of 3-0

Public Hearing Item No. 3:

Planning Commission review and recommendations to the City Council for consideration of the Re-adoption of the 2030 General Plan Housing Element Update (GP 21-02).

Planning Commission review and recommendations to the City Council to consider re-adoption of the 2030 General Plan Housing Element Update for the Regional Housing Needs Allocation (RHNA) 6th housing cycle (2023-2031). An Addendum to the 2030 General Plan Final Environmental Impact Report (SCH. No. 2008081032) was prepared for the project pursuant to the California Environmental Quality Act (CEQA).

Brian Halvorson, Planning Manager, presented the staff report in a PowerPoint presentation.

Commissioner Braxton noted that two of his questions were addressed during the presentation. One was an inquiry related to the potential depletion of funding. He emphasized that sufficient efforts have been made to meet the established standards and stated that given that the states are now expressing a willingness to collaborate, he highlighted the importance of taking decisive action before their position shifts.

Commissioner Bridge inquired about the definition of a local partnership program. He referenced page four of the staff report, which states, "*state funding programs that incentivize greater coordination with housing planning include the local partnership program,*" and requested clarification on this statement.

Brian Halvorson, Planning Manager, clarified that the local partnership program involves various incentives. For instance, the first-time homebuyer program assists individuals in purchasing homes, while additional programs focus on repairs of affordable housing. This includes conducting inspections, particularly for units with covenants.

Commissioner Bridge inquired whether a note could be taken regarding his question, and if he could receive a response at a later time.

Brian Halvorson, Planning Manager, acknowledged that he was not fully familiar with the specifics but assured **Commissioner Bridge** that he would provide a more detailed answer on the matter at the next Planning Commission meeting.

Commissioner Bridge, noted that on page 37, he interprets the statement regarding the action "Table LU-1 shall be revised." He expressed his belief that the prohibited uses include photography studios and laundry facilities, and that the intent is likely to target operations that utilize chemicals.

Brian Halvorson, Planning Manager, stated that this revision has already been completed. He confirmed that the zoning code has been updated to reflect those changes and expressed his belief that the updates are in place.

Commissioner Bridge expressed that he was particularly focused on CR-2(a) on page 44 and sought clarification on its meaning and noted that this document outlines numerous actions and commitments.

Brian Halvorson, Planning Manager, clarified that the current discussion relates to aspects from the original Environmental Impact Report (EIR) from 12 years ago, during which a decision was made create an historic landmark ordinance. He noted that there is a section in the code addressing this matter, along with a certificate of appropriateness, however, the historic landmark ordinances have not been established. This situation is essentially a continuation of previous actions and does not directly affect the housing element update, although some items from the original EIR remain incomplete.

Commissioner Bridge inquired whether he correctly understood that certification is being obtained and committed to the state. He noted that this section indicates an intention to proceed with the proposed actions.

Brian Halvorson, Planning Manager, stated that the matter does not apply to issues unrelated to the Housing Element. He emphasized that the concerns raised regarding historical landmarks are also not related to the Housing Element, especially in terms of adoption.

Commissioner Bridge stated he would return at another time to discuss this further, as he did not want to delay the document's progress. He expressed frustration with the historical aspects of the zoning code.

Brian Halvorson, Planning Manager, stated that he could bring this back for further discussion at a later date. He recalled that **Commissioner Bridge** had expressed concerns about historic landmarks and buildings, noting that a modification was made two years ago to the certificate of appropriateness section of the code.

Commissioner Bridge noted that page 50 of the General Plan EIR includes findings on greenhouse gas emissions, which he believes indicates it is based on the old EIR. He inquired whether the second bullet under AQ-4(b), which states that the city shall consider all feasible GHG emissions reduction measures to reduce direct and indirect emissions, will remain or be removed.

Brian Halvorson, Planning Manager, clarified that if **Commissioner Bridge** is asking whether the city is considering GHG emissions reduction measures, the answer is yes. He explained that this is part of the environmental review process, which includes a specific section on greenhouse gases.

Commissioner Bridge stated that page 1-14, policy H-4.3, implies that the City encourages the use of active solar energy, but he believes that it does not actually do so.

Brian Halvorson, Planning Manager, clarified that the California Building Code requires solar energy for any new residential structures.

Commissioner Bridge stated that page 1-18 talks about major transit stops. He wants to confirm Lompoc has no major transit stops.

Brian Halvorson, Planning Manager, confirmed that **Commissioner Bridge** was correct. He explained that Lompoc's transit centers do not qualify as major transit stops because they do not have 15-minute headways. He mentioned that the regional planning agency, SBCAG, has a mapping tool on their website that shows which stops qualify under state law, and none in Lompoc meet the criteria. He noted that he believes only one major transit stop exists in the City of Santa Barbara.

Commissioner Bridge stated that the document mentions removing minimum parking requirements for areas within a half mile of major transit stops, but noted that Lompoc has none.

Brian Halvorson, Planning Manager, clarified that this is an issue that needs further consideration. He explained that he is referring to state law requirements, not local ones, and noted that the current state law does not apply to Lompoc, meaning the City is not obligated to enforce those parking requirements.

Ryan Lester, Mintier Harnish Consultant (via phone), explained that during the analysis for state law compliance, they assess whether the zoning code includes provisions to meet those requirements. If it does not, they identify it as a constraint and must include a program action to address it. He also noted that during the annual report, when responding to HCD, the City can state that for action 11, no updates were needed because there are currently no major transit stops. However, if a major transit stop is established in the future, they will complete the necessary updates.

Commissioner Bridge stated that he understood **Ryan Lester, Mintier Harnish Consultants (via phone)**, to say that the analysis covers for the future.

Brian Halvorson, Planning Manager, clarified that in the annual reporting, the City would need to either amend its code or indicate that there is no transit center that meets the state code requirements.

Commissioner Bridge stated that the document indicates the City plans to amend its code.

Brian Halvorson, Planning Manager, clarified that, as the consultant indicated, the City could provide explanations in its report regarding any amendments made or the reasons for not making them.

Ryan Lester, Mintier Harnish Consultant (via phone), explained that each year, it is necessary to report on specific requirements, indicating whether they have been completed or if they are no longer applicable and if a requirement was mandated by state law but is currently not relevant, it can be reported to the Housing and Community Development (HCD) as "not applicable." However, there is a possibility that HCD may request the inclusion of that requirement again in the future. **Ryan Lester** confirmed that the requirement was included in the housing element due to its mandated status.

