

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: June 15, 2016

TO: Members of the Planning Commission

FROM: Lucille T. Breese, AICP, Planning Manager
Lisa Bodrogi, Contract Planner

RE: Development Plan Review – DR 16-01

AGENDA ITEM NO. 1

A request from Tom Davidson, representing property owner Steve Zotovich, for Planning Commission consideration of a proposal to construct a 31,119 square foot three-tenant winery warehouse with parking and truck loading at 1016 West Aviation Avenue (APN 093-450-046/Parcel 2 of LOM 598-P). The proposed site is approximately 1.84 acres and is located in the *Business Park (BP)* Zone District. This action is exempt pursuant to Section 15332 (In-fill Development Projects) of the California Environmental Quality Act (CEQA).

Scope of Review

The Planning Commission is being asked to consider:

- If the project meets the property development standards for the *Business Park (BP)* Zone District;
- If the proposal is consistent with the Architectural Review Guidelines;
- If the required Findings of Fact in the Resolution can be made; and
- If the Conditions of Approval are appropriate for the project.

The Planning Commission has the authority to approve, conditionally approve, or deny project architecture (Lompoc Municipal Code Section 17.104.030 et seq.).

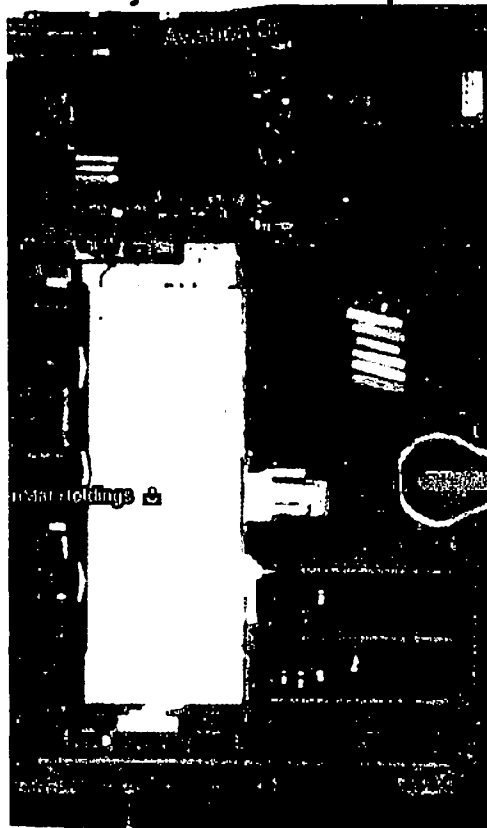
Planning Commission Action

1. Adopt Resolution No. 834 (16), approving Development Plan (DR 16-01), based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval; or
2. Provide alternative direction.

Site Data

1. Property Owner: Steve Zotovich
2. Site Location: 1016 Aviation Drive
3. Assessor's Parcel Number: 093-450-046 / Parcel 2 of LOM 598-P
4. Site Zoning: Business Park (BP) District
5. General Plan Designation: Business Park
6. Site Use: Vacant Site
7. Surrounding Uses/Zoning:
North – Vacant/Community Facilities
South – Den Mat/Business Park
East – Industrial/Planned Commercial District
West – Industrial/Business Park
8. Site Area: 80,363 sq.ft./ 1.84 acres

Project Location Map



Background

- Nov. 13, 2013 Planning Commission adopted Resolution No. 766(13) approving a Tentative Parcel Map (LOM 598-P) subdividing an approximately 8-acre parcel into two lots. Parcel 1 contains the existing Den Mat facilities on roughly 6-acres. The proposed development is situated on Parcel 2 of LOM 598-P of approximately 80,363 sq.ft. (1.845 acres).
- Dec. 28, 2015 The Final Map was reviewed and approved by Planning and forwarded by the applicant to the County Clerk-Recorder. LOM 598-P is still pending Final Map Recordation.

Proposal

The proposal is to construct a 31,119 square foot insulated pre-engineered metal wine storage warehouse fronting West Aviation Drive.

The building will be divided into three (3) units to be used as follows:

- 1) Approximately 15,000 sq. ft. will be for temperature controlled storage and distribution of wine and related products. During the year there will be minimal traffic to and from the building. The proposed tenant bottles at their existing winery. The resulting case goods would be transported to this site and stored.

The proposed tenant ships wine to customers one-time per year, beginning the week after Thanksgiving. During this time there will be four (4) to six (6) trucks leaving the building for a period of about four (4) weeks. During the balance of the year there will be minimal traffic to and from the building, which might include occasional receiving and storing of equipment and supplies for winemaking; and delivery from the building to their production facility.

There will be no production of wine or tasting room activity in this space. During the majority of the year, there will be minimal auto traffic as no permanent employees will be housed in this unit, and there will be no specific hours of operation. During the wine club shipping period, four (4) weeks from November to December, there will be five (5) to six (6) employees working in the facility with hours of operation: from 8:00 a.m. to 4:00 p.m.

- 2) The other half of the building will be divided into two (2) units each approximately 7,500 sq. ft. These will be designed as wine production spaces with temperature controlled environment and each unit would have sloped floors and trench drains.

This would include all equipment necessary to process grapes and produce wine. Barrel and case goods storage is also anticipated.

During the harvest season (typically September through November) fruit would arrive periodically. It is estimated that one (1) goose neck trailer load per day on average for three (3) months (i.e. some days no traffic, other days multiple trips). During the balance of the year there will be minimal traffic to and from the building. There will be occasional delivery of equipment and supplies, bottling activities six (6) to eight (8) times per year, and there will be occasional shipping of finished wine.

At this time, there is no tasting room activity planned for these two units. During the harvest season (September through November) it is estimated that there will be eight (8) to twelve (12) employees working daily in these two units. Hours of operation during this period: from 7:00 a.m. to 6:00 p.m. During the balance of the year, it is estimated that there will be six (6) to eight (8) full time employees on site. Hours of operation during this period: from 8:00 a.m. to 4:00 p.m.

Each unit is designed with one (1) uni-sex accessible restroom. The 15,000 sq.ft. space proposes a 225 sq.ft. office. The other two (2) units are planned for wine production to include a sloped floor and trench drain in each. Additional interior modifications will be tenant improvements and subject to additional permit requirements. No tasting rooms are proposed at this time and would be subject to a Conditional Use Permit for any tasting room proposed.

The building is designed with a staggered roofline with the highest ridge along the central portion of the building reaching 36.1' spanning 117' in width. On each side, the building spans 81' with a maximum height of 33.1'. The average height of the building is considered to be 34.36' by averaging the height over the total linear distance.

A two (2) position truck well is planned on the south side of the building, which would be shared by all three (3) units of the building.

Conformance with General Plan

The General Plan Land Use designation for this property is *Business Park (BP)* and the stated purpose is:

To provide areas for clean and attractive planned industrial centers on large, integrated parcels of land upon which all activities are conducted indoors.

