

**CONDITIONS OF APPROVAL
DR 09-11 – 24-UNIT APARTMENT COMPLEX
109 SOUTH THIRD STREET – APN: 85-150-47**

The following Conditions of Approval apply to the plans for DR 09-11, received by the Planning Division and stamped on December 31, 2009, and reviewed by the City Council on August 3, 2010.

I. PLANNING

Planning - General Conditions

- P1. All applicable provisions of the Lompoc Municipal 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 Municipal Code. In conformity with Sections 1.24.010 and 1.24.060 of the Lompoc Municipal Code, a violation of the Lompoc Municipal Code and the Lompoc City Zoning Ordinance is a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief. The applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the applicant as a result of a failure of the applicant to fully perform and adhere to all of the Conditions of Approval.
- P3. The applicant is advised that certain fees and charges will be collected by the City prior to issuance of building permits and/or prior to issuance of certificates of occupancy.
- P4. These conditions of approval shall be noted on the construction drawings filed for any building permits, including the Planning Commission resolution number and the applicant's signed affidavit agreeing to comply with the conditions.
- P5. All revisions made by the Planning Commission and specified in the planning conditions of approval shall be shown on a revised site plan, which shall be reviewed by the Planning Division prior to submittal of construction drawings.
- P6. Minor changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Commission and approved if acceptable. Major changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the City Council and approved if acceptable.
- P7. Prior to the installation of any signage or sign related construction the applicant shall obtain all appropriate permits. Approval of these plans with signage indicated does not imply approval of signage.

P8. Owner agrees to and shall indemnify, defend, protect, and hold harmless City, its officers, employees, agents and representatives, from and against any and all claims, losses, proceedings, damages, causes of action, liabilities, costs and expenses, including reasonable attorney's fees, arising from or in connection with, or caused by (i) any act, omission or negligence of Owner, or their respective contractors, licensees, invitees, agents, sublessees, servants or employees, wherever on or adjacent to the Property the same may occur; (ii) any use of the Property, or any accident, injury, death or damage to any person or property occurring in, or on or about the Property, or any part thereof, or from the conduct of Owner's business or from any activity, work or thing done, permitted or suffered by Owner or its sublessees, contractors, employees, or invitees, in or about the Property, other than to the extent arising as a result of City's sole active negligence or to the extent of any willful misconduct of the City; and (iii) any default in the performance of any obligations of Owner's part to be performed under the terms of this Agreement, or arising from any negligence of Owner, or any such claim or any action or proceeding brought thereon; and in case any action or proceedings be brought against the City, its officers, employees, agents and representatives, by reason of any such claim, Owner, upon notice from City, shall defend the same at its expense by counsel reasonably satisfactory to City.

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

Planning - Architectural Conditions

- P9. All facades which extend above the roofline shall be finished on all elevations exposed to public view.
- P10. 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.
- P11. 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

- P12. No outside vending machines, except fully enclosed newspaper racks, shall be allowed on site. All newspaper racks shall be pedestal-mounted.

- P13. One copy of the lighting plan shall be submitted to the Engineering Division with the grading/improvement plans. A separate copy shall be submitted to the Building Division with the building plans. The lighting plan shall be reviewed and approved by the Engineering and Planning Divisions prior to issuance of any permits for the project. The plan shall incorporate the following:
- a. Details for external light fixtures both on and off the building(s), all lighting within private streets (including conduit and wiring), external illuminated signage, and any light fixtures at ground level. All lighting shall be shielded to prevent glare and minimize light intrusion to adjacent properties.
 - b. Photometrics.