Commissioner Bridge inquired about who within the City is responsible for determining whether this will be implemented.

Brian Halvorson, Planning Manager, clarified that he is the one responsible for reporting, as he has been collaborating with the consultant for the past 2.5 years. He noted that while he is involved, he typically does not make these decisions alone. Instead, the process involves a team effort, including input from the Community Development Director and the hired consultant who advises the team on implementation.

Commissioner Bridge, referred to page 1-19, which discusses affordable housing, and sought clarification.

Brian Halvorson, Planning Manager, asked **Ryan Lester, Mintier Harnish Consultant (via phone)**, about policy H-1.21. He inquired whether there is a specified duration for which a project offering 20% affordable housing for lower-income individuals would be required to maintain affordability through a covenant.

Ryan Lester, Mintier Harnish Consultant (via phone), explained that the duration is not specified in state law. Instead, it would be a matter to be negotiated during the project discussions.

Commissioner Bridge stated that the document identifies one of the housing projects as affordable. He provided an example, noting that the Grange property could have 30 houses, and the City plans to take credit for four of those as affordable units.

Brian Halvorson, Planning Manager, clarified that he has collaborated with the consultant to assess the potential sites for the fourth and fifth cycles. He noted that he is unsure whether the site mentioned by **Commissioner Bridge** has been included in their considerations.

Ryan Lester, Mintier Harnish Consultant (via phone), explained that if a site is designated as a lower-income site in the current housing element and has also been included in the fifth and sixth cycles, it must be processed by right if it is proposed with 20% affordable housing. This requirement follows the designation made in the sixth cycle.

Commissioner Bridge expressed concern that the City may be heading down a path where the state could assert that it has met certain requirements but then impose additional conditions. He noted that the City has identified several underutilized properties for affordable housing, and during the next review, the State might claim that these sites must be used by right. He emphasized that this potential development is worrisome to him.

Brian Halvorson, Planning Manager, clarified that when housing projects are proposed, the City is very supportive, recognizing that they often involve only 8 to 12 units at a time. He noted that the City has been extremely encouraging in facilitating these projects to promote housing development. He suggested that this approach could be viewed as a streamlining method, aligning with the State's goal to accelerate housing production. Mr. Halvorson also acknowledged that the City is struggling to build sufficient housing, and these provisions could help Lompoc increase its housing supply.

Commissioner Bridge stated that he would like to understand the timing related to H-A.17, which pertains to At-Risk Assisted Affordable Housing Units, and how it is being interpreted.

Ryan Lester, Mintier Harnish Consultant (via phone), explained that the initial reporting date was set for 2023. However, due to the extensive time spent on the Housing and Community Development (HCD) review, the City will need to report that this task has not yet been completed. He emphasized that the city is actively working on it and is in the process of implementing the program.

Commissioner Bridge suggested changing the reporting date to February 2025.

Brian Halvorson, Planning Manager, clarified that the reason for not changing the date is that the sixth cycle began in 2023 and runs until 2031. He noted that since this cycle started in February 2023, it cannot be altered retroactively.

Ryan Lester, Mintier Harnish Consultant (via phone), stated that they could collaborate with HCD to revise the numbers and establish a new timeline.

Commissioner Bridge noted that on page 2-97, there is information about the redevelopment overlay and inquired whether it is still in place.

Brian Halvorson, Planning Manager, clarified that redevelopment areas still exist, specifically Areas 1 and 2. He noted that funding has been discontinued, and there has been discussion about removing references to these areas in the zoning code, but this has not yet occurred. He emphasized that the map indicating these areas as redevelopment Areas 1 and 2 is still in use.

Commissioner Bridge, referred to A-14, and inquired about the meaning of the word "diverse."

Brian Halvorson, Planning Manager, clarified that while they can refer to a dictionary for the definition, his understanding is that "diverse" means having a variety.

Commissioner Bridge expressed his belief that Lompoc is less diverse than the rest of Santa Barbara County. He noted that Lompoc has a Hispanic population of 56% and compared this to other areas with smaller Hispanic populations, suggesting that those areas are more diverse. He concluded that if the majority of a population belongs to one group, it appears less diverse overall.

Commissioner Gonzales inquired whether the statistics are recent, noting that they appear to be from 2019.

Brian Halvorson, Planning Manager, stated that the Hispanic community is recognized as a minority, indicating that Lompoc has a larger minority population than other areas. He noted that there is a significant Hispanic population in Lompoc that does not speak English as their first language. Mr. Halvorson also concluded that, based on this understanding, Lompoc has greater diversity compared to other areas.

Commissioner Bridge asked if he was referring to a larger percentage of non-English speaking individuals.

Ryan Lester, Mintier Harnish Consultant (via phone), stated that this claim is supported by Figure A-1, which indicates that Lompoc has a higher percentage of non-white individuals in its population, suggesting it is more diverse than the rest of the county.

Commissioner Bridge expressed that he interprets that statement as racist, asserting that it is indeed a racist statement.

Ryan Lester, Mintier Harnish Consultant (via phone), clarified his misunderstanding, explaining that the state requires evaluations and provides the data. He noted that the state created the map showing the percentage of the non-white population.

Commissioner Braxton, remarked that the discussion has become overly focused on the interpretation of "diverse." He suggested that if they adhere to the core vocabulary used for the Environmental Justice element, they will face challenges.

Brian Halvorson, Planning Manager, asked **Commissioner Bridge** to specify his concerns regarding the Housing Element and how they connect to the overall Housing Element Update.

Commissioner Bridge expressed that his concern is about the accuracy of the statement claiming greater diversity, asserting that Lompoc is not more diverse. He noted that many documents today use the term "minorities" to refer specifically to people of color, and he feels that such inaccuracies should be addressed because they can be perceived as racist. He emphasized that implying there is a hindrance based solely on being a person of color is something he does not believe.

Ryan Lester, Mintier Harnish Consultant (via phone), stated that the purpose of the analysis is being misconstrued. He explained that HCD requires this analysis to ensure that lower-income housing is not concentrated in areas with higher percentages of non-white populations. He emphasized that they need to provide both a regional analysis, looking at the county level, and a local analysis that examines how their housing sites relate to the City's population.

Commissioner Bridge stated that **Ryan Lester, Mintier Harnish Consultant** conflated economic demographics with Hispanics.

Commissioner Braxton, expressed that he believes the way the term "diverse" is written and used is appropriate, asserting that it is in the correct vocabulary and intended in the right context.

Commissioner Bridge, referred to page A-94 and asked for the meaning of the word "segregation."