The project proposes to construct a warehouse for wine storage and wine production within an area with other existing wine production and storage facilities. Both storage

and production are classified as industrial uses and are therefore consistent with the General Plan Land Use designation.

Conformance with Zoning Ordinance

The zoning for the site is *Business Park (BP)*. The purpose of this zone is:

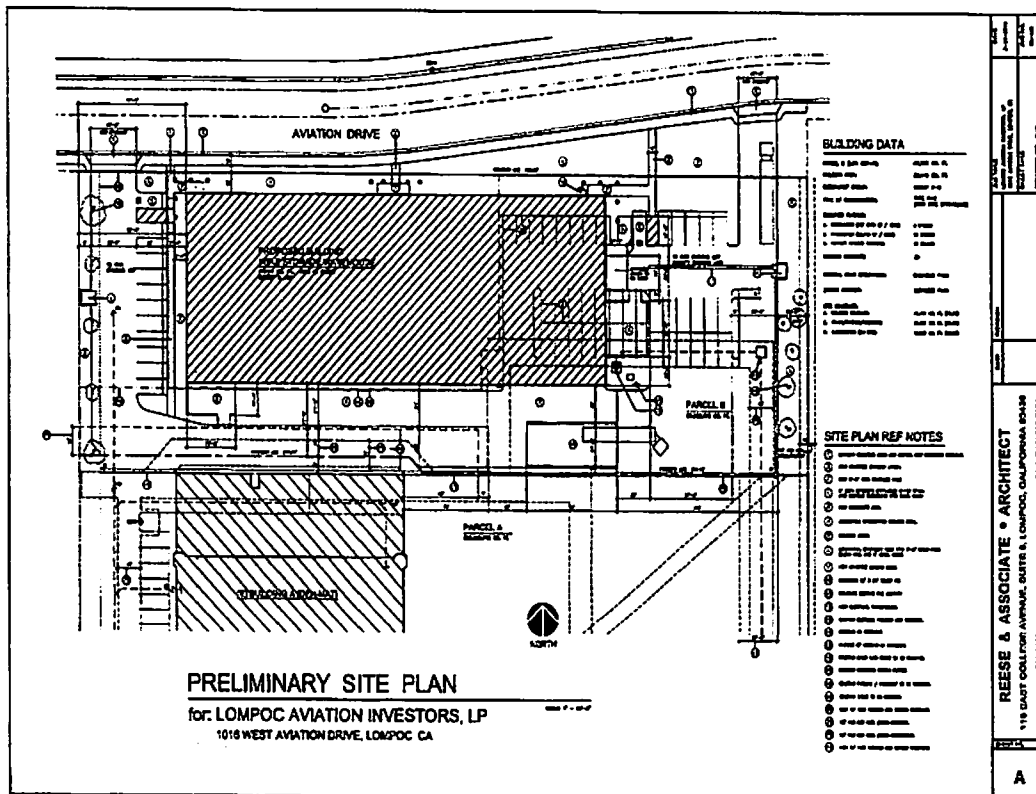
To provide for planned industrial complexes in appropriate areas with sound development standards. The intent is to have primary users share common building complexes with common sign programs, building architecture, utility networks, and landscape areas in compatibly planned developments.

The proposed use is consistent with the zoning.

Site Plan

The site is approximately 80,363 sq.ft. or 1.84 acres and located south of Aviation Drive.

As proposed, the project will create a 31,119 sq.ft. wine production and storage facility for three (3) wine facility occupancies.



According to Lompoc Municipal Code Section 17.064.060, Wineries are an allowed use in the *Business Park (BP)* Zone District subject to a Development Plan for the first development of a vacant site. Wine Tasting Rooms are subject to a Conditional Use Permit. If at a later date any of the occupants choose to add tasting activities to the facilities they will be subject to additional review as a part of a Conditional Use process (COA P-52).

Business Park (BP) District Development Standards:

Category	Development Standard	Proposed
Maximum Height	35 feet	Average height of the linear distance is 34.36'
Minimum Front Yard	10 feet	12 feet
Minimum Rear Yard	5 feet	50 feet
Minimum Side Yard	5 feet	63.4' west side 84' east side
Minimum Parking	1 space per 300 sq. ft. office area plus 1 space per 1,500 sq. ft. indoor storage area 21 spaces required	30 spaces
Minimum Loading	1 space, measuring 12 feet by 35 feet	2 spaces in truck pit, measuring 24 feet by 60 feet

The project, as proposed and conditioned, meets the Zoning Ordinance requirements.

Parking & Circulation

The Business Park designation calls for development that is integrated and compatible within common building complexes through common utility easements, access ways, and circulation.

Improvements to the site will benefit overall ingress and egress through shared access for trucks to Cordoba Avenue and new access drives off of Aviation Drive. Adequate parking will be provided.

Signage

The applicant is not requesting review of signage by the Planning Commission. Signage will be reviewed at staff level for compliance with the City Sign Regulations.

Architectural Review Guidelines

The proposed building is complimentary to other surrounding industrial/wine production buildings in the area. The building will be comprised of earth-tone colors with a colonial red roof. The bulk of the building has been addressed with a staggered roof line. Metal

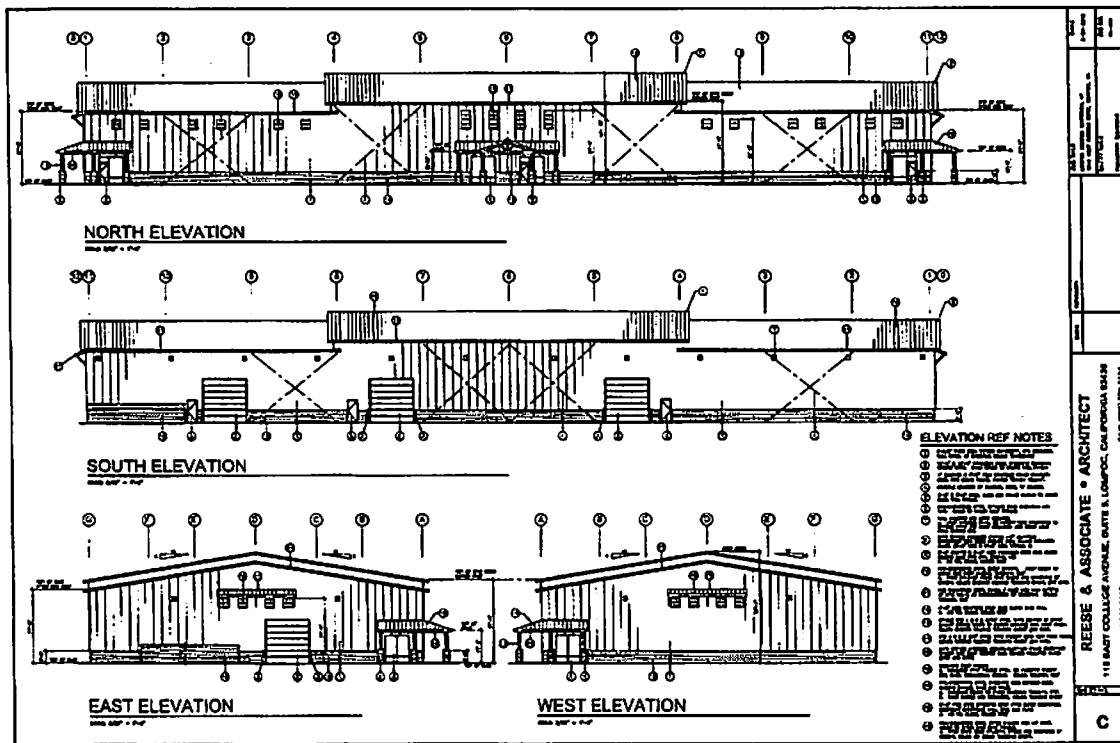
canopies and split-face block is used to bring in a variation of texture and colors for accents. The front of the building, facing Aviation Drive, contains inviting trellised entrances into each of the three units that are symmetrically placed.

