

# CITY OF LOMPOC PLANNING COMMISSION STAFF REPORT



**MEETING DATE:** July 8, 2015

**TO:** Members of the Planning Commission

**FROM:** Lucille T. Breese, AICP, Planning Manager  
Jarrett Yanez, Associate Planner

**RE:** Conditional Use Permit – CUP 15-05

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## **AGENDA ITEM NO. 3**

A request from Melissa Samarin of Sequoia Deployment Services, representing Verizon Wireless, for Planning Commission review and consideration of Conditional Use Permit for the operation of an unmanned wireless telecommunication facility. The facility includes a 65-foot high monopine with nine (9) new antennas, an equipment shelter, and a generator. The project is located in the *Industrial (I)* Zoning District at 416 North Eighth Street (APN: 099-500-024). This action is exempt pursuant to the California Environmental Quality Act (CEQA), Section 15303, Construction of Small Structures of the CEQA Guidelines.

## **SCOPE OF REVIEW**

The Planning Commission is being asked to consider:

- If the proposed wireless telecommunication facility is compatible with surrounding uses and appropriate for the site with a Conditional Use Permit (CUP);
- If the project meets the requirements of the City's Wireless Communications Facilities Ordinance;
- If the required Findings of Fact in the Resolution can be made; and
- If the Conditions of Approval are appropriate for the proposed project.

The Planning Commission has the authority to approve, conditionally approve, modify, or deny a Conditional Use Permit (Lompoc Municipal Code Section 17.124.060).

**PLANNING COMMISSION ACTION**

1. Adopt Resolution No. 808 (15), approving CUP 15-05, 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 ..... Lompoc Investment Group
2. Site Location ..... 416 North Eighth Street
3. Assessor Parcel Number..... 099-500-024
4. Site Zoning ..... Industrial (I)
5. General Plan Designation ..... Industrial (I)
6. Site Use..... Manufacturing
7. Surrounding Uses/Zoning..... North: Industrial (I)  
South: Industrial (I)  
East: Industrial (I)  
West: Railroad (I)
8. Lot Size ..... 37,272 square feet