Ryan Lester, Mintier Harnish Consultant (via phone), explained that those areas are defined by state law as having a majority non-white population within certain census tracts, along with lower income levels that meet a specific threshold. He noted that the state provides maps identifying these areas. If a high segregation and poverty area is identified, the City must include programs known as place-based strategies for community revitalization and improvement. He mentioned that this includes CDBG programs and other initiatives aimed at enhancing infrastructure and housing in lower to moderate income census tracts.

Commissioner Bridge questioned whether the same term would be used if the population were entirely white.

Paul Early, Assistant City Attorney, stated that if **Commissioner Bridge** is concerned about the word "segregation," it is important to note that this is a "census tract designation" and a term of art used by the federal government and the state for census tracking. He explained that it refers to a specific set of numbers and facts determined by State and Federal law, and the City has no control over the terminology. He emphasized that "segregation" is the term used under these laws, regardless of its appropriateness.

Brian Halvorson, Planning Manager, mentioned that there is valuable information available online regarding various types of segregation, including geographical segregation rates, school segregation, housing segregation, racial segregation, and religious segregation. He encouraged others to look it up in their own time.

Commissioner Bridge, expressed pride in Lompoc, stating that he believes the community is well integrated. However, he acknowledged that there is some economic segregation present.

Commissioner Braxton asked whether changing a percentage of the document by more than 10% would affect the conformity policy letter provided.

Brian Halvorson, Planning Manager, stated that if any changes are desired, recommendations can be made, which will then be forwarded to the Council. The Council will decide whether to approve those changes. He noted that it is his or the consultants' responsibility to inform the Council that if changes are made, they may not remain compliant with State law, which they currently are.

Commissioner Gonzales asked whether HCD provides any sources to justify their requirements.

Brian Halvorson, Planning Manager, stated that HCD did provide sources for their requirements. He explained that many discussions were based on State law, as well as their analysis regarding the number of units they plan to build or accommodate. He noted that HCD might require changes, such as adjustments to building heights or the amount of residential space in mixed-use buildings, emphasizing the need for flexibility and incentives in development standards. He mentioned that examples of these requirements are included in attachments 2, 3, 4, and 5, which contains HCD's letter.

Ryan Lester, Mintier Harnish Consultant (via phone), explained that all HCD comments are documented in either formal letters or informal responses, which guide their revisions. He mentioned that they have conversations with HCD to clarify questions about requirements and to understand what is needed and what other cities have done. He noted that HCD reviewers use a 150-point checklist, which means their responses may lack specific details, making these conversations crucial.

Open Public Comment for GP 21-02

Nicholas Gonzales, resident, expressed his concerns about changes being made in the planning process and the ongoing back-and-forth with HCD. He emphasized that certain sites identified in previous housing elements may become "development by right," limiting community control over these developments. Mr. Gonzales asked for a list of these sites, as decisions made today could lead to developments that the community would have no say in. He also raised concerns about the potential for developers to build 100% affordable housing, which could impact prime commercial properties and their associated tax revenues. He stressed the importance of reviewing this list before making any decisions.

Mr. Gonzales also pointed out that there is currently a project in the Bailey Corridor that had been previously deemed unfeasible, questioning how it would address housing demand and fundamentally change Old Town. He noted that the original planning was based on the existence of a transportation hub and the assumption of no parking. He expressed skepticism about HCD's demands for height increases, questioning what the Bailey Avenue project would mean for future housing demand and suggesting that it might allow them to maintain current height limits.

He cautioned against including sites in the plan without careful consideration, mentioning the possibility of state actions that could force compliance and unwanted developments in the future. Mr. Gonzales urged planning to be mindful of how decisions made now could affect the community, especially regarding parking, building heights, and the viability of businesses in the Old Town.

Close Public Comment for GP 21-02

Commissioner Bridge questioned whether a list had been produced, referencing what Mr. Gonzales mentioned.

Brian Halvorson, Planning Manager, confirmed that they have a list and can post it on their website. He also stated that they are willing to provide it to anyone who requests it through a public records request.

Commissioner Bridge asked whether a development that receives a 20% affordable housing density bonus would result in that 20% being excluded from the tax rules.

Brian Halvorson, Planning Manager, confirmed that he does not believe the 20% would be excluded from the tax rules, but he would need to consult with the housing division for confirmation.

Commissioner Bridge stated that Bailey is currently in the county, and he believes negotiations are underway to have it moved to the City.

Brian Halvorson, Planning Manager, stated that there is an ongoing negotiation between the City and the County regarding the Bodger Meadows project, which involves approximately 350-360 homes to be built outside City limits. Both the City and County agree that these homes would eventually be annexed into the City. The complexity arises from the timing of the annexation as it is unclear whether the annexation would occur before construction begins or after the project is entitled and developed in the County. Currently, the focus is on completing the CEQA process, and the negotiations are still in progress, with LAFCO also playing a major role.

Commissioner Gonzales stated that unless the project is annexed, it cannot be included in those numbers.

Brian Halvorson, Planning Manager, stated that HCD will not count anything unless it is within the City limits.

Commissioner Gonzales stated that unless the land is designated as residential, it cannot be included in their numbers; because it is still classified as agricultural, it cannot be counted in their RHNA.

Brian Halvorson, Planning Manager, stated that the project is not yet entitled, so they cannot receive credit at this time. Bodger Meadows was not included in their housing cycle for RHNA. He noted that this is a County project, and he does not have all the information or a legal analysis regarding it.

Commissioner Braxton inquired about the timeline, asking when the approval would need to be submitted to the State if it goes to the City Council first.

Brian Halvorson, Planning Manager, stated that they are working to complete the process by the end of the year, as they are currently non-compliant with the State Certified Housing Element. While it has been adopted, its non-compliance puts funding at risk and allows for the builders' remedy to remain in effect longer.

Paul Early, Assistant City Attorney, stated that in the worst-case scenario, the State could take over the City's planning authority, as they have threatened to do with a few cities in similar situations. Currently, the immediate consequence would be the builders' remedy.

Commissioner Bridge expressed that the main concern is the funding and asked whether the ADU funding has been received.

Brian Halvorson, Planning Manager, stated that they have a signed contract with our regional planning agency that reports to the State. While they have not yet received a check, the agreement has been reviewed and finalized by the City Attorney's office. Last week, three companies expressed interest and submitted proposals for the program.

Commissioner Braxton expressed concern about getting this matter before the new Council takes over, noting that it needs to be presented at the Council meeting by November 19th.