Staff has reviewed the Architectural Review Guidelines applicable to this project:

Neighborhood Compatibility (pgs 8 and 9):

Item 6: *All proposed buildings or structures should be sensitive to the neighborhood character.*

Item 13: *All building elevations visible to the public shall be designed and architecturally treated. The choice of materials, colors, and the level of detailing shall be thoughtfully integrated into the design. All elevations need not look alike; however, a sense of overall architectural continuity is encouraged.*



Industrial (page 31):

Item F:

- 1. All industrial facilities shall be designed to mitigate the impacts of noise, dust, fumes, and other nuisance conditions.*
- 2. Energy conservation in site and architectural design must be utilized whenever possible.*
- 3. Exterior support equipment should have not only a good functional placement, but also be located where it best integrates with the building's architecture.*

The surrounding area is primarily industrial. The proposed project is sensitive to the varied development that exists in the neighborhood and as conditioned, the project will be consistent with the City's Architectural Review Guidelines. A color board will be available at the Planning Commission Meeting.

Staff Review

A Development Review Board (DRB) meeting was held for this project on May 10, 2016. The applicants met with staff to discuss the proposal and draft Conditions of Approval were formulated.

The Development Review Board (DRB) has developed a series of standard Conditions of Approval (COA) to advise applicants of possible requirements during the development review process. Project specific conditions are included when staff can determine what they should be from the conceptual plans provided for Planning Commission review. A complete plan check occurs after construction plans have been submitted to the Building Division for building permits. Please note that not all COA included with the Planning Commission Resolution for the project may be applicable. If the applicant has questions and/or concerns regarding specific conditions, he/she should contact the department/division that is recommending the condition. DRB members do not attend the Planning Commission meeting and Planning staff cannot answer specific questions regarding conditions recommended by other departments/divisions.

The DRB recommends that the Planning Commission adopt Resolution No. 834(16), approving Development Plan (DR 16-01), based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.

Environmental Determination

The project is categorically exempt from review pursuant to Section 15332, In-fill Development Projects, of the California Environmental Quality Act (CEQA). A Notice of Exemption will be filed for the project following the Planning Commission action.

Noticing



1. Notice of the Public Hearing was published in the Lompoc Record on June 5th;
2. Notices were mailed to property owners within 300 feet by US mail on June 3rd;
3. Notice was posted on the City website; and
4. The project site was posted by City staff.

Appeal Rights

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

Attachments

1. Draft Resolution No. 834(16) approving DR 16-01 and Conditions of Approval
2. Site Plan and Elevations
(PC only with staff report. Documents available for review in Planning Division)

Staff Report has been reviewed and approved for submission to the Planning Commission			
	6-6-16		June 6 2016
Teresa Gallavan Economic Development Director / Assistant City Manager	Date	Lucille T. Breese, AICP Planning Manager	Date

RESOLUTION NO. 834 (16)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE DEVELOPMENT PLAN (DR 16-01) FOR THE AVIATION WINE WAREHOUSE PROJECT

WHEREAS, a request from Tom Davidson, representing property owner Steve Zotovich, for Planning Commission consideration of a proposal to construct a 31,119 square foot, three-tenant winery warehouse with parking and truck loading at 1016 West Aviation Avenue (APN 093-450-046/Parcel 2 of LOM 598-P); and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on June 15, 2016; and

WHEREAS, at the meeting of June 15, 2016, _____, was present, and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of June 15, 2016, _____ in favor of the project and _____ in opposition; and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed

WHEREAS, This action is exempt pursuant to Section 15332 of the California Environmental Quality Act (CEQA).

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 proposed 31,119 square foot warehouse with parking, as conditioned, meets the requirements of the Lompoc Municipal Code and is consistent with the applicable policies and development standards, therefore the Planning Commission finds that:

- A. The proposed use, as conditioned, is consistent with the applicable policies and development standards set forth in Lompoc Municipal Code Chapter 17.
- B. The site for the proposed use is adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, parking, and landscaping are adequate to properly adjust such use with the land and uses in the vicinity.

- C. The site of the proposed use relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use.
- D. The proposed use will have no adverse effect upon the abutting and surrounding property from the permitted uses thereof.
- E. The proposed use is within the intent and purpose of the *Business Park (BP)* zoning district.
- F. The proposed use is not more obnoxious or detrimental to the public welfare, and is of a comparable nature and of the same class as the uses enumerated in Section 17.064.060 of the Lompoc Municipal Code.
- G. The conditions stated in Exhibit A to this Resolution are necessary to protect the public health, safety, and welfare.

SECTION 2: Based upon the foregoing, the 31,119 square foot warehouse with parking is approved as proposed on June 15, 2016, subject to the conditions attached as Exhibit A, which are incorporated by reference as if fully set forth herein

The foregoing Resolution was adopted, on motion by Commissioner _____, seconded by Commissioner _____, at the Planning Commission meeting of June 15, 2016 by the following vote:

AYES:

NOES:

Lucille T. Breese, AICP, Secretary

Ron Fink, Chair

Attachments: Exhibit A – Conditions of Approval

**CONDITIONS OF APPROVAL
DR 16-01 – AVIATION WINE WAREHOUSE
1016 WEST AVIATION DRIVE – APN 093-450-046/LOM 598-P**

I. PLANNING

Planning - General Conditions

- P1. All applicable provisions of the Lompoc City Code are made a part of these conditions of approval in their entirety, as if fully contained herein.
- P2. In conformity with Sections 17.140.010, 17.152.010, and 17.152.020 of the Lompoc City Zoning Ordinance, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc City Zoning Ordinance and the Lompoc City Code. In conformity with Sections 1.24.010 and 1.24.060 of the Lompoc City Code, a violation of the Lompoc City Code and the Lompoc City Zoning Ordinance is a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief. The applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the applicant as a result of a failure of the applicant to fully perform and adhere to all of the Conditions of Approval.
- P3. The applicant is advised that certain fees and charges will be collected by the City prior to issuance of building permits and/or prior to issuance of certificates of occupancy.
- P4. These conditions of approval shall be noted on the construction drawings filed for any building permits, including the Planning Commission resolution number and the applicant's signed affidavit agreeing to comply with the conditions.
- P5. All revisions made by the Planning Commission and specified in the planning conditions of approval shall be shown on a revised site plan, which shall be reviewed by the Planning Division prior to submittal of construction drawings.
- P6. Minor changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Economic Development Director/Assistant City Manager (EDD/ACM) and approved if acceptable. Major changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Commission and approved if acceptable.
- P7. Prior to the installation of any signage or sign related construction the applicant shall obtain all appropriate permits. Approval of these plans with signage indicated does not imply approval of signage.
- P8. The conditions hereby imposed are in addition to the conditions imposed by LOM 598-P. In the case of any conflicts, the conditions listed herein shall prevail.
- P9. Owner agrees to and shall indemnify, defend, protect, and hold harmless City, its officers, employees, agents and representatives, from and against any and all claims, losses, proceedings, damages, causes of action, liabilities, costs and expenses, including reasonable attorney's fees, arising from or in connection with, or caused by (i) any act,

omission or negligence of Owner, or their respective contractors, licensees, invitees, agents, sublessees, 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 sublessees, contractors, employees, or invitees, in or about the Property, other than to the extent arising as a result of City's sole active negligence or to the extent of any willful misconduct of the City; and (iii) any default in the performance of any obligations of Owner's part to be performed under the terms of this Agreement, or arising from any negligence of Owner, or any such claim or any action or proceeding brought thereon; and in case any action or proceedings be brought against the City, its officers, employees, agents and representatives, by reason of any such claim, Owner, upon notice from City, shall defend the same at its expense by counsel reasonably satisfactory to City.

Owner further agrees to and shall indemnify, defend, protect, and hold harmless the City, its officers, employees, agents and representatives, from and against any and all actions brought by any third party to challenge the Project or its approval by the City, including environmental determinations. Such indemnification shall include any costs and expenses incurred by Agency and City in such action(s), including reasonable attorney's fees.

- P10. Building permits shall be obtained from the City of Lompoc for all tenant improvements to the structure and all new construction.
- P11. The Engineering and Planning Divisions shall review and approve a plan for all work/stripping in the parking area to assure conformance with City standards.
- P12. The applicant shall notify the City of Lompoc Planning Division of a change of ownership for the property or a change of project representative within 30 days of such change at any time during the City process prior to final Certificate of Occupancy.
- P13. A temporary use permit shall be obtained from the Planning Division, prior to installation of a construction trailer on the project site.

Planning - Architectural Conditions

- P14. The Architectural Review approval granted by the Planning Commission is valid for one year from date of approval and will expire on (_____). A one year extension may be granted by the Community Development Director if the applicant so requests prior to the expiration date.
- P15. All facades which extend above the roofline shall be finished on all elevations exposed to public view.
- P16. All mechanical, ventilation, and utility equipment visible from public view shall be architecturally screened and shall be designed and placed to harmonize with the major structures on the site and with the neighborhood.
- P17. The use of trellis shall be limited to ornamental plants only. The trellis shall not be used to display banners or signs of any kind.

Planning - Landscaping General Conditions

P18. Five (5) sets of the landscape and irrigation plans shall be submitted to the Planning Division for distribution and review by various City departments/divisions. The landscape and irrigation plans shall be reviewed and approved prior to issuance of grading or encroachment permits. After the final review and approval of these Plans, mylar copies shall be submitted to the Engineering Division with the grading and/or improvement plans. The landscape and irrigation plans shall be prepared by a licensed landscape architect or other qualified professional project designer as designated by City staff; shall have overall dimensions of 24" x 36"; shall show all existing and proposed public utilities within the project limits; and shall have the following approval blocks:

- 1) City Engineer;
- 2) Planning Manager – private property landscaping; and
- 3) Urban Forestry Manager – right-of-way landscaping

P19. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.

P20. The project must conform to the Urban Forestry Administrative Guidelines.

P21. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

Planning - Landscaping Irrigation Conditions

P22. The project must conform to Chapter 15.52 of the Lompoc City Code Water Efficient Landscape Standards.

P23. 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.

P24. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

Planning - Landscaping Tree Conditions

P25. The number and size of trees installed on the site shall meet the tree density requirements, as set forth in Chapter 17.092 of the City Code. The density will be approved or denied during Plan Check.

P26. All trees must be planted at least ten feet away from public utilities, to include but not limited to water, sewer, electric, storm drain, cable, telephone, etc.

P27. All trees must be installed with support staking. All nursery stakes must be removed from trees.

P28. All trees and plant material selection shall be made with the concurrence of the Planning Division.

Planning - Landscaping Installation Conditions

- P29. Installation of all irrigation and landscaping shall be performed by a licensed landscape contractor. Open trench inspection of the irrigation installation is subject to approval of City officials.
- P30. A layer of bark two to four inches deep must be applied in all landscape areas. A sample of the bark shall be submitted to the Planning Division for review and approval prior to the issuance of building permits.
- P31. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.
- P32. Prior to the final inspection by the Planning Division, a Certificate of Substantial Compliance shall be completed and submitted to the Planning Division.
- P33. All landscaping shall be installed and accepted by the City prior to issuance of a certificate of occupancy for the building.

Planning - Air Quality Conditions

- P34. 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.

P35. 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.

P36. One (1) bike rack and one (1) one motorcycle space shall be installed. Section 17.112.035 requires one (1) bike rack per 20 vehicles and one (1) motorcycle space.

P37. Signage shall be installed at a visible location along the truck pit indicating that Trucks should be turned off and not left idling during loading and unloading.

Planning – Cultural Resources Conditions

P38. 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.

P39. 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.

P40. If human remains are discovered during construction, the County Coroner, and the Native American Heritage Commission shall be notified and their recommendations and requirements adhered to, prior to continuation of construction activity.

