

RESOLUTION NO. 6295(19)

**A Resolution of the City Council of the City of Lompoc,
County of Santa Barbara, State of California,
Approving a Development Plan (DR 19-04) for the
Castillo de Rosas Condominium Project**

WHEREAS, the City of Lompoc (City) received a request for a Development Review Permit (DR 19-04) from Ted Price (Applicant) for City Council consideration to construct three buildings totaling approximately 22,000 square feet to accommodate 24 residential condominiums located at 109 South Third Street within the High Density Residential Planned Development zone; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on November 13, 2019, for consideration of the proposal;

WHEREAS, after receiving testimony, considering the staff report, and due deliberation, the Planning Commission adopted Resolution No. 921(19) recommending the City Council approve DR 19-04; and

WHEREAS, the City Council held a public hearing on December 17, 2019, in the time and manner prescribed by law, and has duly heard and considered the Planning Commission's recommendations.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMPOC, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1: After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the City Council finds that the proposal, as conditioned, meets the requirements of the Lompoc Municipal Code and is consistent with the applicable policies and development standards, as conditioned. Therefore the City Council finds that:

- A. The proposed uses, as conditioned, are consistent with the applicable policies and development standards, as conditioned, set forth in Lompoc Municipal Code Chapter 17.028.
- B. The site for the proposed uses is adequate in size and topography to accommodate the uses. All yards, spaces, walls, fences, and landscaping have adequately adjusted such uses with the land and uses in the vicinity.
- C. The site of the proposed uses relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed uses.
- D. The proposed uses will have no adverse effect upon the abutting and surrounding properties from the permitted uses thereof.
- E. The proposed uses are not obnoxious or detrimental to the public welfare, and are permitted uses enumerated in Section 17.028 of the Lompoc Municipal Code.
- F. The conditions stated in Exhibit A to this Resolution are necessary to protect the public health, safety, and welfare.
- G. DR 19-04, as conditioned, is in substantial compliance with the City's Architectural Review Guidelines.
- H. DR 19-04, as conditioned, is consistent with the applicable policies of State Density Bonus Law (Government Code section 65915). The Applicant is entitled to the requested density bonus and a concession, waiving of development standards (reduce the required minimum

open space), pursuant to Government Code section 65915, because the project provides for at least 10% of the total units for lower income households.

- I. DR 19-04, as conditioned, is granted an increase in the percent of coverage of land by buildings and structures and a reduction in the percent of landscaping, because the project is in a P-D (Planned Development District) pursuant to LMC 17.032.060 and provides a community environment equal to, or better than, that resulting from traditional lot-by-lot land use development.

SECTION 2: DR 19-04 is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15332 (In-Fill Development Projects) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because (i) it is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designations and regulations, (ii) it occurs within City limits on a project site of not more than five acres substantially surrounded by urban uses, (iii) the project site has no value as habitat for endangered, rare, or threatened species, (iv) approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and (v) the site can be adequately served by all required utilities and public services. Furthermore, none of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, section 15300.2, apply to this project. Therefore, no environmental assessment is required or necessary.

SECTION 3: Based upon the foregoing, the City Council approves the proposal under DR 19-04, subject to the conditions attached as Exhibit A, which are incorporated by reference as if fully set forth herein.

SECTION 4: Effective Date. This Resolution is effective on the day of its adoption.

The foregoing Resolution was proposed by Council Member Vega, seconded by Council Member Starbuck, and was duly passed and adopted by the Council of the City of Lompoc at its regular meeting on December 17, 2019, by the following vote:

AYES: Council Member(s): Victor Vega, Dirk Starbuck, Gilda Cordova, James Mosby, and Mayor Jenelle Osborne.

NOES: Council Member(s): None

ABSENT: Council Member(s): None


 Jenelle Osborne, Mayor
 City of Lompoc

ATTEST:


 Stacey Hadden, City Clerk
 City of Lompoc

Attachment: Exhibit A: Conditions of Approval

I HEREBY CERTIFY THAT THE
 foregoing instrument is a true and
 correct copy of the original on file in
 the Lompoc City Clerk's Department.
 ATTEST: 

**CONDITIONS OF APPROVAL
DEVELOPMENT REVIEW PERMIT (DR 19-04)
Castillo de Rosas 24 Residential Air Space Condominiums
109 South Third Street (APN: 085-150-047)**

The following Conditions of Approval apply to a Development Plan for 24 residential air space condominiums in the High Density Residential Planned Development (R3PD) zone located at 109 South Third Street and reviewed by the City Council on December 17, 2019.