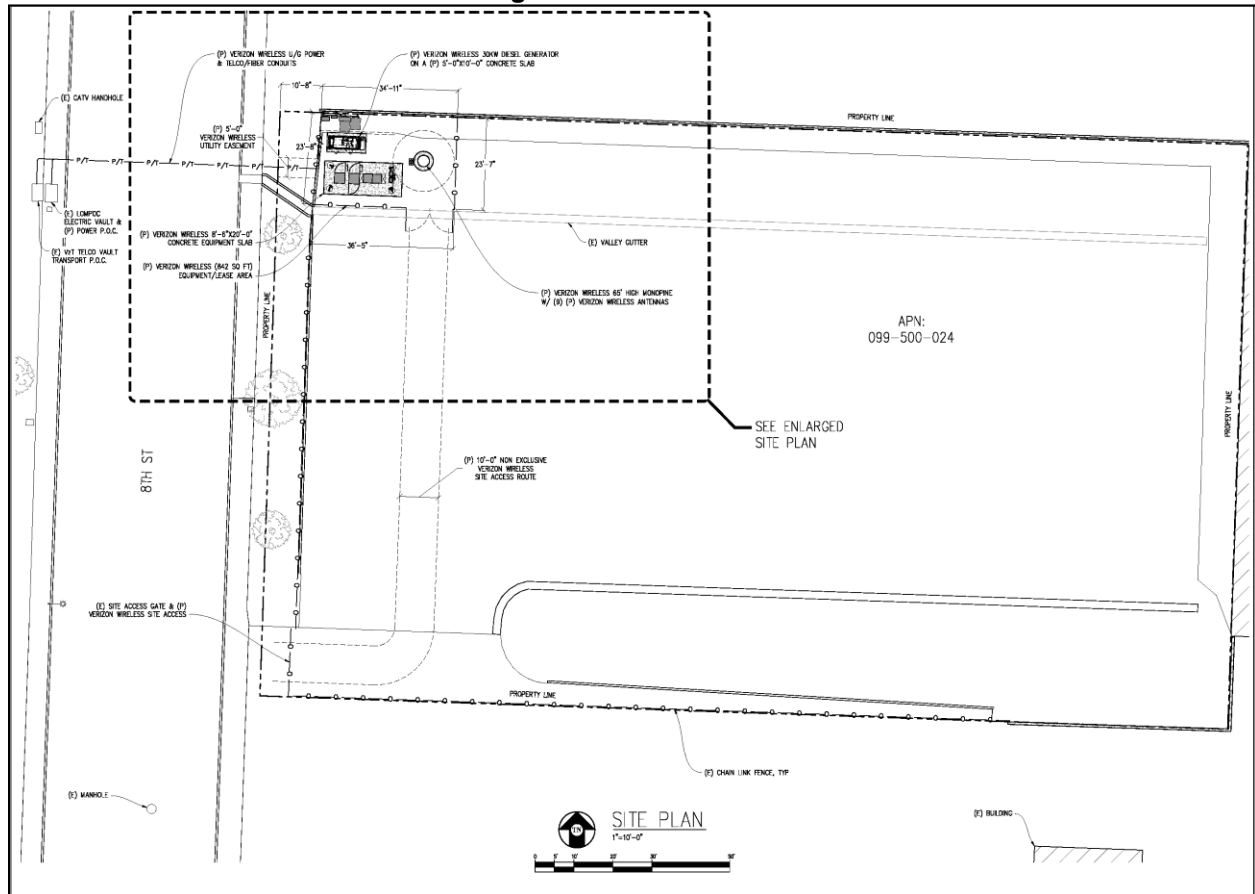
**BACKGROUND**

September 18, 2001            City Council adopted Ordinance 1467(01), establishing guidelines for Wireless Communication Facilities.

**PROPOSAL**

Verizon Wireless is requesting a Conditional Use Permit to allow construction and operation of an unmanned wireless telecommunication facility at 416 North Eighth Street. The proposed project includes the installation of a 65-foot high monopine with nine (9) new antennas, an equipment shade shelter, and a generator. The equipment shade shelter is approximately 170 square feet. The generator would be located on a five (5) foot by ten (10) foot concrete pad. The wireless telecommunication facility would be within an eight (8) foot high chain link fence with privacy slats.

Figure 1: Site Location



The proposed facility would be located along the northwestern property line, in the west side of the lot. Verizon is leasing approximately 842 square feet of the property. The equipment shelter, generator, and monopine would be located within that area as shown on the site map. The property is a developed paved lot that is used as a trucking lot, yard, and storage area.

**CONFORMANCE WITH ADOPTED CITY POLICIES**

**General Plan**

The General Plan Land Use designation for this property is *Industrial (I)* and the stated purpose is:

*To provide areas for a wide range of industrial uses that may involve outdoor uses.*

Goal 4 of the General Plan Land Use Element states:

*Provide and maintain high-quality public facilities and services.*

The wireless telecommunication facility would provide a greater service to the cellular phone customers throughout the Lompoc Valley. Increasing coverage allows for higher quality of service for the residents of the City.

The proposed wireless telecommunication facility is consistent with the General Plan Land Use designation for the site, Goal 4 of the General Plan Land Use Element, and all applicable policies.

### **Zoning Ordinance**

The site is located in the *Industrial (I)* zoning district. The stated purpose of this zone is:

*This zone is intended to provide for light industrial, manufacturing, and limited accessory uses. The intent is to encourage sound industrial development in appropriate areas and to provide development standards to protect adjacent commercial districts.*

Lompoc Municipal Code (LMC) Chapter 17.164 Wireless Communications Facilities contains more specific standards for wireless telecommunication facilities.

Lompoc Municipal Code Section 17.164.010 states that users of towers and antennas are encouraged to *locate them in areas where the adverse impact on the community is minimal* and to *locate towers only in nonresidential areas and minimize the number of towers throughout the community*. The proposed wireless telecommunication facility would be located in an existing industrial area, away from residential buildings.