Planning - Stormwater Conditions

- P14. Filters that remove sediment, oil, grease and trash shall be provided to treat all storm water that will drain to the City's storm drain system from on-site paved areas and private streets. The locations, types and details of the filters proposed shall be shown on the project's erosion control plan, grading and drainage plans which, shall be reviewed by the City Planning and Engineering Divisions, prior to issuance of grading permits.
- P15. Adequate maintenance and replacement of storm water filters shall be ensured. Filters shall be adequately maintained and replaced, per manufacturer's specifications. Filters must be cleaned out at least twice a year, before and after the rainy season. At any time filters are not functioning correctly and water is ponding as a result, the filters shall be cleaned out and replaced, if necessary. When proposed, project CC&R's/POA's shall include provisions that reflect these requirements for filter maintenance and replacement.
- P16. Permeable pavement shall not be permitted in areas where vehicular traffic is proposed. Permeable pavement and other pervious hardscape shall be permitted for use in walkways and in landscaped areas.
- P17. All roof drains and gutters shall be painted to match the building(s) and shall drain to landscaping or to properly installed and maintained rain barrels.
- P18. All landscaping shall be drought tolerant and low maintenance.
- P19. 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.

Planning - Landscaping General Conditions

- P20. Five (5) sets of the landscape and irrigation plans shall be submitted to the Planning Division for distribution and review by various City departments/divisions. The landscape and irrigation plans shall be reviewed and approved prior to issuance of grading or encroachment permits. After the final review and approval of these Plans, mylar copies shall be submitted to the Engineering Division with the grading and/or improvement plans.

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

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

- P21. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.
- P22. The project must conform with the Urban Forestry Administrative Guidelines.
- P23. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

Planning - Landscaping Irrigation Conditions

- P24. The project must conform to Chapter 15.52 of the Lompoc Municipal Code Water Efficient Landscape Standards.
- P25. 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.
- P26. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

Planning - Landscaping Tree Conditions

- P27. The number and size of trees installed on the site shall meet the tree density requirements, as set forth in Chapter 17.092 of the Lompoc Municipal Code. The density will be approved or denied during Plan Check.
- P28. All trees must be planted at least ten feet away from public utilities, to include but not limited to water, sewer, electric, storm drain, cable, telephone, etc.
- P29. All trees must be installed with support staking. All nursery stakes must be removed from trees.
- P30. All trees and plant material selection shall be made with the concurrence of the Planning Division.

Planning - Landscaping Installation Conditions

- P31. Installation of all irrigation and landscaping shall be performed by a licensed landscape contractor. Open trench inspection of the irrigation installation is subject to approval of City officials.

- P32. A layer of bark two to four inches deep must be applied in all landscape areas. A sample of the bark shall be submitted to the Planning Division for review and approval prior to the issuance of building permits.
- P33. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.
- P34. Prior to the final inspection by the Planning Division, a Certificate of Substantial Compliance shall be completed and submitted to the Planning Division.
- P35. All landscaping shall be installed and accepted by the City prior to issuance of a certificate of occupancy for the building.

Planning - Air Quality Conditions

- P36. 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 City Planner 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.
- P37. Ozone (O₃) Precursors: (NO_x and ROC)
- a. All construction equipment engines and emission systems shall be maintained in proper operating order, in accordance with manufacturers' specifications, to reduce ozone precursor emissions from stationary and mobile construction equipment.
 - b. If feasible, electricity from power poles or ground lines shall be used in place of temporary diesel- or gasoline-powered generators.
- P38. Conditions for Long-term and Operational Impacts:
- a. All residential construction or remodel projects of five or more residential units shall reduce long-term and operation emission of CO, NO_x, and ROC from mobile sources.
 - b. If the development project is adjacent to a bicycle trail and/or lane designated in the Lompoc General Plan, that portion adjacent to the project shall be installed.

Planning – Cultural Resources Conditions

- P39. 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.
- P40. 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.
- P41. 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

- P42. Hours of construction shall be limited to:
 Monday through Friday - between the hours of 8:00 a.m. and 6:00 p.m.
 Saturday - between the hours of 9:00 a.m. and 6:00 p.m.
 Sunday - None
 Minor modifications to the hours of construction may be granted by the Planning Manager.
- P43. All mitigation measures set forth in the *Mitigated Negative Declaration (MND)* are hereby incorporated into these Conditions of Approval, as if fully contained herein, except those found infeasible pursuant to §15091 of the State CEQA Guidelines.
- P44. The applicant shall enter into a Mitigation Monitoring Agreement with the City of Lompoc, which shall assure continuing compliance with the Mitigation Measures set forth in the *Final MND*. The Agreement shall be reviewed and approved by the City Attorney, and shall be recorded prior to the issuance of any construction permit.