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 City Council resolution and the applicant's signed affidavit agreeing to comply with the conditions.
- P5. All revisions made by the City Council 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 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.
- P7. No signage is proposed at this time. Prior to the installation of any signage or sign related construction, the applicant shall obtain the appropriate permit through the Planning and Building Divisions.
- P8. Owner 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, sub-lessees, servants or employees, wherever on or adjacent to the Property the same may occur; (ii) any use of the Property, or any accident, injury, death or damage to any person or property occurring in, or on or about the Property, or any part thereof, or from the conduct of Owner's business or from any activity, work or thing done, permitted or suffered by Owner or its sub-lessees, contractors, employees, or invitees, in or about the Property, other than to the extent arising as a result of City's sole active negligence or to the extent of any willful misconduct of the City; and (iii) any default in the performance of any obligations of Owner's part to be performed under the terms of this Agreement, or arising from any negligence of Owner, or any such claim or any action or proceeding brought thereon; and in case any action or proceedings be brought against the City, its officers, employees, agents and representatives, by reason of any such claim, Owner, upon notice from City, shall defend the same at its expense by counsel reasonably satisfactory to City.

Owner 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.

- P9. Building permits shall be obtained from the City of Lompoc for proposed new construction.
- P10. The applicant shall notify the City of Lompoc Planning Division of a change of ownership for the property or a change of project representative within 30 days of such change at any time during the City process prior to final Certificate of Occupancy.

- P11. The right to use an occupancy permit shall be contingent upon the fulfillment of any general and special conditions imposed by the Development Review Permit procedure.
- P13. 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.
- P14. All of the conditions shall be consented to in writing by the applicant.
- P15. 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.

PLANNING - Architectural Conditions

- P16. The Architectural Review approval granted by the Planning Commission is valid for one year from the date of approval and will expire on November 13, 2020. A one-year extension may be granted by the Planning Manager if the applicant submits a request fifteen (15) days prior to the expiration date.
- P17. All facades which extend above the roof line shall be finished on all elevations exposed to public view.
- P18. Proposed mechanical, ventilation, and utility equipment shall be architecturally screened to prevent visibility from public view and shall be designed and placed to harmonize with the major structures on the site and with the neighborhood.
- P19. Foam material shall not be used for architectural features from the ground level to six (6) feet above ground level. Foam material may be used on portions of the building which are a minimum of six feet above ground level.

PLANNING - Site Plan Conditions

- P20. No outside vending machines, except fully enclosed newspaper racks, shall be allowed on site. All newspaper racks shall be pedestal-mounted.

PLANNING – Landscaping General Conditions

P21. Six (6) sets 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) Planning Manager – Private property landscaping; and
- 2) Urban Forestry Supervisor – Right-of-Way landscaping

P22. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.

P23. The project must conform to the Urban Forestry Administrative Guidelines.

P24. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

P25. All landscaping shall comply with the Landscape Development Regulations in Lompoc Municipal Code section 17.092 (Landscape Development Regulations).

PLANNING – Landscaping Irrigation Conditions

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

P27. All irrigation must be low-water use, per manufacturer's specifications. A copy of the specifications must be provided to the Planning Division before installation. Installation must include check valves as needed to prevent runoff.

P28. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

PLANNING – Landscaping Tree Conditions

- P29. The number and size of trees installed on the site shall meet the tree density requirements, as set forth in Chapter 17.092 (Landscape Development Regulations) of the Lompoc Municipal Code. The density will be approved or denied during Plan Check.
- P30. All trees must be planted at least ten feet away from public utilities, to include but not limited to water, sewer, electric, storm drains, cable, telephone, etc.
- P31. All trees must be installed with support staking. All nursery stakes must be removed from trees.
- P32. All trees and plant material selection shall be made with the concurrence of the Planning Division.

PLANNING – Landscaping Installation Conditions

- P33. Installation of all irrigation and landscaping shall be performed by a licensed landscape contractor. Open trench inspections of the irrigation installation is subject to approval of City officials.
- P34. A layer of brown walk-on bark (two to four inches deep), must be applied in all landscape areas. A sample of the bark shall be submitted to the Planning Division for review and approval prior to the issuance of building permits.
- P35. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.
- P36. Prior to the final inspection by the Planning Division, a Certificate of Completion and Substantial Compliance shall be completed and submitted to the Planning Division.
- P37. All landscaping shall be installed and accepted by the City prior to issuance of a Certificate of Occupancy for the building.
- P38. The species, size and number of plants shall be shown on the landscape plans submitted for plan check and approved by the Planning Division prior to installation.