Planning - Mitigation Monitoring Conditions

P41. Hours of construction shall be limited to:
Monday through Friday - between the hours of 7:30 a.m. and 5 p.m.
Saturday - between the hours of 8 a.m. and 5 p.m.
Sunday – None

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

Planning – Project Specific Conditions

- P42. The maximum height of block walls shall not exceed 8 feet without a Conditional Use Permit.
- P43. Outdoor storage shall be adequately screened with walls and landscaping and shall not contain more than 50 percent of the primary use site area on the rear portion of the parcel. No material shall be stored to a height greater than the height of the required wall or fence within ten feet of required wall or fence.
- P44. The block wall around the truck pit shall not exceed 36" above finished grade and shall have a railing affixed on top.
- P.44. Temporary buildings/structures may be permitted with a temporary use permit from the Economic Development Department for a period not to exceed 12 months.
- P45. Every use shall be operated in conformance with air quality standards established by the Santa Barbara Air Pollution Control District (APCD).
- P46. Every use shall be so operated that it does not emit obnoxious odors or fumes beyond any boundary line of the lot.
- P47. Every use shall be so operated that any dust or dirt produced shall be confined within a building and shall not be discharged into the atmosphere.
- P48. Every use shall be so operated that any glare incidental to the operations shall not be visible beyond the boundaries of the property.
- P49. Every use shall be operated so that it is in conformance with the City of Lompoc Municipal Code noise regulations.
- P50. No discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground of any materials of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, shall be permitted except in accord with standards approved by the California Department of Public Health or such other governmental agency as shall have jurisdiction of such activities.
- P51. Additional tenant improvements including interior modifications will be subject to additional permit requirements.
- P52. No tasting rooms are proposed at this time. A Conditional Use Permit would be required for any future tasting room proposed.

II. ENGINEERING

ENGINEERING - GENERAL CONDITIONS

- EN1. Public Improvements are required with this development. Public Improvements include all work within the public right-of-way or easement. Public Improvements for this project shall be shown,

permitted and constructed based on the Grading Plan.

- Public Improvements:
 - a. Utilities – Electric (conduit, transformers, street lights, etc.), Water, and Sewer
 - b. Streets, Sidewalk, and Curb & Gutter (Public and Private)
 - c. Street Signing and Striping
 - d. Drainage – Storm Drain Lines, Inlets & Filters, Main Lines, Sidewalk Drains, etc.
 - e. Existing and proposed public easements (permanent structures shall not be constructed over any public easements)
- Private Improvements:
 - a. Connection Points to utility mains for sewer laterals, water services and storm drain.

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

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

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

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

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

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

EN6. An "R" value shall be determined by the Soils Investigation and included in the Soils Report or an "R" value of 15 can be assumed for design. A note shall be placed on the Public Improvement Plan stating that "R" value samples shall be obtained and tested at the completion of rough grading, and the pavement sections confirmed or revised, to the satisfaction of the City Engineer.

Easement Dedication

EN7. All public utilities such as water mains, sewer mains, electric lines, electric transformers, etc., within the development shall be located within public utilities easements (PUE).

PUE's shall be dedicated by Grant Deed. The PUE 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) to the

Engineering Division for review and approval. With draft submittal include all referenced documents and a preliminary title report current within the last ninety days.

After the Engineering Division has reviewed and approved the draft grant deed, the Applicant will submit the original deed to the Engineering Division for acceptance and recordation. The submitted deed originals must be signed by the grantee(s) and notarized, and signed and stamped by a licensed land surveyor or qualified civil engineer. A PUE deed ready for recordation shall be on file in the Engineering Division prior to approval of the Improvement Plans.

Plan Review

EN8. First plan check submittal shall include hydraulic calculations (storm drain and sanitary sewer), a current Soils Investigation Report, and all other calculations and data necessary for review and approval of the project plans.

Landscape Plans

EN9. Any landscape and irrigation plans required by the Planning Division shall be approved by the Public Works and Utility Departments prior to Public Improvement Plan approval by the Engineering Division. An approval block shall be provided on the landscape plan title sheet for the City Engineer's signature.

EN10. All trees and large rooted shrubbery must be planted at least ten feet away from public utilities, including but not limited to, water, sewer, electric, stormdrain, cable and telephone.

Permits & Fees

EN11. Encroachment Permit Fees are based on the City fee schedule in effect at the time of permit issuance.

EN12. An Encroachment Permit shall be obtained from the Engineering Division for any work within City street right-of-way or easement. An itemized Engineer's cost estimate for construction of the proposed public improvements noted in EN1 shall be submitted to the Engineering Division and is used for determining the Encroachment Permit Fee. The Form used for Cost Estimates may be obtained on the City's website at the following location.

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

EN13. Prior to the issuance of an Encroachment Permit, the Applicant shall provide a letter to the Engineering Division, addressed to the City Engineer, stating that the engineer who prepared the Public Improvement Plans, or his/her designated representative, will perform periodic site observations of work shown on the approved Public Improvement Plans and that Record Drawings will be submitted and approved prior to occupancy.

EN14. STREET IMPROVEMENT AND TRAFFIC IMPACT FEES will be imposed upon the issuance of a building permit and are based on the City of Lompoc Development Impact Fee Schedule in effect at the time of permit issuance.

Drainage

EN15. A Drainage/Hydrology Report shall be submitted to the Engineering Division with the first plan

check submittal of the Public Improvement Plans.

EN16. Drainage from parking lots to the public right-of-way or easement will be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.

Sidewalk/Driveways

EN17. All driveways shall provide a minimum 4-foot sidewalk area behind the apron, at 2 percent slope toward the street, for ADA compliance.

Final Approval

EN18. Prior to issuance of the Certificate of Occupancy, any Public Improvements damaged during construction shall be repaired as directed by the Public Works Inspector and in conformance with the City of Lompoc Standard Plans and Specifications.

EN19. Prior to issuance of the Certificate of Occupancy, Record Drawings in conformance with Development Assistance Brochure (DAB) E-30 shall be prepared and approved by the City Engineer. DAB E-30 can be downloaded from the City Engineering web page

<http://www.cityoflompoc.com/departments/pworks/engineering.htm>

EN20. After construction is complete and the City has approved the Record Drawings, the Applicant shall:

A. Provide the City Management Services Department, Information Systems Division, with a copy of the Record Drawings, in a computer format readily compatible for transfer to the City Geographic Information System. The following computer formats are acceptable for delivery: DGN (native Microstation); DWG; DXF. Record Drawing information submitted in computer format shall include, but not limited to the following:

WATER	WASTEWATER	ELECTRIC	DRAINAGE	SURFACE
Mains	Mains	Lines	Manholes	Road
Valves	Manholes	Transformers	Inlets	Curb/Gutter
Blowoffs	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				Walls
				Bus Turnouts

ENGINEERING - PROJECT SPECIFIC CONDITIONS

- EN22. Provide a copy of the recorded LOM 598-P map with the first submittal for verification of LOM 598-P, Parcel B lot information.
- EN23. Concrete driveways on Aviation Drive shall be constructed per City of Lompoc Standard Drawing No. 611 as modified to provide a minimum 4' sidewalk in compliance with COA EN18 above.
- EN24. Existing electrical lines and easements under the building and any proposed structure (i.e. block wall) will require removal and/or relocation at the Developer's expense.
- EN25. The existing 15' PUE under the building and block wall shall be abandoned. The Developer shall prepare a legal description and exhibit for the portion of the easement to be abandoned. The abandonment must be complete prior to issuance of the building permit.
- EN26. The new electric transformer location will require an easement to the City of Lompoc per COA EN7. **The easement shall be ready for recordation prior to building permit issuance.**

III. ELECTRIC

ELECTRIC - GENERAL CONDITIONS

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

equipment located on private property. (Transformer will likely be unable to be fully located within the existing PUE due to lifting capacities and reach of current equipment.)