Standards that apply to the project are as follows:

1. Lompoc Municipal Code Section 17.164.070 Development Standards

- a. *Height. The maximum height of facilities shall comply with the height limitations of the zoning district in which they are located.*

The proposed project consists of constructing a 65-foot high monopine. Lompoc Municipal Code Section 17.064.050 Building Height (*Industrial District*) states that the maximum building height is 35 feet. However, Lompoc Municipal Code Section 17.008.020 Definitions provides the following:

*Height of building shall mean the vertical distance from the average finish grade of the building site as determined from the highest and lowest point of that portion of the lot covered by the building to the highest point of the roof.*

*Exception: The following items may be permitted to a height in excess of that permitted within the zone when approved in the discretion of the Economic Development Director when he or she determines they are safe: penthouse or roof structures for the housing of elevators, stairways, mechanical equipment required to operate and maintain the building, skylights, spires, tanks, flag poles and chimneys.*

The proposed monopine is similar to those items listed in the exception clause for building height. Other monopoles have been approved by the Planning Commission, which exceed the height of the Zoning District utilizing this exemption. It is recommended that the Planning Commission find that the height would not cause a foreseeable adverse effect upon neighboring properties.

2. Lompoc Municipal Code Section 17.164.100 Radio Frequency Radiation (RFR)

- a. *RFR Standards. Facilities operating alone and in conjunction with other facilities shall not result in human exposure to RFR exceeding the standards for permissible human exposure to RFR as adopted by the Federal Communications Commission (FCC).*

A preliminary RFR dated March 26, 2015, conducted by Hammett & Edison, Inc., Consulting Engineers, was submitted and is available for review. The RFR report states that the maximum RF exposure level anywhere at ground level due to the proposed operation is calculated to be 2.5% of the applicable public exposure limit, well below the maximum level allowed by the FCC. The maximum calculated RF exposure level of any nearby building is 3.8% of the public exposure limit. A Condition of Approval (COA P23) is included to ensure the maximum RFR level does not exceed the maximum set by the FCC.

3. Lompoc Municipal Code Section 17.164.110 Lighting

- a. *Exterior lighting shall be manually operated, low wattage, shielded and directed downward and shall be allowed only for safety purposes. Exterior lighting shall not be illuminated except when maintenance or safety personnel are present at night.*

A Condition of Approval (COA P19) requiring a lighting plan, if new lighting is proposed, is included to ensure lighting is minimal and meets the standards of the Ordinance. The lighting plan will be reviewed and approved, if acceptable, by staff at plan check.

4. Lompoc Municipal Code Section 17.164.140 Noise and Traffic

- a. *Facilities shall operate in compliance with the noise exposure standards in this Code and the City's General Plan.*

The General Plan states that noise levels for utility uses shall not exceed 75 Day-Night Average Level (Ldn) at the property line. A Condition of Approval (COA P21) is included to ensure that noise levels are in compliance with the General Plan.

- b. *Normal testing and maintenance activities shall occur between 8:00 a.m. and 5:00 p.m., Mondays through Fridays, excluding emergency repairs. Normal testing and maintenance activities which do not involve the use or operation of telecommunications and maintenance equipment that is audible from residences and other nearby sensitive receptors may occur at any time.*

The proposed wireless telecommunication facility is unmanned, with the exception of personnel present during testing and maintenance. A Condition of Approval (COA P20) is included to limit the hours for facility testing and maintenance, excluding emergency repairs.

- c. *Back-up generators shall comply with the noise standards referenced in Subsection A and B of this Section and shall be operated only during power outages, in emergency situations, or for testing and equipped with noise attenuation devices to ensure that the generator, when operating, is not audible from residences and other nearby sensitive receptors.*

A Condition of Approval (COA P22) is included to ensure that the back-up generators comply with the noise standards of the General Plan and Zoning Ordinance. The plans for the back-up generator will be reviewed by staff at plan check to ensure they are equipped with noise attenuation devices.

- d. *Traffic resulting from the operation and maintenance of a facility shall be kept to a minimum. Conditions of project approval shall specify a maximum number of trips, based upon the carrier's maintenance and testing schedule. Emergency repairs will be exempt from the trip limitations.*

Based upon the Carrier's maintenance and testing schedule, a Condition of Approval (COA P25) is included to limit the maintenance and testing of the facility to two (2) trips per month.