PLANNING - Air Quality Conditions

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

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

- a. All construction equipment engines and emission systems shall be maintained in proper operating order, in accordance with manufacturers' specifications, to reduce ozone precursor emissions from stationary and mobile construction equipment.
- b. All construction projects on sites larger than 15 acres shall provide temporary traffic control (e.g., flag person) to avoid unnecessary delays to traffic during construction activities which interrupt normal traffic flow.
- c. If feasible, electricity from power poles or ground lines shall be used in place of temporary diesel- or gasoline-powered generators.

PLANNING – Cultural Resources Conditions

- P41. If archaeological artifacts are unearthed or exposed during demolition or construction, the artifacts and the site shall be evaluated by an experienced Archaeologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Archaeologist.
- P42. If paleontological artifacts are unearthed or exposed during demolition or construction, the artifacts and the site shall be evaluated by an experienced Paleontologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Paleontologist.
- P43. If human remains are discovered during construction, the County Coroner, and the Native American Heritage Commission shall be notified and their recommendations and requirements adhered to, prior to continuation of construction activity.

PLANNING - Mitigation Monitoring Conditions

P44. Hours of construction shall be limited to:

Monday through Friday: 7:30 a.m. to 5:00 p.m.

Saturday: 8:00 a.m. to 5:00 p.m.

Sunday: No Construction Allowed

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

PLANNING – Covenants, Conditions & Restrictions (CC&R's)

- P45. Covenants, Conditions and Restrictions (CC&Rs) shall be submitted to the City for approval, prior to recordation.
- a. The applicant shall create a Property Owner's Association (POA) for the maintenance of the common facilities, including but not limited to common areas, private drives, parking areas, walls, and landscaping.
- P46. The Covenants, Conditions & Restrictions (CC&R's) shall be reviewed and approved as to form by the City Attorney prior to recordation. The CC&R's shall state that no provision in the document may be amended without the prior written approval of the City of Lompoc. The CC&R's shall be recorded prior to the issuance of building permits.
- P47. The CC&R's shall include the following restrictions:
- a. A requirement that Storm Water filters in the storm drain system shall be maintained and replaced, when necessary, by the POA so that all storm water and drainage will be filtered, prior to entering the City's storm drain system.
Filters used shall remove sediment, oil, grease, trash and floatables. A requirement that the filter media in the storm water filtration devices are regularly cleaned-out, maintained and replaced, per manufacturer's recommendations by the POA.
 - b. The POA shall ensure that regular inspections are conducted to evaluate the levels of accumulated sediment, oil and grease, and that accumulated materials are removed at least twice a year, in October, before the rainy season begins and in April, after the rainy season has ended. The POA shall ensure that the filters are cleaned out more often if necessary to ensure they are functioning properly.
 - c. A restriction against parking or storing recreational vehicles, trailers, and other miscellaneous vehicles within the project.

PLANNING – Affordable Housing Requirements

- P48. The applicant shall comply with affordable housing requirements as specified in General Plan Housing Element Policy 1.11.
- P49. The proposed project proposes twenty-four (24) units of which three (3) affordable units are required within the development. The applicant must designate the affordable units on the site plan/floor plan and sign a covenant prepared by the City of Lompoc Successor Housing Agency which will be recorded on the property for a period of 55 years.

P50. Three (3) of the dwelling units shall be at prices affordable to low and moderate/median income families. The distribution and affordability levels of these units, termed “rent-controlled units” / “controlled-sale units” shall be as follows:

Income Level	One Bedroom Units
Very-Low	1
Low/Moderate	2
Total	3

P51. Prior to Planning Division sign-off of building permits, the property owner(s) shall sign a covenant which runs with the land against each rent-controlled unit. The covenant shall be prepared by the City of Lompoc Successor Housing Agency in order to assure continued affordability. The covenant shall specify the following:

- a. the formula for determining new rental price;
- b. affordability control mechanisms upon rental;
- c. refinancing restrictions;
- d. qualifications of eligible renters;
- e. annual reporting requirements;
- f. occupancy requirements;
- g. the period during which affordability is to be maintained;
- h. that the owner grants to the Agency, or other entity designated by the Agency, an option to purchase the property at any time the owner wishes to sell; and,
- i. that the covenant shall be in effect for a 55-year period starting from the issuance of the Certificate of Occupancy.

P52. Prior to Planning Division sign-off of building permits, the applicant and property owner(s) shall agree to cooperate in implementing the affordability controls, and obtain the lender’s approval of the affordability control documents.