Commissioner Bridge asked if the intention was to provide the City Council with the document presented tonight, including all the redlines and edits.

Brian Halvorson, Planning Manager, confirmed that was correct, stating that if the City Council approves it, a clean version will be submitted to the State immediately after that action.

MOTION: It was moved by **Commissioner Braxton** seconded by **Commissioner Gonzales** that the **Commission** adopt Resolution 1011 (24) recommending that the City Council re-adopt the 2030 General Plan Housing Element Update for the Regional Housing Needs Allocation (RHNA) 6th housing cycle (2023-2031).

VOTE: The motion passed on a voice vote of 3-0

NEW BUSINESS: None.

ORAL COMMUNICATIONS (3 Minutes Maximum): None.

WRITTEN COMMUNICATIONS: None.

DIRECTOR/STAFF COMMUNICATIONS:

Brian Halvorson, Planning Manager, announced that next week he will present the same information he shared with the **Planning Commission** last month regarding current and pending City projects, including the Bodger Project, to the City Council. He mentioned that a more comprehensive update on the Permit Ready ADU programs will be available next month. Additionally, he noted that City Hall will be closed during the week of Christmas due to two holidays, along with three extra days closed by the City Council. Therefore, no City business will take place during that last week of December. He also confirmed that the next **Planning Commission** meeting will be on November 6th, not November 13th as indicated on the agenda.

COMMISSION REQUESTS:

Commissioner Braxton inquired whether the approved ambulance facility is on hold due to litigation with the County concerning AMR and ambulance services.

Brian Halvorson, Planning Manager, confirmed that there is currently a lawsuit, and it appears that they are not going to proceed with building the paramedic station at this time.

ADJOURNMENT:

MOTION: It was moved by **Commissioner Gonzales** seconded by **Commissioner Braxton**, to adjourn the meeting at 9:19 P.M. and adjourn to a Special Meeting at 6:30 p.m. on Wednesday, November 6, 2024, in the Utility Conference Room.

VOTE: The motion passed on a voice vote of 3-0.

Brian Halvorson, AICP
Secretary

Brianna Gonzales
Acting Chair

RESOLUTION NO. 1010 (24)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING ARCHITECTURAL DESIGN/SITE DEVELOPMENT REVIEW (DR 2024-0002) FOR THE RACINES WINES PRODUCTION FACILITY LOCATED AT 1025 WEST CENTRAL AVENUE (APN: 093-450-056)

WHEREAS, the City received a request for Architectural Design/Site Development Review for Planning Commission consideration of the Racines Wines production facility that includes a 23,320 square foot industrial building to accommodate wine production (no tasting room), indoor storage, parking, and landscaping on an approximately 1.83 acre site located at 1025 West Central Avenue in the Business Park (BP) and Special Event Overlay (SEO) zoning districts; and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on October 9, 2024; and

WHEREAS, at the meeting of October 9, 2024, staff was present and answered Planning Commissioner questions and addressed their concerns; and

WHEREAS, at the meeting of October 9, 2024, Steve Reese, architect, spoke in favor of the project, and no one spoke in opposition to 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 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 15332 (In-Fill Development Projects) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because (i) it is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designations and regulations, (ii) it occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses, (iii) the project site has no value as habitat for endangered, rare, or threatened species, (iv) approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and (v) the site can be adequately served by all required utilities and public services. Furthermore, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to this project.

SECTION 3: Based upon the foregoing, the proposal was approved on October 9, 2024, subject to the conditions attached as Exhibit A, which are incorporated by reference as if fully set forth herein.

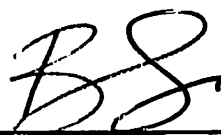
The foregoing Resolution was adopted, on motion by Commissioner Bridge, seconded by Commissioner Braxton, at the Planning Commission meeting of October 9, 2024, by the following vote:

AYES: Commissioner Bridge, Braxton, Gonzales

NOES: None



Brian Halvorson, AICP, Secretary



Brianna Gonzales, Acting Chair

Attachment:

Exhibit A – Final Conditions of Approval

**FINAL CONDITIONS OF APPROVAL
RACINES WINES PRODUCTION FACILITY
ARCHITECTURAL DESIGN/SITE DEVELOPMENT REVIEW
DR 2024-0002
1025 WEST CENTRAL AVENUE
APN: 093-450-056**

The following Conditions of Approval apply to the project and plans deemed complete by the Planning Division for an Architectural Design/Site Development Review on September 4, 2024, and reviewed by the Planning Commission on October 9, 2024, for a 23,320 square foot industrial building for wine production (no tasting room), indoor storage, parking, and landscaping in the Business Park (BP) and Special Event Overlay (SEO) zoning districts on an approximately 1.83-acre site.

Expiration: Architectural Design/Site Development Review approval granted by the Planning Commission will expire on October 9, 2025, 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 sign 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 Architectural Design/Site Development Review 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 is valid for one year from the date of approval of this permit and will expire on October 9, 2025. A one-year extension may be granted by the Planning Manager if the applicant submits a request at least 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 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.

PLANNING – SITE PLAN CONDITIONS

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

PLANNING – LANDSCAPING GENERAL CONDITIONS

P20. Six (6) printed sets (5 black & white, 1 full color) and a digital copy (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

P21. All landscaping shall comply with the Landscape Development Regulations Lompoc Municipal Code chapter 17.312 (Landscape and Screening Standards).

P22. The landscaping plans to be submitted and reviewed by the Planning Division shall indicate that there is at least 10% 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.

P23. 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.

P24. The project must conform to the Urban Forestry Administrative Guidelines.

P25. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

PLANNING – LANDSCAPING IRRIGATION CONDITIONS

P26. The project must conform to Chapter 15.52 of the Lompoc City Code Water Efficient Landscape and Irrigation Standards and the State of California Model Water Efficiency Landscape Ordinance (MWELo).

- P27. All irrigation must be low-water use, per manufacturer's specifications. A copy of the specifications must be provided to the Planning Division before installation. Installation must include check valves as needed to prevent runoff.
- P28. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

PLANNING – LANDSCAPING TREE CONDITIONS

- P29. The number and size of trees installed on the site shall meet the tree density requirements, as set forth City of Lompoc Zoning Code section 17.312 (Landscape and Screening Standards).
- P30. All trees must be planted at least ten feet away from public utilities, to include but not limited to water, sewer, electric, storm drains, cable, telephone, etc.
- P31. All trees must be installed with support staking. All nursery stakes must be removed from trees after two years.
- P32. All trees and plant material selection shall be made with the concurrence of the Planning Division.