5. Lompoc Municipal Code Section 17.164.150 Visual Compatibility and Facility Site Design

- e. *Whenever possible, base stations, equipment cabinets, backup generators, and other equipment associated with building-mounted antennas should be installed within the existing building envelope or underground. If this is not feasible, the equipment shall be painted, screened, fenced, landscaped, or otherwise treated architecturally to minimize its appearance from off-site locations and to visually blend with the surrounding natural and built environment. Equipment buildings should be architecturally designed and constructed of exterior building materials that are consistent with the surrounding development and/or land use setting.*

The equipment associated with the facility would be outdoor equipment located under a shade structure. The equipment shelter and generator would be located at grade and behind an eight-foot chain link fence with slats. Lompoc Municipal Code Section 17.064.050 states:

*Maximum eight feet in height, higher walls may be allowed subject to CUP.*

The proposed facility would be located towards the front of the block adjacent to Eighth Street, shielded from public view by a large hedge. The proposed location of the facility is surrounded by industrial buildings to the north, south, east and west. A concrete wall is located directly north of the proposed facility.

6. Lompoc Municipal Code Section 17.164.160 Performance Agreement Required

- a. *Facility carriers shall be required to enter into a standard performance agreement with the City which stipulates that the applicant and successors in interest shall properly maintain and, if required, ultimately remove the approved facilities in compliance with the provisions of this Chapter and any conditions of permit approval. The carrier shall provide financial security, in a form acceptable to the City, to ensure that the approved facility is properly maintained and to guarantee that the facility is dismantled and removed from the premises if it is inoperative, abandoned, or existing after permit expiration.*

A Condition of Approval (COA P16) is included to require a performance agreement and financial security, in a form acceptable to the City Attorney, to ensure that the facility is properly maintained and removed from the premise, if it is inoperative, abandoned, or existing after permit expiration. The signed performance agreement and financial security shall be provided to the City prior to issuance of a building permit.

7. Lompoc Municipal Code Section 17.164.200 Post Approval Procedures

- a. *Validation of Proper Operation. Within 90 days after commencement of operations, applicants for the facility shall provide the Community Development Department a report prepared by a qualified engineer, verifying that the operation of the facility complies with the standards established by the Federal Communication Commission (FCC) for safe human exposure to radio frequency radiation (RFR).*

A Condition of Approval (COA P24) is included to require a RFR report within 90 days after final signature of the building permit final to ensure that the facility complies with the standards established by the FCC.

Based upon the information provided in the application submittal and Conditions of Approval imposed on the project, the wireless telecommunication facility would be in conformance with the Zoning Ordinance.

**STAFF REVIEW**

The project description and plans were distributed to the Development Review Board (DRB) for review and comment. No DRB meeting was held for this project. Draft Conditions of Approval (COA) were provided to the applicant on June 25, 2015 for review.

The DRB has developed a series of draft COA to advise applicants of possible requirements. Project specific conditions are included when staff can determine what they should be from the conceptual plans provided for 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 Division staff cannot answer specific questions regarding conditions recommended by other departments/divisions.

As conditioned, the proposed wireless telecommunication facility is consistent with the adopted City policies. The DRB staff recommends approval of the Verizon Wireless Telecommunication Facility (CUP 15-05).

**ENVIRONMENTAL REVIEW**

This action is categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15303, Construction of Small Structures of the CEQA Guidelines. A Notice of Exemption will be filed for the project following the Planning Commission action.



**NOTICING**

On June 26, 2015:

1. Notice of the Public Hearing was published in the Lompoc Record;
2. Notices were mailed to property owners within 300 feet by US mail;
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. 808\(15\), including Conditions of Approval](#)  
(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			
Teresa Gallavan Economic Development Director / Assistant City Administrator		Lucille T. Breese, AICP Planning Manager	
Date		Date	

**RESOLUTION NO. 808(15)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A CONDITIONAL USE PERMIT FOR OPERATION OF AN UNMANNED WIRELESS TELECOMMUNICATION FACILITY AT 416 NORTH EIGHTH STREET (CUP 15-05)**

**WHEREAS**, a request was received from Melissa Samarin of Sequoia Deployment Services, representing Verizon Wireless, for Planning Commission review and consideration of a Conditional Use Permit for the operation of an unmanned wireless telecommunication facility. The facility includes a 65-foot high monopine with nine (9) new antennas, an equipment shelter, and a generator. The project is located in the *Industrial (I)* Zoning District at 416 North Eighth Street (APN: 099-500-024);