P53. Prior to Planning Division sign-off of Certificates of Occupancy, the applicant and property owner(s) shall obtain the City’s/Successor Housing Agency’s approval of the renter selection process, the initial rent, and the eligibility of the initial renters of rent-controlled unit.

- P54. Prior to Planning Division sign-off of Certificates of Occupancy, the renters of the rent-controlled unit shall agree to occupy the unit as their principal place of residence.
- P55. Prior to Planning Division sign-off of Certificates of Occupancy, the owner(s) shall agree to assign to the City/ Successor Housing Agency the right to any rents collected above affordable levels specified in the recorded covenant.
- P56. Prior to any sale or other transfer of any interest in the rent-controlled unit, it must be approved by the City/ Successor Housing Agency as being in compliance with the requirements set forth in the covenant. Full disclosures must be made in writing to the City regarding the terms of the sale, including copies of closing statements from escrow and all other documents.

PLANNING – PROJECT SPECIFIC CONDITIONS

- P57. 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.
- P58. No signage is proposed at this time. Any signage shall require a separate sign permit through the Planning and Building Divisions.
- P59. A Temporary Use Permit shall be obtained from the Planning Division prior to installation of a construction trailer on the project site.
- P60. The applicant shall contact all applicable regulatory agencies and apply for necessary permits prior to occupancy.
- P61. The applicant is eligible to request up to one (1) concession due to the project providing at least 10 percent of the total units for lower income households as stated in State Density Bonus Law (Government Code Section 65915). The applicant is requesting one concession in order to reduce the required minimum open space of from 6,000 square feet (LMC 17.028.090) to 1,829 square feet.
- P62. The project is located in a P-D (Planned Development District) and the applicant is eligible to request an increase in the percent of coverage of land by buildings and structures (LMC 17.032.060) from the required 60% to 75%.
- P63. The project is located in a P-D (Planned Development District) and the applicant is eligible to request for reduction in the percent of landscaping (LMC 17.32.060) from the required 40% to 25%.

- P64. Drought tolerant landscaping (no turf/grass) shall be planted within the project frontage and specific landscape materials shall be reviewed and approved by the Planning Division.
- P65. The existing parkway located on South Third Street shall be fully landscaped with drought tolerant landscaping and the installation of three (3) equally spaced 24-inch size box trees. The type/species of tree selected shall be reviewed and approved by the Planning and Urban Forestry Divisions.
- P66. On-site visitor parking shall be identified with signage and installed on-site prior to Planning Division sign-off of occupancy permits.
- P67. One residential apartment unit shall be for the on-site manager. The name and contact number for the manager shall be provided to the Community Development Department/Planning Division.
- P68. A lighting plan showing lumens (foot candles), fixture type, placement, height of any lighting proposed for the development including common areas (i.e. driveways, parking, BBQ area, playground, garden, exercise yard) to assure that the site has sufficient lighting and that no light and glare spills off of the project site shall be submitted upon building permit review.

II. BUILDING AND LIFE SAFETY

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 2016 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 site plans submitted for building permit review.

- B6. All property lines and easements shall be shown and identified on the site 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. Since this building is a mixed use occupancy the requirements for Chapters 11A and 11B will be required in regards to accessibility.
- B10. Fire sprinklers are 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.
- B13. All special inspections shall be stated when required on the plans. All special inspectors are required to check-in at City Hall with the Building Division prior to conducting any inspections. Inspection results are required to be submitted within 48-hours to the Building Division at 100 Civic Center. No special inspectors shall perform work on weekends or without checking in.
- B14. No one shall occupy the building until a Certificate of Occupancy has been issued by the Building Official.

B15. A pre-construction meeting is required on site prior to commencement of work. Schedule a pre-construction meeting at least 72-hours in advance with the Building Division. All key team members shall be present including the General Contractor and the Architect and/or Engineer of Record.

BUILDING – PROJECT SPECIFIC CONDITIONS

B16. No work may commence until a Building Permit is issued from the Building and Safety Division.

B17. Perform complete code analysis on the proposed project, including the following:

- a) Allowable area analysis in accordance with CA Building Code (CBC) Chapter 5. Clearly show how CBC 705.3 is applied (if applicable). Identify imaginary lot lines and fire separation distances on plans as applicable for the analysis. Show computations on plans. Show actual versus allowable areas on all buildings.
- b) Show exterior wall protection requirements in accordance with CBC Section 7.5.
- c) Address maximum allowable area of openings on exterior walls in accordance with CBC Table 705.8. Limitations on openings may affect the current design of the project as presented on walls adjacent to property lines. Please be advised that covered porch openings may be considered openings in the wall for purposes of this code section.