PLANNING – LANDSCAPING INSTALLATION CONDITIONS

- P33. Installation of all irrigation and landscaping shall be performed by a licensed landscape contractor. Open trench inspections of the irrigation installation is subject to approval of City staff.
- P34. 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.
- P35. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.
- P36. Prior to the final inspection by the Planning Division, a Certificate of Completion and Substantial Compliance shall be completed and submitted to the Planning Division.
- P37. All landscaping shall be installed and accepted by the City prior to Planning Division sign-off for the issuance of a Certificate of Occupancy for the building.
- P38. The species, size and number of plants shall be shown on the landscape plans submitted for plan check and approved by the Planning Division prior to installation.

PLANNING – AIR QUALITY CONDITIONS

- P39. Dust (PM₁₀) - a dust abatement program shall be prepared by the applicant and submitted with the grading/improvement plans. The program shall be reviewed and approved by the City Engineer, Senior Environmental Coordinator, and Planning Manager prior to issuance of grading permits. The dust abatement program shall include, but is not limited to, the following dust control measures:**
- a. Sprinkle all construction areas with water (recycled when possible) at least twice a day, during excavation and other ground-preparing operations, to reduce fugitive dust emissions.**
 - b. Construction sites shall be watered, and all equipment cleaned in the morning and evening to reduce particulate and dust emissions.**
 - c. Cover stockpiles of sand, soil, and similar materials, or surround them with windbreaks.**
 - d. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or have adequate freeboard to prevent spillage.**
 - e. Post signs that limit vehicle speeds on unpaved roads and over disturbed soils to 10 miles per hour during construction.**
 - f. Soil binders shall be spread on construction sites, on unpaved roads, and on parking areas; ground cover shall be re-established through seeding and watering.**
 - g. Sweep up dirt and debris spilled onto paved surfaces immediately to reduce resuspension of particulate matter through vehicle movement over those surfaces.**
 - h. Require the construction contractor to designate a person or persons to oversee the implementation of a comprehensive dust control program and to increase watering, as necessary.**
 - i. The name and 24/7 contact information for the person responsible for dust control shall be provided to the City prior to issuance of grading permits.**
 - j. If dust is not controlled on the site, the City shall shut down work on the project until the applicant can provide adequate dust control.**
 - k. Streets and alleys surrounding the project shall be kept clean and free of dirt.**

P40. Ozone (O₃) Precursors: (NO_x and ROC)

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

PLANNING – CULTURAL RESOURCES CONDITIONS

P41. If archaeological artifacts are unearthed or exposed during demolition or construction, the artifacts and the site shall be evaluated by an experienced Archaeologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Archaeologist. 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.

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

P43. If human remains are discovered during construction, the County Coroner, and the Native American Heritage Commission shall be notified and their recommendations and requirements adhered to, prior to continuation of construction activity.

PLANNING – PROJECT SPECIFIC CONDITIONS

P44. A Temporary Use Permit shall be obtained from the Planning Division prior to the installation of a construction trailer on the project site.

P45. The applicant shall contact all applicable regulatory agencies and apply for necessary permits prior to occupancy.

- P46. 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.
- P47. 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.
- P48. In accordance with Parking Standards contained in LMC Chapter 17.308 (Parking Standards), the project requires fifteen (15) parking spaces based on a requirement of:
- 1 parking space per 350 square feet of office space ($1,400/350 = 4$),
 - 1 parking space per for the first 5,000 square feet of storage space ($5,000/1,000 = 5$), and
 - 1 parking space per 3,000 square feet of additional storage space ($16,920/3000 = 6$).
- P49. In accordance with Parking Standards contained in LMC Chapter 17.308 (Parking Standards) and Section 17.308.050 (Bicycle Parking), a minimum of 2 bicycle spaces (bike racks), or 5% of the required parking spaces, shall be located within 50 feet of walking distance to the main entrance of the building.
- P50. Uses occupying the building and site shall operate in conformance with the City of Lompoc Municipal Code noise regulations.
- P51. Tenant improvements, including interior modifications, will be subject to building permit requirements.
- P52. No permanent outdoor storage of any kind is allowed or approved on-site.
- P53. 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.
- P54. Future tenant improvements for additional office space to the building would require additional parking to be added to the site. The project site may accommodate an additional 10 parking spaces along the northern and eastern parking areas allowing a maximum of 3,500 square feet of additional office space for future tenant improvements in addition to the current proposal of 1,400 square feet of office space for a maximum of 5,900 square feet of office space for the entire building. If the parking calculations exceed the approved 17 spaces currently proposed for the project, additional parking spaces would be required to be striped in accordance with LMC section 17.308.060.

- P55. The concrete masonry trash enclosures shall be stone-faced, spilt-face, or exposed aggregate in accordance with the Lompoc Architectural Review Guidelines (III.D.1.) and shall have solid gates (no chain link fencing) to provide security and adequate screening from the public view and should be compatible with each other including architectural materials (stucco), style, and details of the primary building.
- P56. The landscape planters on the eastern and northern borders of the property shall be a minimum of 7 feet in width to accommodate planting trees in the parking areas to comply with LMC section 17.312.05.F.2 and the minimum number of trees to be provided in any parking area shall be one for every eight parking stalls.
- P57. The proposed access road (from West Barton Avenue) shall include a temporary 3 foot high wood split rail fence on the southern side of the driveway to prevent cars from driving (and being stored) on the adjacent vacant parcel. Said fencing shall be approved by the adjoining property owner and can be removed upon development of Parcel C (APN: 093-450-055).
- P58. The parking stalls located at the front of the building (facing West Central Avenue) are not approved for outdoor storage and any storage in this area would be required to be removed immediately from the parking area.
- P59. Wine tasting has not been approved for the building and any proposed wine tasting in the future would require additional review.
- P60. The proposed Italian Stone Pine trees shall be substituted with another tree species to be reviewed and approved by the Planning Division and Urban Forestry Division.