**WHEREAS**, the matter was considered by the Planning Commission at a duly-noticed public meeting on July 8, 2015;

**WHEREAS**, at the meeting of July 8, 2015, City Staff was present and answered Planning Commissioners' questions and addressed their concerns;

**WHEREAS**, at the meeting of July 8, 2015, \_\_\_\_\_ spoke in favor of, or in opposition to, the project; and

**WHEREAS**, the project is categorically exempt from review pursuant to Section 15303, Construction of Small Structures, 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 on the matters presented, the Planning Commission finds that:

- A. The proposed use, as conditioned, is consistent with the applicable policies and development standards set forth in Chapter 17.164 *Wireless Communications Facilities* of the Lompoc Municipal Code.
- B. The conditions stated in the decision are deemed necessary to protect the public health, safety, and welfare.
- 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 use thereof.

- E. The height of the monopine exceeds the allowed height in the *Industrial (I)* zone, but is necessary for the function of the facility and is allowable under Lompoc Municipal Code Section 17.008.020, Height of Building.

**SECTION 2:** Based upon the foregoing, the project (CUP 15-05), as proposed on July 8, 2015, is approved, subject to the conditions attached as Exhibit A and incorporated by reference as if fully set forth herein.

The foregoing Resolution No. 808(15) was adopted, on motion by Commissioner \_\_\_\_, and seconded by Commissioner \_\_\_\_, at the July 8, 2015 Planning Commission meeting by the following vote:

**AYES:**

**NOES:**

\_\_\_\_\_  
Lucille T. Breese, AICP, Secretary

\_\_\_\_\_  
Ron Fink, Chair

Attachments: Exhibit A – [Conditions of Approval](#)

**CONDITIONS OF APPROVAL**  
**CUP 15-05 – VERIZON WIRELESS TELECOMMUNICATION FACILITY**  
**416 North Eighth Street (APN: 099-500-024)**

The following Conditions of Approval apply to the plans for CUP 15-05, received by the Planning Division and stamped on May 18, 2015, and reviewed by the Planning Commission on July 8, 2015.

**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 Section 1.24.010 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. Applicant 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 Applicant, or its respective contractors, licensees, invitees, agents, sublessees, servants or employees, wherever on or adjacent to the Property the same may occur; (ii) any use by Applicant of the Property, or any accident, injury, death or damage to any person or property occurring in, or on or about the Applicant's lease premises, or any part thereof, or from the conduct of Applicant's business or from any activity, work or thing done, permitted or suffered by Applicant 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 on Applicant's part to be performed under the terms of this resolution, or arising from any negligence of Applicant, 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, Applicant, upon notice from City, shall defend the same at its expense by counsel reasonably satisfactory to City.

Applicant 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.

- P4. 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.
- P5. 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.
- P6. 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.
- P7. Minor changes to the site plan or architectural elevations shall be reviewed by the Planning Manager and approved, if acceptable. Major changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Commission and approved, if acceptable.

#### **Planning – Conditional Use Permit Conditions**

- P8. The right to use an occupancy permit shall be contingent upon the fulfillment of any general and special conditions imposed by the conditional use permit procedure.
- P9. 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.
- P10. The applicant shall consent to all of the conditions in writing.
- P11. The resolution granting the application, together with all consent forms and a description of the property shall be recorded by the Recorder of the County of Santa Barbara prior to issuance of a certificate of occupancy.
- P12. This Conditional Use Permit may be reviewed and reconsidered by the Planning Commission at any time for the purpose of imposing new conditions to mitigate a nuisance or to revoke the permit to abate a nuisance.

- P13. The use permit granted is conditioned upon the rights or privileges acquired thereby being utilized within one year after the effective date of approval, and should the rights or privileges authorized hereby fail to be executed or utilized within said year, or when a building permit has not been issued within said year, or when some form of work is involved which has not actually commenced within said year, or if so commenced, is null and void; unless such permit has not been utilized or such construction work started or completed within such one year period by reason of delays caused by the City in approving plans, in which event the EDD/ACA shall grant and record a commensurate extension. The Planning Commission may, at its discretion, and with the consent or upon request of the permittee, for any cause, grant a reasonable extension of time in addition to the one (1) year period hereinabove provided. Such a request for extension shall have been filed with the Secretary of the Planning Commission fifteen (15) days prior to the expiration of the one (1) year.