III. FIRE

FIRE – GENERAL CONDITIONS

F1. Ensure proper licensing of fire protection system engineer(s) and California State Fire Marshal licensed installers for design specific systems. Additionally, a City of Lompoc business license may be required of any installers. Verify with the City Clerk any concerns for the local business license of project employees.

F2. All FDC's and fire sprinkler risers shall be maintained with a protective coat of red paint (OSHA Red or similar) to protect against marine influences and rust for the life of the system.

F3. All fire sprinkler systems are to be maintained accordingly. Annual flow testing is required and a current 5-year fire sprinkler certification is required for the life of the system.

F4. All fire extinguishers required to have an 'A' rating shall have a minimum rating of 2A10BC. Location, number and types shall be in accordance the California Code

of Regulations Title 19. Any areas of hazard may require larger extinguishers, consult Title 19.

- F5. 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. Fire alarms shall be tested on a routine basis, including annual audible testing with the Lompoc Fire Department present.
- F8. Any area that requires a red curb shall be maintained at all times. OSHA Red or similar paint is required with a highly reflective white paint stenciled on the red paint that reads: "FIRE LANE – NO PARKING" in repeating intervals.

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). CFC D103.5.
 - vi. A separate pedestrian gate is required for emergency egress at all times if a large gate is placed across a fire access road.
- F10. The minimum turning radius shall be determined by the fire code official. A turn-around is required on the property as the length of the lot exceeds 150 feet and therefore must allow room for fire apparatus. 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. All FDC locations for this site shall be along and facing South Third St.
- F14. Fire hydrant and distribution shall be in accordance with CFC Appendix CC. Any fire hydrant located on the property shall be flow tested and maintained with a minimum of annual service or per the manufacturer's recommendation.
- 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. This includes any carport or canopies that may be over a road that access is needed. CFC 503.2.1.
- F16. Proper posting of no parking signs shall be installed and maintained at all times. Parking in designated parking stalls and garages only. Vehicle towing procedures shall be posted as well as the CVC code.
- F17. Fire access roads shall be kept clear at all times. There are no loading zones approved for this project nor proposed on the plans.
- F18. Addressing including unit numbers if applicable shall be highly visible and illuminated in low light. A map of the complex near the entry may be required.

IV. GRADING – GENERAL CONDITIONS

- GR1. Grading Plans shall be prepared by or under the supervision of a registered Civil Engineer or Architect.

- GR2. Grading shall be designed in accordance with the City's "Standard Requirements for The Design and Construction for Subdivisions and Special Developments," as last revised. Said Standard Requirements are available online at:

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

- GR3. Grading Plans shall be prepared in conformance with City of Lompoc "Development Assistance Brochures." E-10 through E-90 that apply, "Development Assistance Brochures" are available to facilitate the preparation of plans and reports by the Applicant's engineer and are an essential reference for the preparation of Grading Plan submittals. "Development Assistance Brochures" can be obtained from the City Engineering web page:

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

- GR4. In conformance with Title 12, Chapter 12.28.040 of the Lompoc City Code, the Improvement Plans, including but not limited to, grading, water, sewer, streets, electrical system, and other surface and subsurface improvements, shall be prepared based upon the control monuments as established by the City of Lompoc Coordinate Control System by Record Of Survey filed August 22, 2003, in Book 172, Pages 4 through 7, Santa Barbara County Records. All drawings, improvement plans and survey maps shall be prepared in accordance with the requirements currently in effect.

- GR5. First plan check submittal shall include estimated grading quantities, a current soils investigation report, retaining wall calculations, drainage and infiltration analysis/calculations, and all other pertinent information (as needed) relating to the Grading Plans and their approval.

- GR6. The Soils Investigation Report shall be prepared by a Soils Engineer who will be retained by the Applicant to observe, test, and certify that all recommendations outlined in the Soils Investigation Report are fulfilled during construction. **A signature block shall be provided on the Grading Plan stating that the Soils Engineer has verified that the plans are in accordance with the Soils Report. The signature block shall list the title of the Soils Report, the preparer and the dated prepared.**

- GR7. The Contractor shall use reclaimed or recycled water whenever possible for on-site Project work, to the extent such water is not detrimental to the quality of the work and does not cause a hazard to public health. In accordance with Lompoc Municipal Code section 13.04.060 the use of potable water in Lompoc is prohibited for: washing paved surfaces, hardscape, and open ground; and for dust control at construction sites when recycled water is available. Reclaimed or recycled water is available to the Contractor from a source at the Lompoc Regional Wastewater Treatment Plant located at 1801 W. Central Avenue in

Lompoc, at rates less than the City's potable water rates. Contact the City Utilities Department at City Hall for more information, at (805) 736-1261.