- P45. The applicant shall pay the costs associated with implementation of the Mitigation Monitoring Program prior to issuance of the first Certificate of Occupancy for any building in the project. The costs associated with implementation of Mitigation Monitoring Program shall be calculated on a time and materials basis.
- P46. Minor changes to the Mitigation Monitoring Program may be made by the Community Development Director. Such changes shall not result in alteration of any mitigation measures, but shall be restricted to changes related to which phase of the Mitigation Monitoring Program (e.g., plan check, construction, pre-occupancy, post-occupancy) a mitigation measure is to be completed. Any such changes may be approved when it is found to be impractical to require completion of a mitigation measure during the phase specified in the Mitigation Monitoring Program.

Planning – Affordable Housing Conditions

- P47. The proposed project is 24-units and three (3) affordable units are required to be dispersed throughout the development. The applicant must designate the affordable units on the site plan. An affordability covenant shall be approved by the City Attorney and recorded on the property for a period of 30 years.
- P48. Ten percent of the dwelling units shall be at prices affordable to very-low, low- and median income families. The distribution and affordability levels of these units, termed “rent-controlled units” shall be as follows:

Income Level	1-bedroom	2-bedroom	3-bedroom
Very-Low	1		
Low		1	
Median			1
Total	1	1	1

- P49. Prior to the issuance of building permits, the applicant and property owner(s) shall record a covenant which runs with the land against each rent-controlled unit. The covenant shall be reviewed and approved by the City Attorney prior to the recordation in order to assure continued affordability. The covenant shall specify:
- 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 City, or other entity designated by the City, 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 thirty (30) year period starting from the issuance of the Certificate of Occupancy.
- P50. Prior to the issuance 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.
- P51. Prior to issuance of certificates of occupancy, the applicant and property owner(s) shall obtain the City's approval of the renter selection process, the initial rent, and the eligibility of the initial renters of rent-controlled units.
- P52. Prior to the issuance of certificates of occupancy, the renters of the rent-controlled units shall agree to occupy the units as their principal place of residence.
- P53. Prior to the issuance of certificates of occupancy, the owner(s) shall agree to assign to the City the right to any rents collected above affordable levels specified in the recorded covenant.
- P54. Prior to any sale or other transfer of any interest in the rent-controlled units, it must be approved by the City 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 all documents.

Planning – Project Specific Conditions

- P55. A temporary use permit shall be obtained from the Planning Division prior to installation of a construction trailer on the project site.
- P56. Parking of recreational vehicles on the site is prohibited. A prohibition shall be provided in the tenant lease agreements and enforced by the property owner.
- P57. Any new perimeter walls and/or fencing for the project shall be architecturally treated. The treatment shall be reviewed and approved by the Planning Division staff prior to issuance of grading permits.
- P58. In order to conform to the Architectural Review Guidelines, the elevations shall be revised to show additional architectural detail added to the east elevation of Building 1. The changes shall be reviewed by staff at plan check and approved, if appropriate.
- P59. In order to conform to the Architectural Review Guidelines, the trash enclosure shall be architecturally treated to be compatible with the proposed buildings. The changes shall be reviewed by staff at plan check and approved, if appropriate.
- P60. The developer shall sign and record a Density Bonus Development Agreement prior to issuance of building permits for the project. The Agreement shall be reviewed and approved by the City Attorney prior to recordation.