ELECTRIC – NO PROJECT SPECIFIC CONDITIONS

IV. SOLID WASTE

SOLID WASTE - GENERAL CONDITIONS

- SW1. Trash enclosures shall be designed in accordance with City standards for up to 450-gallon automated containers accessible to automated trash collection trucks and in locations as approved by the City Solid Waste Superintendent. The trash collection trucks are side loading and have a 40-foot turning radius. On-site circulation for the trucks shall be designed so trash collection trucks will not need to back up in order to turn around and exit.
- SW2. Trash enclosures shall not have any doors and shall be enclosed on three sides with a six-foot wall, which is architecturally compatible with the on-site buildings as approved by the City Planner.
- SW3. Trash enclosure access openings must be placed no more than one-foot from drive aisle.
- SW4. Trash containers must be kept side-by-side and parallel with alley or drive aisle. Enclosures with more depth than the minimum required seven-foot depth of one container must be constructed with a wheel-stop sufficient to keep the containers at the front edge of the enclosure so that the operator of the trash collection truck does not have to move containers out for collection.
- SW5. If the applicant cannot provide an acceptable on-site trash enclosure, the property owner shall submit a written agreement indicating that the property owner/business operator will relocate the dumpster on collection days to a location as approved by the Solid Waste Superintendent. The applicant shall return the dumpsters to the enclosure within twelve (12) hours of pickup. Said agreement must be made prior to the issuance of building permits.
- SW6. In accordance with the CalGreen Building Code (Sections 4.408 and/or 5.408), applicants are required to submit a site specific Solid Waste Management Plan (SWMP) and divert at least 50% of the construction materials during the project. The SWMP shall include, but not be limited to, the following information: identification of the waste materials to be diverted from landfill disposal through recycling or reuse, diversion methods and strategies, identification of diversion facilities where materials will be taken, and the designee of the responsible party to implement the SWMP. The approved SWMP shall be reproduced on the architectural/construction plans.

SOLID WASTE – PROJECT SPECIFIC CONDITIONS

- SW7. In accordance with the State's Mandatory Commercial Recycling Law (AB341), businesses that generate more than 4 cubic yards of solid waste per week are required to implement a recycling program. Proposed trash enclosures will need to be sized adequately to house both the refuse and recycling containers.

V. WATER

WATER - GENERAL CONDITIONS

- W1. This facility must comply with plumbing cross-connection control standards as required by City

Ordinance and State law for the protection of water supplies. Information on acceptable back-flow assemblies is available from the City Water Division.

- W2. The size and location of all water meters shall be determined by the Engineer/Architect or authorized representative. All water meters will be furnished and installed by the Water Division at the expense of the Applicant. The sufficiency of the flow from the existing water service and meter shall be verified by the Engineer/Architect or authorized representative.
- W3. All meter protection shall be by an approved Reduced Pressure Principle Backflow Prevention Assembly (RP) at the service connection. Information on acceptable assemblies is available from the City Water Division.
- W4. All public water system components must be constructed within public right-of-way or public easements.
- W5. When a fire sprinkler system is required or proposed, the utility plan shall show the location of the Fire Department Connection (FDC) with reference dimensions to the nearest fire hydrant. Fire Department requires fire department connections to be within 50' of a fire hydrant.
- W6. When a fire sprinkler system is required or proposed the utility plan shall show the fire line connection point to water main.
- W7. All requests for information needed to design fire sprinkler systems and to determine available or needed fire hydrant flow shall be made with the City Water Division.
- W8. All cross-connection control wet fire sprinkler systems with Fire Department Connection (FDC) shall be installed on private property and outside City right-of-way, per City Std. Dwg. No. 404 (last revised 06/2008).

WATER – PROJECT SPECIFIC CONDITIONS

- W9. The existing City of Lompoc waterline easement south of the proposed building shall remain accessible for service and/or repairs to the existing waterline. As such, fencing, walls or other structures shall not be installed over or within the existing easement.
- W10. If the existing 2" water service on the south side of the proposed building is not to be used by the project, it shall be abandoned per City standards.

VI. WASTEWATER

WASTEWATER - GENERAL CONDITIONS

- WW1. All new sewer main and lateral installations will be of Polyvinyl Chloride Plastic (PVC) SDR35 sewer pipe, including all pipe fittings and miscellaneous appurtenances. No glue joints are permissible.
- WW2. All PVC SDR35 sewer piping shall be furnished in the following lengths:
 - Piping from 8" to 12" in diameter – 20' maximum length
 - Piping from 15" to 60" in diameter – 12.5' maximum length
- WW3. In existing paved streets or alleys trench backfill, from one-foot above sewer pipe to subgrade,

shall be one-sack cement slurry. Slurry cement backfill shall conform to the provisions of Subsection 19-3.062, "Slurry Cement Backfill", of the Caltrans Standard Specifications.

- WW4. A grease interceptor/trap shall be installed in community buildings where commercial appliances will be used.
- WW5. All food service establishments shall demonstrate compliance with Federal, State, and City requirements and sized according to the California Plumbing Code. In instances where multiple food service establishments are proposed, each food service establishment shall have its own grease trap/interceptor. A diagram of the grease trap(s)/interceptor(s) shall be included in the Grading plans and contain location, size, and type.
- WW6. All Users proposing to dispose of industrial waste into the City's sanitary sewer shall apply and obtain a wastewater discharge permit prior to connection and/or discharging into the City's sanitary sewer.
- WW7. All water softeners shall indicate type (i.e., self-regenerating, tank exchange) and location on either, the Architectural Plans for softeners indoors or the Grading Plans for softener outdoors. All water softeners shall comply with Federal, State, and City requirements. The discharge of self-regenerating water softeners is prohibited from entering the City's sanitary sewer.
- WW8. All wastewater improvements shall comply with Federal, State and City requirements for the protection of the City's Wastewater System.

WASTEWATER – PROJECT SPECIFIC CONDITIONS

- WW9. A separate sewer lateral shall be provided for each unit.
- WW10. Provide a BMR (Baseline Monitoring Report) for wastewater discharge with first plan check submittal.
- WW11. Wastewater interceptor may be required.

VII. AVIATION/TRANSPORTATION

- 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 Aviation 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.