- GR8. An Erosion and Sediment Control Plan and related inspections, as required by the State Water Resources Control Board, will be required as a part of the grading permit.
- GR9. Building pads shall have a drainage gradient of 2% toward approved drainage facilities. Finished grades shall slope 5% for 10 feet away from the building.
- 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; DWG; DXF]. Record Drawing information submitted in computer format will include, but not be limited, to the following:

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

GRADING – PROJECT SPECIFIC CONDITIONS

GR22. Provide calculations for the storm chamber overflow to provide for a 25-year event flow through the curb. This may require more than one pipe through the curb or a curb drain.

GR23. The grading and drainage plans shall clearly show the 100-year overland escape location and elevation for the site. The proposed building finished floor elevations shall be a minimum of one foot (1') above this elevation.

GR24. Clearly show ALL elevations of the storm chambers (inlets, outlets, overflow, top/bottom, etc.). Provide a clear section on the grading and drainage plan to show the utilities within the drive aisle and how they relate to the storm chamber elevations.

V. STORMWATER – GENERAL CONDITIONS

- S1. All roof drains and gutters shall be directed to landscaping or infiltration structures, unless to do so would result in foundation damage, as verified by a statement to that effect, stamp and signature, by qualified engineer, on the improvement plans.
- S2. A Storm Water Control Plan shall be fully completed and submitted and signed, stamped and dated by a licensed civil engineer.
- S3. The project improvement plans shall show compliance with the storm water requirement for five (5) percent or less Effective Impervious Area (EIA) within the new or changed portion of the property. Storm Water Control Measures (SCMs) including infiltration structures, bio-retention or infiltration basins, vaults or similar, shall be shown, details and cross-sections provided on improvement, grading, drainage and landscaping plans. SCM design, location and proposed plantings shall be subject to review by the City Engineering and Planning Divisions, prior to issuance of grading permits. Percolation testing shall be conducted to determine if the proposed location, size, method and construction proposed for the Infiltration Area(s) will be able to meet the 95% EIA infiltration requirement. Minor modifications to the location and methods of stormwater infiltration, consistent with other conditions of approval, may be approved by Planning Division Staff, as long as the requirement for 5% EIA is met.
- S4. Infiltration structures, bio-retention or infiltration basins, vaults or similar, shall be shown, and details and cross-sections provided on grading, drainage and landscaping plans. Their design, location and proposed plantings shall be subject to review by the City Engineering and Planning Divisions.
- S5. Grading and Drainage plans shall provide elevations and directional arrows to show how run-off from each area of the property will be directed to infiltration areas and SCMs. Plans shall show the DMAs and identify the 5% of the site, specifying dimensions, which is not to be infiltrated.
- S6. A statement shall be included on the improvement plans that “Each Bio-swale / Infiltration Area (Structural Storm Water Control Measures or SCMs) is adequately sized and designed to infiltrate its captured percentage of the total 95% of the runoff from the 85th percentile, 24-hour storm, over the new or replaced impervious area, within 72 hours. (Note: EIA is calculated using 5% of the total impervious area proposed on-site, not the total area of the site or site

improvement.) The statement shall be signed and stamped by a licensed professional engineer.

- S7. All storm water that flows from paved areas of vehicle travel, parking or uncovered outdoor storage, shall be filtered for trash, sediment, oil and grease, prior to discharge into City streets, storm drains, infiltration SCMs, or landscaped area. Trash filters shall be of the type required by the City and the State Water Resources Control Board at the time of installation.
- S8. Just prior to installation of underground SCMs, the City Planning Division shall be notified to allow opportunity to photograph the installation and materials.
- S9. 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.
- S10. Storm drain inlets shall be stenciled or marked “No Dumping, Drains to the River” and storm infiltration inlets shall be stenciled “No Dumping, Drains to Groundwater”. Grading and drainage plans shall indicate the locations and text of this stenciling/markings.
- S11. Each SCM shall be inspected a minimum of once a year, prior to October 1, cleaned out and equipment 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. The project engineer shall prepare a memo listing short and long-term maintenance requirements, recommended frequency of maintenance, and details of maintenance, for each SCM to be installed. The memo shall be submitted with the improvement plans and will be incorporated into the Storm Water Control Measure (SCM) Maintenance Plan and property owner’s commitment to SCM maintenance (see 10 below).
- S13. The property owner(s) shall sign a statement accepting responsibility for the operation and proper maintenance of the Stormwater Control Measures installed on-site, storm water filters, gutters, landscaping and “No Dumping Drains to 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.