#### **Planning – Architectural Conditions**

- P14. All 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 – Mitigation Monitoring Conditions**

- P15. Hours of construction shall be limited to:  
Monday through Friday - between the hours of 7:30 a.m. and 5:00 p.m.  
Saturday - between the hours of 8:00 a.m. and 5:00 p.m.  
Sunday - None  
Minor modifications to the hours of construction may be granted by the Planning Manager.

#### **Planning – Project Specific Conditions**

- P16. The facility carrier shall enter into a performance agreement with the City, which stipulates that the applicant and successors in interest shall properly maintain and, if required, ultimately remove the approved facility. The carrier shall provide financial security, in a form acceptable to the City Attorney, to ensure that the approved facility is properly maintained and to guarantee that the facility is dismantled and removed from the premises, if it is inoperative, abandoned, or existing after permit expiration. The panel antennas, equipment cabinets, and any associated equipment shall be removed from the site within 90 days. The signed performance agreement and financial security shall be provided to the City prior to issuance of a building permit.
- P17. Antennas shall meet all manufacturers specifications, be of noncombustible and corrosive-resistant material, and be erected in a secure, wind-resistant manner.
- P18. No advertising signage or identifying logos shall be displayed, except small identification plates used for emergency notification.
- P19. If new exterior lighting is proposed, the lighting plan shall be included in the building plans. The lighting plan shall be reviewed and approved by the Building and Planning Divisions prior to issuance of any permits for the project. The plan shall incorporate the following:

- a. Details for external light fixtures on the building, indicating location and type, shall be on the plans. All lighting shall be shielded to prevent glare and minimize light intrusion to adjacent properties.
  - b. Exterior lighting shall be manually operated, low wattage, shielded and directed downward and shall be allowed only for safety purposes. Exterior lighting shall not be illuminated except when maintenance or safety personnel are present at night. The adequacy and design of the on-site lighting and shielding shall be reviewed by staff at plan check.
- P20. Normal testing and maintenance activities shall occur between 8:00 am and 5:00 pm, Mondays through Fridays, excluding emergency repairs.
- P21. The facility shall operate in compliance with the noise exposure standards in the City's General Plan. Noise levels shall not exceed 75 Ldn at the property line.
- P22. Back-up generators shall comply with the noise standards of the City's General Plan and Zoning Ordinance, and shall be operated only during power outages, in emergency situations, or for testing and maintenance. Back-up generators shall be equipped with noise attenuation devices to ensure that the generator, when operating, is not audible from residences and other nearby sensitive receptors. The plans for the back-up generator shall be reviewed by staff at plan check.
- P23. The facility shall not result in human exposure to RFR exceeding the standards for permissible human exposure to RFR as adopted by the Federal Communications Commission (FCC).
- P24. Within 90 days after commencement of operations, the applicant shall provide the Planning Division with a report prepared by a qualified engineer, verifying that the operation of the Wireless Telecommunication Facility complies with the standards established by the Federal Communications Commission (FCC) for safe human exposure to radio frequency radiation (RFR).
- P25. Traffic resulting from the operation and maintenance of the facility shall be kept to a minimum. Based upon the Carrier's maintenance and testing schedule, a maximum of two (2) trips per month shall be allowed. Emergency repairs are exempt from this limitation.

## **II. FIRE**

### **Fire – Project Specific Conditions**

- F1. NFPA 704 Placards shall be visible from the exterior of the building/enclosed storage area if required per 2013 CFC 5704.2.3.2.
- F2. Warning signs shall be affixed to the generator building that reads: "DANGER-FLAMMABLE LIQUIDS" and "NO SMOKING" in accordance with 2013 CFC 5703.5.
- F3. Indicate on the plans where items #1 and #2 will be located. Contact the Deputy Fire Marshal for assistance in placement, (805) 875-8063.

F4. A final fire inspection will be required. Call anytime during the construction phase for assistance.

**III. POLICE – No General or Project Specific Conditions**

**IV. 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 and usually shall not include private onsite grading and improvements. A separate Public Improvement Plan is not required. Public Improvements may be shown on the Grading Plan.

- Public Improvements:
  - a. Utilities – Electric (conduit, transformers, street lights, etc.), Water, and Sewer
  - b. Streets, Sidewalk, and Curb & Gutter
  - 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 and water services.