VIII. BUILDING AND LIFE SAFETY – BUILDING AND FIRE DEPARTMENTS

BUILDING – GENERAL CONDITIONS

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

- B2. Plans shall be submitted by a California licensed architect and/or engineer when required by the California Architect's Practice Act and by CBC [A]107.3.4.
- B3. A separate Grading Plan complying with City Standards and Appendix J of the 2013 CBC is required.
- B4. Fire-resistive assemblies may be required for occupancy separation and/or exterior wall protection. Parapets may be required in accordance with the CBC and CFC.
- B5. Dimensioned building setbacks and property lines, easements, street centerlines, and dimensions between buildings or other structures, along with all significant site features, shall be shown and identified on 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. The Title/Cover/first sheet of the plans shall include:
 - a. Code Analysis addressing all work
 - b. Complete Scope of Work to be performed
 - c. Occupancy group(s)
 - d. Description of use(s)
 - e. Type of construction
 - f. Height of the structure(s) and number of stories
 - g. Floor area of structure(s), existing and new, broken down by Use or Occupancy Type, with Totals.
- B8. See City submittal requirements for other information that may be required in the Construction Documents, including but not limited to: Soils Engineer's Plan Review Letter, Energy Compliance Statements, CALGreen (CGBSC) code compliance forms, CWM Plan (Construction Waste Management Plan), listing of Special Inspections required, Deferred Submittals.
- B9. State of California accessibility requirements shall be incorporated within the design of the site and structures.
- B10. Fire sprinklers may be required per Building, Fire, and/or City codes.
- B11. The Project shall show compliance with the CALGreen codes and current City and State water conservation regulations.
- B12. Contractor shall minimize the use of street parking by construction workers and equipment during construction. Temporary toilet and hand wash facilities for construction are required. Trash and debris shall be contained on-site.

BUILDING – NO PROJECT SPECIFIC CONDITIONS

FIRE – GENERAL CONDITIONS

- F1. Ensure proper licensing of fire protection system engineers 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. Automatic sprinkler systems are required in accordance with the most restrictive of the following: 2013 California Fire Code (CFC), the California Building Code (CBC), or the Lompoc City Code. Submit fire sprinkler and alarm system plans simultaneously with building plans.
- F3. Fire alarm systems are required in accordance with the most restrictive of the following: the CFC, CBC, or the Lompoc City Code, including 2013 CFC 903.4.2.
- F4. All fire extinguishers required to have an 'A' rating shall have a minimum rating of 2A10BC. Location, number and types shall be in accordance the California Code of Regulations Title 19. Any areas of hazard may require larger extinguishers, consult Title 19.
- F5. All newly installed Fire Department connections will be required to install Knox brand FDC caps (or substantially similar as determined by the Fire Chief). Lompoc Ordinance No. 1601 Section 507.5.8.
- F6. A Knox key box shall be installed as directed by the Fire Code Official when a building permit is obtained for any work. The key box shall contain keys that will allow the fire department access to all portions of the building. The keys shall have tags affixed identifying their purpose. The nominal height of the Knox box installations shall be 5 feet above grade. Consult with the Fire Marshal for placement and specifications.
- F7. Emergency exit doors shall provide correct direction of swing and properly rated exit hardware. Patio gates will be considered as exits. 2013 CFC Section 1008.
- F8. Illuminated exit signage and emergency egress lighting shall be installed where required. 2013 CFC Section 1011.

FIRE – PROJECT SPECIFIC CONDITIONS

- F9. All gates securing the fire apparatus access roads shall comply with all of the following criteria:
 - 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). 2013 CFC D103.5.
- F10. The minimum turning radius shall be determined by the fire code official. Both driveway entry points and all turns around the building must allow room for fire apparatus. 2013 CFC D103.3
- F11. 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.
- F12. The hydrant and the FDC connection shall be on the same side of the driveway with the following standards:
 - i. Within 40 feet from an approved roadway or driveway and arranged so that hose lines can be readily attached to the inlets without interference from any nearby

- objects including buildings, fences, posts, plantings, or other Fire Department connections or otherwise approved by the Fire Chief or his/her designee;
- ii. Within 50 feet from an approved hydrant;
 - iii. So that the inlet height shall not be less than 18 inches or more than 48 inches above grade; and
 - iv. Guard posts or other approved means shall be required to protect Fire Department inlet connections from vehicular damage.

F13. Comment only: If a commercial kitchen is added a hood systems design drawing shall be submitted with the plans and an acceptance test will be required to be scheduled to be witnessed by the Lompoc Fire Department. If there is no commercial kitchen there shall be no grease build-up or grease laden vapors produced in the kitchen.

F14. Fire hydrant and distribution shall be in accordance with CFC 2013 Appendix CC.

F15. Fire apparatus roads shall have an unobstructed width of not less than 20 feet exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. 2013 CFC 503.2.1

F16. A final fire inspection is required and shall be scheduled with the Lompoc Fire Department (805) 875-8063 prior to the issuance of the Certificate of Occupancy. Additional inspections shall be scheduled as necessary during the construction process and for project consultation.

IX. GRADING

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. As an alternative, the Soils Engineer can submit a letter verifying the plans are in accordance with the Soils Report.
- GR7. Dust and Erosion Control shall be in conformance with the Standards and regulations of the City of Lompoc.
- GR8. An Erosion and Sediment Control Plan and related inspections, as required by the State Water Resources Control Board, will be required as a part of the grading permit.
- GR9. Finished grades shall slope 5% for 10 feet away from the building.
- GR10. Grading Permit fees are based on Section 2 of the Master Fee Schedule adopted by City Council Resolution No. 5386(07).
- GR11. A Grading Permit issued by the Building Division is required prior to any excavation or filling on the site. Any stockpiling of fill dirt will require a Temporary Grading Permit.
- GR12. Prior to the issuance of a Grading Permit, the Applicant shall provide a letter to the Building Division, addressed to the Building Official, stating that the engineer who prepared the Grading Plans, or his/her designated representative, will perform periodic site observations of work shown on the approved Grading Plans. In addition, the letter shall state that the Owner is aware that as-built drawings will need to be completed by the design engineer and approved by the City prior to the issuance of the Certificate of Occupancy.
- GR13. Drainage from parking lots and private streets to the public right-of-way will be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.
- GR14. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.
- GR15. The on-site drainage system must be properly designed to maximize infiltration of roof and/or surface runoff into the underlying soil before discharging into a public storm drain, street or alley.
- GR16. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8 and conforming to E-70 DAB.
- GR17. Areas of the parking lots that will be used for truck traffic shall be designed with a heavier structural section than areas for passenger cars.

GR18. An "R" value shall be determined by the Soils Investigation and included in the Soils Report. A note shall be placed on the Grading Plan stating that "R" value samples shall be obtained and tested at the completion of rough grading, and the pavement sections confirmed or revised, to the satisfaction of the City Engineer.

GR19. Prior to the issuance of the Certificate of Occupancy, Record Drawings in conformance with Development Assistance Brochure (DAB) E-30 shall be prepared and approved by the City Building Official. DAB E-30 is available upon request at the Engineering Division or on line at the following City of Lompoc web address:

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

GR20. A licensed surveyor/engineer shall verify pad elevations and setbacks and provide documentation to the City prior to the issuance of the Certificate of Occupancy.