- S14. 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.
- S15. Any proposed pervious pavement design shall comply with accepted City of Lompoc Technical guidance sources, including the Central Coast Low Impact Development Initiative (LIDI) permeable pavement details.
- S16. If the applicant proposes to incorporate Rain Gardens or vegetated swales to address the 95% infiltration requirements, LIDI guidance should be followed: http://www.centralcoastlidi.org/uploads/LIDI_Bioretention_Technical_Specifications_2013.03.06.pdf. Mulch is to be high quality compost, not bark or rock. Material under mulch to 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).
- S17. 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.

Advisory Notes: *It is not clear how storm water that falls on each part of the site will be collected and infiltrated, without passing through the system and discharging to the street. It is not clear where the 5% that will runoff the property is located and it appears too much of the property drains may drain to streets.*

VI. WASTEWATER – GENERAL CONDITIONS

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

- WW3. In existing paved streets or alleys trench backfill, from one-foot above sewer pipe to subgrade, shall be one-sack cement slurry. Slurry cement backfill shall conform to the provisions of Subsection 19-3.062, "Slurry Cement Backfill", of the Caltrans Standard Specifications.
- WW4. A grease interceptor/trap shall be installed in community buildings where commercial appliances will be used.
- WW5. All food service establishments shall demonstrate compliance with Federal, State, and City requirements and sized according to the California Plumbing Code. In instances where multiple food service establishments are proposed, each food service establishment shall have its own grease trap/interceptor. A diagram of the grease trap(s)/interceptor(s) shall be included in the Grading plans and contain location, size, and type.
- WW6. All Users proposing to dispose of industrial waste into the City's sanitary sewer shall apply and obtain a wastewater discharge permit prior to connection and/or discharging into the City's sanitary sewer.
- WW7. All water softeners shall indicate type (i.e., self-regenerating, tank exchange) and location on either, the Architectural Plans for softeners indoors or the Grading Plans for softener outdoors. All water softeners shall comply with Federal, State, and City requirements. The discharge of self-regenerating water softeners is prohibited from entering the City's sanitary sewer.
- WW8. All wastewater improvements shall comply with Federal, State and City requirements for the protection of the City's Wastewater System.

WASTEWATER – NO PROJECT SPECIFIC CONDITIONS

VII. ENGINEERING – GENERAL CONDITIONS

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

Public Improvements:

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

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

Private Improvements:

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

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

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

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

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

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

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

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

Easement Dedication

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

PUE's shall be dedicated by grant deed as described below and shall be prepared by a licensed land surveyor or qualified civil engineer. Grant deed forms are available at:

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

Applicant shall submit a draft copy of the deed (including an 8-1/2"x11" deed map and legal exhibit) to the Engineering Division for review and approval. With draft submittal include all referenced documents and a preliminary title report current within the last ninety days.

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

Plan Review

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

Landscape Plans

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

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

Permits & Fees

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

- EN12. An Encroachment Permit shall be obtained from the Engineering Division for any work within City street right-of-way or easement. An itemized Engineer's cost

estimate for construction of the proposed public improvements noted in EN1 shall be submitted to the Engineering Division and is used for determining the Encroachment Permit Fee. The Form used for Cost Estimates may be obtained on the City's website at the following location.

<http://www.cityoflomdoc.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 SIGNAL IMPACT FEES will be imposed upon the issuance of a building permit and are based on the City of Lompoc Development Impact Fee Schedule in effect at the time of permit issuance.

Drainage

EN15. A Drainage/Hydrology Report shall be submitted to the Engineering Division with the first plan check submittal of the Public Improvement Plans.

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

Sidewalk/Driveways

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

Final Approval

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

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

(<http://www.cityoflomdoc.com/departments/pworks/engineering.htm>).

EN20. After construction is complete and the City has approved the Record Drawings, the Applicant shall provide the Engineering Division with a copy of the Record Drawings, in a computer format (DWG, DGN or DXF file) readily compatible for transfer to the City Geographic Information System. Record Drawing information submitted in computer format will include, but not be limited, to the following:

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

ENGINEERING – PROJECT SPECIFIC CONDITIONS

EN21. Construction drawings shall note the existing streetlight on Third Street to be relocated and show the new location.

EN22. The existing driveway shall be noted as to be removed per City of Lompoc Standard Drawing 609.

EN23. The new driveway shall be noted as to be installed per City of Lompoc Standard Drawing 611.