II. BUILDING AND FIRE SAFETY

Building - General Conditions

- B1. Project shall comply with the most recent adopted City and State building codes.
- B2. Plans shall be submitted by a California licensed architect and/or engineer.
- B3. Approved fire-resistive assemblies shall be provided for occupancy and/or exterior wall protection. Parapets may be required in accordance with the CBC and CFC.
- B4. Dimensioned building setbacks and property lines, street centerlines, and between buildings or other structures shall be designated on plot plans.
- B5. All property lines and easements must be shown on the plot plan. A statement that such lines and easements are shown is required.
- B6. The Title Sheet of the plans shall include:
 - a. Occupancy group
 - b. Description of use
 - c. Type of construction
 - d. Height of the building
 - e. Floor area of building(s)
 - f. Fire sprinklers
- B7. California disabled access regulations shall be incorporated within the plans.
- B8. Project shall comply with current City and State water conservation regulations.
- B9. Dust and erosion control shall be in conformance with standards and regulations of the City of Lompoc.
- B10. A licensed surveyor/engineer shall verify pad elevations, setbacks, and roof elevations.
- B11. Stairs, ramps, decks, and platforms shall meet the strict guidelines in the most recent adopted Building Code.
- B12. Buildings shall comply with the State's Energy Regulations.
- B13. A sound transmission study complying with the most California Building Code may be required. Sound transmission controls according to CBC Appendix Chapter 12 shall be clearly identified on the plans.

III. FIRE

Fire - Access Conditions

- F1. All required access roads on the site shall be in service prior to the start of framing construction. The roads shall have: 1) an all-weather surface; 2) a minimum vertical clearance of 14 feet; and 3) a minimum width of 20 feet. All dead-end access roads in excess of 150 feet in length shall have a minimum outside turn around radius of forty (40) feet and/or a minimum inside turn around radius of thirty (30) feet.
- F2. All permanent gates on required access roads shall have a means for Fire Department access either: 1) an approved key box containing appropriate keys or gate combination, or 2) if electrically operated, an approved key operated switch. Provisions must be made to open electrically operated gates in the event of a power failure.
- F3. Fire Department access shall comply with CFC Chapter 5 and IFC Appendix C-D.

Fire - Water Supply Conditions

- F4. Fire Hydrants shall be provided in accordance with CFC Chapter 5 and IFC Appendix B-C.
 - a. The number and spacing of fire hydrants shall be in accordance to IFC Appendix B-C.
 - b. Fire Department access and water supply shall be in accordance with CFC Chapter 5 and IFC Appendix B, C and D.
- F5. All fire hydrants shall be in service prior to the start of framing construction.
- F6. Fire sprinkler connections (FDC) shall have unobstructed access to a fire hydrant within 150 feet.

Fire - Equipment and Protection System Conditions

- F7. Smoke detection systems are required in accordance with the most restrictive of the following: the Uniform Fire Code, the Uniform Building Code, or the Lompoc Municipal Code.
- F8. Automatic sprinkler systems are required in accordance with the most restrictive of the following: the California Fire Code, the California Building Code, and the Lompoc Municipal Code.
- F9. Four sets of plans for fire sprinklers shall be submitted to the Building and Fire Safety Division for review and approval, prior to the start of framing construction. When approved, two sets of the plans will be returned to the applicant, two sets will be retained by the Building and Fire Safety Division. Plan submittal and installation shall be in accordance with National Fire Protection Association and CFC standards and regulations.
- F10. All fire extinguishers required to have an 'A' rating shall have a minimum rating of 2A10BC. Location, number and types shall be in accordance to CFC and NFPA Standards. Provide at least one fire extinguisher within a weather proof cabinet for each building. The locations shall be approved by the Fire Marshal.

- F11. Lompoc Municipal Code requires that each building have one centrally located pull station with at least one audible and visual notification device to warn tenants in case of fire. Placement of devices shall be approved by the Fire Marshal.

IV. POLICE DEPARTMENT

No General or Project Specific Conditions

The following Conditions of Approval apply to the Engineering plans for DR 09-11, received by the Planning Division and stamped on October 21, 2009.

V. ENGINEERING

Engineering - General Conditions

- EN1. Improvement Plans are required with this development. Improvement Plans include:
1. Earthwork
 2. Site drainage, parking lot paving, planters & trash enclosures
 3. Public improvements, including:
 - a. Electric, water, sewer, storm drain and surface improvements.
 - b. Connection points to utility mains for sewer laterals and water services;
 - c. Electrical services up to and including transformer;
 - d. All existing and proposed public easements (permanent structures shall not be constructed over any on-site public easements).