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](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. Not used



### 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 and 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. Not used

EN9. Not used

### Landscape Plans

EN10. Not used

EN11. Not used

### Permits & Fees

EN12. Encroachment Permit Fees are based on the City fee schedule in effect at the time first plan check is submitted.

EN13. 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.

EN14. 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.

EN15. 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

EN16. Not used

EN17. Not used

#### Sidewalk/Driveways

EN18. 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

EN19. 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.

EN20. 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>).

EN21. 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**

EN34. Replace the existing sidewalk drain cover at the sidewalk frontage.

**V. ELECTRIC**

**ELECTRIC - GENERAL CONDITIONS**

- EL1. The Developer shall sign a Line Extension Agreement and pay all costs for the City to furnish and install electric power lines/equipment to and within the proposed development. These costs will include all labor, labor overhead, material, material handling charges and equipment/vehicle rentals necessary for the City to extend the City's electrical distribution system to serve the project. The total estimated cost, as mentioned in the Line Extension Agreement, must be paid prior to the City issuance of building permits.
- EL2. The Developer shall provide a single line diagram showing voltage, phase, load requirements and size of planned switchboard. Three-phase electric services up to 200 Amps shall have 7-jaw meter sockets. Three-phase electric services above 200 Amps shall have 13-jaw meter sockets and provisions for a test switch and current transformers. The main switchboard shall conform to Electric Utility Service Equipment Requirements approved by the City of Lompoc. The developer shall pay the meter installation fee prior to the issuance of the building permit.
- EL3. Electric meters and main disconnect switches shall be located on the exterior of the building or in an enclosure opening only to the exterior of the building. Meter enclosures shall be accessible at all times to electric division personnel. If the enclosure is to be locked, the lock shall be keyed to Schlage Lock No. C38587.

- EL4. The Developer shall provide all necessary trenching and backfilling to Electric specifications. This will include trenching for primary cable, secondary cable, street light wiring and associated vaults and boxes. The Developer shall provide transformer pads as required. The project shall be at final grade prior to trenching for installation of underground electric facilities.
- EL5. The Developer shall furnish and install the service wire and conduit from the service panel to the transformer or secondary box. Upon approval of the building inspector, the City will make the final connections to the transformer and energize the service.
- EL6. Provide and install one 2-inch conduit, from the pull box in the street easement to the building, in same trench with the electrical service conduit.

**ELECTRIC - PROJECT SPECIFIC CONDITIONS**

- EL7. An approximate area of 6'x6' will be needed for location of required electrical transformer and pad outside of fence, adjacent to the existing sidewalk. Public Utility Easements will be required for this area. Existing vegetation (large shrubs) in this area will need to be cleared.
- EL8. Electrical meter shall have unrestricted access at all times (located outside of fences).

**VI. SOLID WASTE** – No general or project specific conditions

**VII. WATER** – No general or project specific conditions

**VIII. 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.

**IX. AVIATION/TRANSPORTATION** – No general or project specific conditions

**X. BUILDING**

**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. Dimensioned building setbacks and property lines, easements, street centerlines, and dimensions between buildings or other structures, along with all significant site features, shall be shown and identified on plot plans.
- B5. All property lines and easements shall be shown and identified on the plot plan. A written statement by the Applicant that such lines and easements are shown is required.
- B6. 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.
- B7. The Project shall show compliance with the CALGreen codes and current City and State water conservation regulations. See also SB 407 for requirements for non-compliant plumbing fixture replacement schedules.
- B8. Dust and erosion control shall be in conformance with standards and regulations of the City of Lompoc.
- B9. The permittee shall put into effect and maintain all precautionary measures necessary to protect adjacent water courses and public or private property from damage by erosion, flooding, deposition of mud or debris originating from the site.
- B10. 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.
- B11. A licensed surveyor/engineer shall verify pad elevations, setbacks, and roof elevations.
- B12. Building pads shall have a drainage gradient of 2% toward approved drainage facilities.
- B13. Contractor shall minimize the use of street parking by construction workers and equipment during construction. Temporary toilet and handwash facilities for construction are required. Trash and debris shall be contained on-site.