VIII. AVIATION/TRANSIT

NO GENERAL OR PROJECT SPECIFIC CONDITIONS

IX. ELECTRIC

ELECTRIC - GENERAL CONDITIONS

EL1. The Developer shall sign a Line Extension Agreement and pay all costs for the City to furnish and install electric power lines/equipment to and within the proposed development. These costs will include all labor, labor overhead, material, material handling charges and equipment/vehicle rentals necessary for the City to extend the City's electrical distribution system to serve the project.

The total estimated cost, as mentioned in the Line Extension Agreement, must be paid prior to the City issuance of building permits.

- EL2. The Developer shall provide a single line diagram showing voltage, phase, load requirements and size of planned switchboard. Three-phase electric services up to 200 Amps shall have 7-jaw meter sockets. Three-phase electric services above 200 Amps shall have 13-jaw meter sockets and provisions for a test switch and current transformers. The main switchboard shall conform to Electric Utility Service Equipment Requirements approved by the City of Lompoc. The Developer shall pay the meter installation fee prior to the issuance of the building permit.
- EL3. Electric meters and main disconnect switches shall be located on the exterior of the building or in an enclosure opening only to the exterior of the building. Meter enclosures shall be accessible at all times to electric division personnel. If the enclosure is to be locked, the lock shall be keyed to Schlage Lock No. C38587.
- EL4. The Developer shall provide all necessary trenching and backfilling to Electric Specifications. This will include trenching for primary cable, secondary cable, street light wiring and associated vaults and boxes. The Developer shall provide transformer pads as required. The project shall be at final grade prior to trenching for installation of underground electric facilities.
- EL5. The Developer shall furnish and install the service wire and conduit from the service panel to the transformer or secondary box. Upon approval of the building inspector, the City will make the final connections to the transformer and energize the service.
- EL6. Public Utility Easement required for all City owned electrical lines and pad mounted equipment located on private property.

ELECTRIC – PROJECT SPECIFIC CONDITIONS

- EL7. Existing primary electrical lines and vaults are located along the entire north end of the property within a Public Utility Easement. The proposed layout does not allow access for future maintenance of primary lines, conduits and vaults. Relocation of existing primary lines, conduits and vaults is the responsibility of the Developer. Existing records show a 5' Public Utility Easement approximately 5' into the property to the north allowing for possible relocation into the existing easement. Existing primary lines originating from the Primary vault on Third Street and extending west to the primary vault adjacent to transformer #2851 to be relocated north of the existing block wall on APN 085-150-072 (north of the existing block wall). Existing primary lines originating at primary vault adjacent to transformer #2851 and extending west to transformer #1644 servicing 1000 East Ocean (APN 085-150-046) to be replaced with 4" secondary conduit

originating at transformer #2851 and terminating in the existing secondary pull box at the southeast corner of 1000 East Ocean (APN 085-150-046).

- EL8. One (1) electrical transformer should be sufficient for the site placed in an area with a side and rear clear space of three feet and front clear space of eight feet. Secondary service conduits and conductors from the transformer to buildings shall be provided and installed by the Developer.

X. SOLID WASTE – GENERAL CONDITIONS

- SW1. Trash enclosures shall be designed in accordance with City standards for up to 450-gallon automated containers accessible to automated trash collection trucks and in locations as approved by the City Solid Waste Superintendent. The trash collection trucks are side loading and have a 40-foot turning radius. On-site circulation for the trucks shall be designed so trash collection trucks will not need to back up in order to turn around and exit.
- SW2. 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 65% 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 – NO PROJECT SPECIFIC CONDITIONS

XI. WATER

WATER - GENERAL CONDITIONS

- W1. This facility must comply with plumbing cross-connection control standards as required by City Ordinance and State law for the protection of water supplies.
- W2. 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.
- W3. All public water system components must be constructed within public right-of-way or public easements.
- W4. 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.**
- W5. When a fire sprinkler system is required or proposed the utility plan shall show the fire line connection point to water main.
- W6. The make, size, and location of all water meters shall be determined by the Engineer/Architect or his authorized representative. All water meters will be furnished and installed by the Water Division at the expense of the Owner/Contractor/Developer.
- W7. 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 – NO PROJECT SPECIFIC CONDITIONS

IX. POLICE – PROJECT SPECIFIC CONDITONS

- PD1. Provide a security plan (including locations of security lighting in the parking lot, and surveillance cameras on-site) to be submitted during the building permit process and shall be reviewed and approved by the Police Department and Planning Division prior to sign off on the building permit.

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



T.N. Price & Associates, Property Owner

JAN 31, 2020

Date



Ted Price, Applicant

JAN 31, 2020

Date