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. 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.
- B13. Plans and supporting documentation shall be provided to the Building and Safety Division a minimum of five (5) 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 the 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 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. A Knox key box shall be installed as directed by the Fire Code Official when a building permit is obtained for any work. The key box shall contain keys that will allow the fire department access to all portions of the building. The keys shall have tags affixed identifying their purpose. The nominal height of the Knox box installations shall be 5 feet above grade. Consult with the Fire Marshal for placement and specifications. One on the front and rear will be required.
- F7. Fire alarms shall be tested on a routine basis, including annual audible testing with the Lompoc Fire Department present.
- F8. Any area that requires a red curb shall be maintained at all times. OSHA Red or similar paint is required with a highly reflective white paint stenciled on the red paint that reads: "FIRE LANE – NO PARKING" in repeating intervals.
- F9. Fire hydrants for the FDC shall be on the same side of the fire access road as the FDC connection.

FIRE – PROJECT SPECIFIC CONDITIONS

- F10. All portions of the building shall have NFPA 13 approved fire sprinklers.
- F11. A NFPA 72 compliant fire alarm system is required throughout the building. Fire alarm systems are required in accordance with the most restrictive of the following: the CFC, CBC, or the Lompoc City Code, including CFC chapter 9.
- F12. Fire rated separations are required to ensure proper ratings between occupancy types and/or floors.
- F13. Fire alarm systems shall be monitored 24-hours a day with a central alarm station on contract. All alarms including sprinkler flow devices, OS&Y tamper valve switches, gas and/or combustible gas detection systems, and any other detectors shall be integrated and monitored with the central alarm station.
- F14. Fire-resistive assemblies may be required for occupancy separation and/or exterior wall protection.
- F15. The fire sprinkler riser and FDC connection is for this address and occupancy only. No splitting of the system to adjacent occupancies is allowed as they will be required to have their own separate fire sprinkler system and fire alarms.
- F16. Self-closing magnetic fire rated doors are required to be connected to the fire alarm system. Blocking or preventing any fire rated doors from closing upon alarm activation including door stops or wedges is prohibited at all times.

- F17. Exit and or access doors are required to be clearly identifiable and usable where deemed necessary for emergency operations in all occupancy types as this is a large commercial building.
- F18. No one shall occupy the building until a Certificate of Occupancy has been issued.
- F19. Annual fire inspections are required for an operational permit. Contact the Lompoc Fire Department at (805)-736-4513 annually at least 2 weeks prior to schedule a fire inspection with an engine company.
- F20. The Knox box key box shall contain ALL keys to all areas of the occupancy. Immediately update the Lompoc Fire Department of any lock changes and request a site visit to update the keys in the Knox box. Keys shall be clearly labelled and on a key ring.
- F21. Occupancy load shall be established by the Fire Marshal and Building Official and posted in a clear conspicuous location. There are no exceptions to the maximum occupant load, which is enforced 365 days a year, all hours, day and night.
- F22. Exiting configurations are required for the entire building.
- F23. This occupancy requires an annual fire inspection from the Lompoc Fire Department. Any violations shall be cleared within the stated time on the inspection notice. Operational permits issued on behalf of the Lompoc Fire Department shall be prominently displayed and are valid for a period of one year.
- F24. Fire apparatus roads shall have an unobstructed width of not less than 25 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 circulation road is a fire lane exclusive of the parking stalls. CFC 503.2.1.
- F25. Fire access roads shall be kept clear at all times.
- F26. Proper posting of no parking signs shall be installed and maintained at all times. Parking in designated parking stalls only. Vehicle towing procedures shall be posted as well as the CVC code. The alley side will require surface mount postings on the building and at the entry of the alley.
- F27. FDC connections shall be within approved distances to a fire hydrant per LMC.
- F28. 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.
- F29. All FDC's for all buildings or areas of a building shall be all placed in one manifold at one central location and permanently labeled with signage identifying each connection to the specific building it protects. Consult with the Fire Department/Fire Marshal for FDC placement. A hydrant will be required on the same side of the street as the FDC's.
- F30. A State of California licensed fire protection engineer's stamp is required on all plans submitted including a technical review report and/or letter with specific information referencing that all the systems and the safety features have been reviewed in their entirety and approved. CFC 104.7.2

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. An alternate method of compliance can be a letter stating the acceptance of the plans by the Soils Engineer.**
- 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 shall be provided as part of the grading plan. A Storm Water Pollution Prevention Plan (SWPPP) and related inspections, as required by the State Water Resources Control Board, will be required as a part of the grading permit. The SWPPP shall be reviewed and approved by City staff prior to obtaining the WDID number from the Regional Board. The WDID number will be required prior to issuance of the grading permit.
- GR9. Grading Permit fees are based on Section 2 of the Master Fee Schedule adopted by City Council Resolution No. 6009(16).
- GR10. A Grading Permit issued by the Building Division is required prior to any excavation or filling on the site. Any stockpiling of fill dirt will require a Temporary Grading Permit.
- GR11. Prior to the issuance of a Grading Permit, the Applicant shall provide a letter to the Building Division, addressed to the Building Official, stating that the engineer who prepared the Grading Plans, or his/her designated representative, will perform periodic site observations of work shown on the approved Grading Plans. **In addition, the letter shall state that the Owner is aware that as-built drawings will need to be completed by the design engineer and approved by the City prior to the issuance of the Certificate of Occupancy.**

- GR12. Drainage from parking lots and private streets to the public right-of-way will be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.
- GR13. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.
- GR14. The on-site drainage system must be properly designed to maximize infiltration of roof and/or surface runoff into the underlying soil before discharging into a public storm drain, street or alley.
- GR15. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8 and conforming to E-70 DAB or as recommended by the Soil's Report.
- GR16. Areas of the parking lots that will be used for truck traffic shall be designed with a heavier structural section than areas for passenger cars.
- GR17. An "R" value shall be determined by the Soils Investigation and included in the Soils Report. A note shall be placed on the Grading Plan stating that "R" value samples shall be obtained and tested at the completion of rough grading, and the pavement sections confirmed or revised, to the satisfaction of the City Engineer.
- GR18. Prior to the issuance of the Certificate of Occupancy, Record Drawings in conformance with Development Assistance Brochure (DAB) E-30 shall be prepared and approved by the City Building Official. DAB E-30 is available upon request at the Engineering Division or on line at the following City of Lompoc web address:
- <http://www.cityoflompoc.com/PublicWorks/pdf/E30.pdf>
- GR19. A licensed surveyor/engineer shall verify pad elevations and setbacks and provide documentation to the City prior to the issuance of the Certificate of Occupancy.
- GR20. After the Record Drawings have been approved, the Applicant shall provide the City Management Services Department, Information Systems Division, with the following as-build information, in a computer format readily compatible for transfer to the City Geographic Information System [computer formats acceptable for delivery include DGN; DWG; DXF]. Record Drawing information submitted in computer format will include, but not be limited, to the following:

WATER	WASTEWATER	ELECTRIC	DRAINAGE	SURFACE
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		Streetlights	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, any cost incurred by the City of Lompoc in remediating the situation, including maintenance or offsite flooding, 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(s) 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. Certification Form to be completed available on the City of Lompoc website. Similar form with the information is also acceptable. **The report is due by or on July 1 of each year.**
- 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 Control Plan shall be fully completed, submitted for review, approved, and wet-signed, stamped and dated by a licensed civil engineer. The form to be used is available on the City of Lompoc website.
- S6. The project improvement plans shall show compliance with the storm water requirement for ninety-five percent (95%) or more Effective Impervious Area (EIA) over the whole property/project site. EIA is the portion of the Total Impervious Area (TIA) that is hydraulically connected to the drainage system. 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. Infiltration shall be provided within 72 hours. Minor modifications to the location and methods of stormwater infiltration, consistent with other conditions of approval, may be approved by Staff, as long as the requirement for 95% 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 or markers.

- 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 (annually at a minimum), 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. An example of the Plan and associated requirements can be found on the City of Lompoc website.
- S11. All private stormwater facilities (basins, pavers, drainage inlets, etc.) must remain on private property and outside City ROW or easement, unless otherwise approved.

STORMWATER – PRIOR TO OCCUPANCY

- S12. Just prior to installation of underground SCMs or infiltration basins, City Staff shall be notified at 875-8275 or 875-8277, to allow opportunity to photograph the installation process and materials. This requirement must be noted on the Grading Plans near plan view of SCMs and details of SCMs.
- 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.
- S15. 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% or less of the site which is not to be infiltrated.

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 buildings where commercial appliances will be used.
- WW5. All food service establishments shall demonstrate compliance with Federal, State, and City requirements and provide a grease interceptor sized according to the California Plumbing Code. In instances where multiple food service establishments are proposed, each food service establishment shall have its own grease trap/interceptor. A diagram of the grease trap(s)/interceptor(s) shall be included in the Grading plans and contain location, size, and type.
- WW6. All Users proposing to dispose of industrial waste into the City's sanitary sewer shall apply and obtain a wastewater discharge permit prior to connection and/or discharging into the City's sanitary sewer.
- WW7. All water softeners shall indicate type (i.e., self-regenerating, tank exchange) and location on either, the Architectural Plans for softeners indoors or the Grading Plans for softener outdoors. All water softeners shall comply with Federal, State, and City requirements. The discharge of self-regenerating water softeners is prohibited from entering the City's sanitary sewer.
- WW8. All wastewater improvements shall comply with Federal, State and City requirements for the protection of the City's Wastewater System

WASTEWATER – PROJECT SPECIFIC CONDITIONS

- WW9. A grease interceptor is required for any commercial kitchen operation. The grease interceptor must be shown on the grading plan.
- WW10. A sampling maintenance hole must be installed for all service laterals prior to the connection to the City main line. The sampling maintenance hole must be shown in the grading permit set of plans on the site utility plan.
- WW11. Owner shall provide an Industrial Waste Survey with the first submittal of the grading plans. The report will be reviewed and approved by the City prior to grading permit issuance.

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, 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, stormdrain, cable and telephone.
- EN11. Provide root barriers to trees within 15' of public sidewalk/curb. Root barriers to be a minimum of 24" deep and 20' long, centered on trunk, parallel to sidewalk/curb. This shall be noted on the landscape plans prior to approval.
- EN12. Landscape Plans shall have the following notes provided on the title sheet.
- Owner and Contractor shall protect in place all existing public and private facilities, improvements, property, infrastructure, utilities, and vegetation not called-out and approved for removal or alteration; and Owner and Contractor shall each be solely responsible for any damage to the same caused by its own operations, and shall be required to repair or replace, or fund the repair or replacement, in kind of all such damaged public improvements to the satisfaction of and as directed by the City Engineer, at the respective Owner or Contractor's sole expense.
 - No work shall be performed within a public street or alley right-of-way, and no streets, alleys, traffic lanes, shoulders, sidewalks, or other portions of a street or alley right-of-way shall be closed or partially closed without first obtaining written approval for such closure through an encroachment permit from the City or other agency having jurisdiction, and if required by such agency, also obtaining written approval of traffic control plans. Traffic control plans shall conform to all applicable standards, address all applicable travel modes (vehicles, bicycles, pedestrians, wheelchairs), safely and conveniently route traffic through or around the work, and shall be approved by the City Engineer or designee prior to implementation.
 - Prior to beginning any work or placing any traffic control within a City street or alley right-of-way, coordinate with the City Public Works Inspector and obtain on-site approval to proceed.

Permits & Fees

- EN13. Encroachment Permit Fees are based on the City fee schedule in effect at the time of permit issuance.

EN14. 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>

EN15. 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.

EN16. 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

EN17. A Drainage/Hydrology Report shall be submitted to the Engineering Division with the first plan check submittal of the Public Improvement Plans.

EN18. 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

EN19. 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

EN20. 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.

EN21. 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>).

EN22. 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

EN23. Building canopy cannot be extended over the public or private utility easements in order to provide maintenance access to the utilities.

EN24. Provide sidewalk per City of Lompoc Standard Detail 615 along the entire property frontage and bus stop on Central Avenue, from the east PL to the west end of the bus stop.

EN25. The proposed driveway entrance on Barton Avenue shall per installed per City of Lompoc commercial driveway detail 611, Case I. The removal of the existing curb and gutter for the installation of the driveways shall be noted on the grading plan per City of Lompoc standard Detail 609.

EN26. Provide WDID for the Central Coast Regional Water Quality Control Board General Industrial Permit (GIP) or explanation for exemption from this requirement. This information must be provided prior to occupancy.

VIII. AVIATION/TRANSIT

AVIATION/TRANSIT – NO GENERAL CONDITIONS

AVIATION/TRANSIT – PROJECT SPECIFIC CONDITIONS

AT1. Due to the proximity of the airport to the project site, the design engineer or architect must provide information to ensure that the height of the building does not exceed the FAA standards and regulations.

AT2. Prior to the issuance of the building permit, the Owner shall complete the Avigation Easement form from the City of Lompoc and file the Federal Aviation Administration Form 7460 with the FAA and provide the City of Lompoc, Aviation/Transportation Administrator with a copy of the approved FAA form.