## **XI. 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](http://www.cityoflompoc.com/PublicWorks/develop_asst.htm)

- GR4. In conformance with Title 12, Chapter 12.28.040 of the Lompoc City Code, the Improvement Plans, including but not limited to, grading, water, sewer, streets, electrical system, and other surface and subsurface improvements, shall be prepared based upon the control monuments as established by the City of Lompoc Coordinate Control System by Record Of Survey filed August 22, 2003, in Book 172, Pages 4 through 7, Santa Barbara County Records. All drawings, improvement plans and survey maps shall be prepared in accordance with the requirements currently in effect.
- GR5. First plan check submittal shall include estimated grading quantities, a current soils investigation report, retaining wall calculations, drainage and infiltration analysis/calculations, and all other pertinent information (as needed) relating to the Grading Plans and their approval.
- GR6. The Soils Investigation Report shall be prepared by a Soils Engineer who will be retained by the Applicant to observe, test, and certify that all recommendations outlined in the Soils Investigation Report are fulfilled during construction. A signature block shall be provided on the Grading Plan stating that the Soils Engineer has verified that the plans are in accordance with the Soils Report. The signature block shall list the title of the Soils Report, the preparer and the dated prepared.
- GR7. Dust and Erosion Control shall be in conformance with the Standards and regulations of the City of Lompoc.
- GR8. Building pads shall have a drainage gradient of 2% toward approved drainage facilities. Finished grades shall slope 5% for 10 feet away from the building.
- GR9. Grading Permit fees are based on Section 2 of the Master Fee Schedule adopted by City Council Resolution No. 5386(07).
- 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 and approved by the City prior to the issuance of the Certificate of Occupancy.
- GR12. 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.
- GR13. 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>

GR14. A licensed surveyor/engineer shall verify pad elevations, setbacks, and roof elevations and provide documentation to the City prior to the issuance of the Certificate of Occupancy.

GR15. 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** – No project specific conditions

**XII. STORM WATER**

**STORM WATER – PROJECT SPECIFIC CONDITIONS**

- S1. The roof of the equipment shelter shall be drained to landscaping, a drywell or other permeable surface, 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. Verizon, or any subsequent utility operating the facility, shall comply fully, at all times, with applicable provisions of the General National Pollutant Discharge Elimination System (NPDES) Permit for Discharges from Utility Vaults and Underground Structures to Waters of the U.S.



- S3. No pollutants, including, but not limited to, sediment, chemicals, trash and contaminated storm water shall be discharged from leased 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.

I, Melissa Samarin of Sequoia Deployment Services, representative for Verizon Wireless, the project applicant, do hereby declare under penalty of perjury that the applicant accepts all conditions imposed by the Planning Commission in their approval of the Conditional Use Permit – CUP 15-05 and the applicant agrees to comply with these conditions and all other applicable laws and regulations at all times.

By: \_\_\_\_\_  
Melissa Samarin, Sequoia Deployment Services  
Representing Verizon Wireless

\_\_\_\_\_  
Date

**CITY OF LOMPOC  
PLANNING COMMISSION STAFF REPORT**



**MEETING DATE:** July 8, 2015

**TO:** Members of the Planning Commission

**FROM:** Lucille T. Breese, AICP  
Planning Manager

**RE:** CUP 15-05 – Verizon Wireless  
SUPPLEMENTAL INFORMATION

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Agenda Item No. 3

Melissa Samarin, Project Representative for Verizon Wireless requested amendments to Conditions of Approval (COA) as noted below:

EN1, EN2, EN3, EN5, EN12, EN13, EN14, EN15, EN18, EL7, WW1-WW8, B3, B9, B12, GR1-GR15, specifically requesting items EL7 and B3 removed.

Planning staff forwarded the request to the DRB staff and the following response was received and provided to the applicant:

- Electrical Division staff explained COA EL-7 must remain, since the only way to electrically serve this facility will be to install a transformer adjacent to the site with high voltage cables feeding it from a vault across the street.
- Wastewater Division staff has agreed to remove COA WW-1 through WW-8
- Public Works Division staff explained COA EN-1, EN2, EN3, EN5, EN12, EN13, EN14, EN15, EN18, B3, B9, B12, GR1-GR15, must remain as standard conditions since some information was not included in the submittal and some of the COA will not be imposed following submittal of construction drawings.

This information has been provided to the applicant and they understand the need to retain the COA as noted.