GR21. After the Record Drawings have been approved, the Applicant shall provide the City Management Services Department, Information Systems Division, with the following as-built information, in a computer format readily compatible for transfer to the City Geographic Information System [computer formats acceptable for delivery include DGN (native Microstation); DWG (same as or less than Version 14); DXF]. Record Drawing information submitted in computer format will include but not be limited to the following:

WATER	WASTEWATER	ELECTRIC	DRAINAGE	SURFACE
Mains	Mains	Lines	Manholes	Road
Valves	Manholes	Transformers	Inlets	Curb/Gutter
Blowoffs	Lift Stations	Junction Boxes	Swales	Sidewalk
Air Vacs	Laterals	Pull Boxes	Basins	Drives
Fire Hydrants		Poles	Structures	Access Ramps
Services		Street Lights	Filters	Parking Lots
Meters			Curb Drains	Survey Mon's
RP Backflow				Retaining Walls
				Bus Turnouts

GRADING – PROJECT SPECIFIC CONDITIONS

GR22. Grading Plan shall show all roof downspout locations.

GR23. Provide a plan showing the drainage management areas associated with the infiltration basin calculations. The plan should provide information on drainage area size and how the stormwater gets to the appropriate basin. The plan can be a part of the basin sizing calculations and to a scale that provides clear information in reference to the calculations.

GR24. Parcel Map LOM 598-P shall be recorded prior to issuance of any construction permits.

X. STORMWATER POST-CONSTRUCTION PROJECTS

STORMWATER – GENERAL CONDITIONS

- S1. A Notice of Intent shall be filed with the State Water Resources Control Board and a Storm Water Pollution Prevention Plan (SWPPP), meeting all the requirements of the currently adopted Construction General Permit, shall be submitted to the City Planning Division and the City Engineering Division for review. No grading shall take place until a SWPPP addressing the current project phases has been approved, a grading permit has been issued, the approved SWPPP is on-site and Best Management Practices are in place.
- S2. All roof drains and gutters shall be directed to landscaping, 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. Roof drains and gutters may also be piped directly to infiltration basins throughout the project site.
- S3. The project improvement plans shall show compliance with the storm water requirement for five (5) percent or less Effective Impervious Area (EIA) and infiltration of 95% of the 85th percentile, 24-hour storm event. Storm Water Control Measures (SCMs) including infiltration structures, bio-retention or infiltration basins, vaults or similar, shall be shown, details and cross-sections provided on improvement, grading, drainage and landscaping plans. Details shall include elevations of structures, inflows, outflows. Cross-sections of SCMs shall be submitted with construction drawings. Their design, location and proposed plantings shall be subject to review by the City Engineering and Planning Divisions, prior to issuance of grading permits. Percolation testing shall be conducted to determine if the proposed location, size, method and construction proposed for the Infiltration Area(s) will be able to meet the 95% infiltration requirement. Minor modifications to the location and methods of stormwater infiltration, consistent with other conditions of approval, may be approved by Planning Division Staff, as long as the requirement for 95% infiltration is met.
- S4. A Storm Water Control Plan shall be fully completed and submitted for review, prior to issuance of grading permits.
- S5. If pervious pavement is proposed, its design shall comply with City of Lompoc Technical guidance sources, including the Central Coast Low Impact Development Initiative (LIDI) permeable pavement details.
- S6. If rain gardens are proposed to address the 95% infiltration requirements, Mulch shall be high quality compost, not bark or rock. Material under mulch shall be Bioretention Soil Media and aggregate, not amended planting soil, as shown on detail. Bioretention Soil Media shall be consistent with that identified by the Low Impact Development Initiative (LIDI) training of 65% sand, 20% sandy loam and 15% high quality compost, resulting in a final product having 5% organic matter. Filter fabric is not recommended. Plantings to be specific to rain garden types (reference LIDI training).
- S7. A statement shall be included on any new or revised development plans including SCMs, "Each Infiltration Area (Structural Storm Water Control Measures or SCMs) is adequately sized and designed to infiltrate its captured percentage of 95% of the project runoff from the 85th percentile, 24-hour storm, over the new or replaced impervious area. If above ground structures are proposed, infiltration will occur within 72 hours. The statement shall be signed and stamped by a licensed professional engineer.
- 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. Trash filters shall have openings no greater than 5mm and shall meet the requirements of the State and Regional Boards as approved trash capture devices.

- 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". A City marker indicating the presence of, and identifying the SCM, shall be allowed to be placed on-site, as directed by the Planning Division.
- S10. The property owner shall be responsible for maintaining structural (SCMs) free from trash, litter, and odor and in a manner that allows full functioning and infiltration capacity of the SCM. Maintenance shall be regularly performed as described in the Storm Water Control Measure Maintenance Plan prepared for the project. Infiltration areas shall be maintained to ensure they continue to infiltrate the 85th percentile storm, are clean and devoid of trash/refuse and that plant material is living. If infiltration areas cease to function properly and result in off-site flooding, any cost incurred by the City of Lompoc in remediating the situation shall be assessed to the property owner.
- S11. Each SCM shall be inspected a minimum of once a year, by a licensed engineer, prior to October 1, cleaned out and replaced as necessary and a report detailing the inspection, date, person inspecting, condition of the SCM and measures taken to clean or replace, shall be submitted to the City of Lompoc Planning Division, documenting the inspection and any maintenance actions taken.
- S12. Just prior to installation of underground SCMs or infiltration basins, the City Planning Division shall be notified, to allow opportunity to photograph the installation process and materials.
- S13. The project engineer shall prepare a memo listing short and long-term maintenance requirements, recommended frequency of maintenance, and details of maintenance, for each SCM to be installed. The memo shall be submitted with the improvement plans and will be incorporated into the Storm Water Control Measure (SCM) Maintenance Plan and property owner's / HOA's commitment to SCM maintenance
- S14. The property owner(s) shall sign a statement accepting responsibility for the operation and proper maintenance of the Storm Water Control Measures installed on-site, storm water filters, trash capture devices, gutters, landscaping and "No Dumping Drains to the River / Groundwater" stencils or markers on storm drain inlets, in a form acceptable to the City Attorney, which shall be recorded prior to issuance of occupancy permit for the project.
- S15. Prior to Issuance of Occupancy Permits, privately-owned LID features and facilities, and on-site treatment structures and controls shall be inspected by the designing engineer to ensure they are properly in place, per the approved plans. As-built plans shall be produced, signed and stamped by the engineer or a letter issued with signature, date and stamp, verifying the proper installation of the project SCMs, including, but not limited to: Infiltration basins or boxes and interceptors or other required storm water filters.
- S16. 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.
- S17. As the property is prepared for development, ensure existing materials stored there are properly collected, contained and disposed of. Specifically ensure all pre-production plastics (Nurdles) are collected, contained and disposed of in such as way as to not allow them to enter the environment.

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