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, streetlight 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. A 4'x4' primary vault assembly will be required adjacent to proposed new pad-mount transformer.
- EL9. New high voltage conduits from existing primary vault on Barton Avenue to new 4'x4' primary vault to be installed beneath 25' driveway.

X. SOLID WASTE MANAGEMENT – 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. In accordance with the CalGreen Building Code (Sections 4.408 and/or 5.408), 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 MANAGEMENT – PROJECT SPECIFIC CONDITIONS

SW6. Green Waste: The site shall contract with a gardening service that hauls away the site's landscaping waste for recycling/composting. The Lompoc Landfill accepts green waste materials which are ultimately sent to a composter. Green waste is required to be recycled/composted pursuant to AB 1826 – Mandatory Commercial Organics Recycling and SB 1383 – Short Lived Climate Pollutants.

XI. WATER

WATER - GENERAL CONDITIONS

- W1. This facility must comply with plumbing cross-connection control standards as required by City Ordinance and State law for the protection of water supplies. Information on acceptable backflow assemblies is available from the City Water Division.
- W2. The size and location of all water services and meters shall be determined by the Engineer/Architect or authorized representative. All water meters will be furnished and installed by the Water Division at the expense of the Applicant.
- W3. All meter protection shall be by an approved Reduced Pressure Principle Backflow Prevention Assembly (RP) at the service connection. Information on acceptable assemblies is available from the City Water Division.
- W4. All public water system components must be constructed within public right-of-way or public easements.
- W5. When a fire sprinkler system is required or proposed, the utility plan shall show the location of the Fire Department Connection (FDC) with reference dimensions to the nearest fire hydrant. **Fire Department requires fire department connections to be within 50' of a fire hydrant.**
- W6. When a fire sprinkler system is required or proposed, the utility plan shall show the fire line connection point to water main. The Owner is responsible for the installation of the fire line and any associated costs.
- W7. Upon submittal into plan check with the building Division, the applicant shall provide landscape documentation as listed in the Model Landscape Ordinance Checklist per the City of Lompoc's Ordinance No. 1620(16). This documentation is required prior to Building Permit issuance.

WATER – PROJECT SPECIFIC CONDITIONS

- W8. All public waterlines on the interior streets shall be looped. No dead-ends will be allowed.

- W9. All tees shall have three (3) valves, and all crosses shall have four (4) valves.
- W10. Utility crews shall be provided 24-hour access to all private streets to maintain public utilities.
- W11. All water improvements shall be constructed within public utility easements. The public utility easements shall be dedicated to the City by separate deed prior to clearance for occupancy per COA EN7.

XII. POLICE – GENERAL CONDITIONS

- PD1. A list of 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. During Construction 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. As the project owner/applicant, I agree to comply with all conditions and all other applicable laws and regulations at all times.

 Agritetrad Land Company, LLC
 Property Owner

 Date

 Elizabeth Hannaford
 Applicant

 Date

RESOLUTION NO. 1011 (24)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THE CITY COUNCIL APPROVE THE 2030 GENERAL PLAN HOUSING ELEMENT UPDATE (GP 21-02) FOR THE 6TH RHNA HOUSING CYCLE (2023-2031)

WHEREAS, the City of Lompoc has initiated an update to the Lompoc 2030 General Plan Housing Element in conformance with Government Code Section 65300 (the "Update"), which requires a City to adopt a comprehensive General Plan and update it as needed. City staff, Mintier Harnish Consultants, and Rincon Consultants have conducted workshops and meetings with members of the community and the decision makers to assure public participation in the Housing Element Update process; and

WHEREAS, the Project was considered by the Planning Commission at a duly-noticed public hearing on October 9, 2024; and

WHEREAS, at the meeting of October 9, 2024, Planning staff and Mintier Harnish Consultants (via phone) were present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of October 9, 2024, staff and the City's consultant addressed the Planning Commission regarding the General Plan Housing Element Update; and

WHEREAS, Government Code Section 65354 requires that the Planning Commission make a written recommendation to the City Council regarding adoption of, or amendment to, a General Plan; and

WHEREAS, the City of Lompoc as Lead Agency determined the 2030 General Plan Update to the Housing Element is a "Project" under the California Environmental Quality Act (CEQA) and an Addendum to the General Plan Final Environmental Impact Report (SCH No. 2014121028) was prepared in conformance with CEQA and the Environmental Guidelines.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LOMPOC RESOLVES AS FOLLOWS:

SECTION 1: Based upon the testimony provided at the public hearing, the evidence presented in the staff report and at the public hearing, and due deliberation of the matters presented, the Planning Commission recommends the City Council adopt the 2030 Updated General Plan Housing Element for the 6th Housing Cycle.

SECTION 2: The Planning Commission recommends that the City Council approve the Addendum to General Plan Final Environmental Impact Report (SCH No. 2008081032) for the project and recommended Findings as required by the California Environmental Quality Act (CEQA).

SECTION 3: The Planning Commission resolves this resolution shall be forwarded to the City Council with the Commission recommendation that the Council approve GP 21-02 to re-adopt the proposed 2030 Updated 2030 General Plan Housing Element for the 6th Housing Cycle.

SECTION 4: The Planning Commission acknowledges that the site inventory contained within the Housing Element Update relies upon nonvacant sites to accommodate more than 50% of the RHNA for lower income households but recommends the City Council find that the existing uses will likely discontinue in the planning period (2023-2031) based on the following findings:

- a. Streamlined permit processing will enable nonvacant sites to be developed more efficiently and in a reduced time frame;
- b. The development on nonvacant sites can be served with existing utilities available throughout the City;
- c. The City's Permit Ready Accessory Dwelling Unit program will enable significant development of ADU's on nonvacant sites through pre-approved plans available to the community;
- d. The Updated Housing Element includes programs that revise review processes as appropriate based on monitoring to ensure processes do not constrain development on nonvacant sites; and
- e. The Updated Housing Element includes a program that commits to conducting a mid-term evaluation of its Architectural Review Guidelines and revise the process as necessary to promote objectivity and approval certainty.


The foregoing Resolution, on motion by Commissioner Braxton, seconded by Commissioner Gonzales, was adopted at the Planning Commission meeting of October 9, 2024 by the following vote:

AYES: Commissioner Gonzales, Bridge, Braxton

NOES: None



Brian Halvorson, Secretary



Brianna Gonzales, Acting Chair

Attachments:

Exhibit A: Addendum to Final 2030 General Plan EIR (SCH No. 2008081032)

Exhibit B: Public Hearing Draft 2030 General Plan Housing Element Update