- EN2. 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. The grant deed form to be used will be provided by the Engineering Division and is available in electronic format.

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.

- EN3. All public improvements shall be provided at the Applicant's expense.
- EN4. Improvement Plans shall be prepared by or under the supervision of a registered Civil Engineer or Architect.
- EN5. Grading and public improvements 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 at the office of the City Engineer.

- EN6. Improvement Plans shall be prepared in conformance with City of Lompoc “Development Assistance Brochures.” “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 and Public Improvement Plan submittals. “Development Assistance Brochures” can be obtained at the Engineering Division or downloaded from the City Engineering web page:

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

- EN7. In conformance with Title 12, Chapter 12.28.040 of the Lompoc Municipal 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.

Plan Review

- EN8. After Improvement Plans have been prepared by Applicant’s Engineer/Architect and are ready for City review, FOUR sets of prints shall be submit to the Engineering Division for the first plan check. Plan submittal shall include additional information as required herein.
- EN9. First plan check submittal shall include estimated grading quantities, a current soils investigation report, retaining wall calculations, drainage analysis, and all other pertinent information relating to the Improvement Plans and their approval.
- EN10. 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.

Landscape Plans

- EN11. Landscape plans required by the Planning Division shall be approved by the Public Works and Utility Departments prior to Improvement Plan approval. An approval block shall be provided on the landscape plan title sheet for the City Engineer’s signature.
- EN12. All trees & large rooted shrubbery must be planted at least ten feet away from public utilities, to include but not limited to water, sewer, electric, storm drain, cable, telephone, etc.

Permits & Fees

- EN13. Plan Review, Grading and Encroachment Permit fees are based on Section 2 of the Master Fee Schedule adopted by City Council Resolution No. 5386(07).
- EN14. A Grading Permit issued by the Engineering Division is required prior to any excavation or filling on the site. Any stockpiling of fill dirt will require a Temporary Grading Permit.
- EN15. An Encroachment Permit shall be obtained from the Engineering Division for any work within City street right-of-way or easement.

- EN16. Prior to the issuance of an Encroachment Permit or Grading Permit, the Applicant shall provide a letter to the Engineering Division, addressed to the City Engineer, stating that the engineer who prepared the Improvement Plans, or his/her designated representative, will perform periodic site observations of work shown on the approved Improvement Plans.
- EN17. 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

- EN18. Drainage out to the street shall be directed through Curb and/or Parkway Drain(s) per APWA Standard Plan No. 150-3 and 151-2. Submit drainage calculations to support sizing for drain.
- EN19. Drainage from parking lots 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.
- EN20. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.
- EN21. 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 public storm drain, street or alley.

Parking Lots

- EN22. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8.
- EN23. Asphalt Concrete – Asphalt Concrete in parking lots shall conform to the provisions in Section 39, "Asphalt Concrete," and Section 92, "Asphalts," of the Caltrans Standard Specifications, current edition, the plans and these specifications.
- EN24. The grade of asphalt binder to be mixed with aggregate shall be PG 64-10.
- EN25. Areas of the parking lot that will be used for truck traffic shall be designed with a heavier structural section than areas for passenger cars.
- EN26. 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.

Streets

- EN27. Asphalt Concrete for paving within street right-of-way shall conform to the provisions in Section 39, "Asphalt Concrete," and Section 92, "Asphalts," of the Caltrans Standard Specifications, current edition.
- EN28. The grade of asphalt binder to be mixed with aggregate shall be PG 64-10.

EN29. Asphalt used as binder for asphalt concrete pavement shall conform to Section 39-2.01, "Asphalts," of the Caltrans Standard Specifications.

EN30. Asphalt concrete shall be Type A, ¾ inch maximum, medium, grading.

Sidewalk/Driveways

EN31. All driveways shall provide a minimum 4-foot sidewalk area behind the apron, at 2 percent slope toward the street, for ADA compliance.

Final Project Approval

EN32. Prior to final project approval by the Engineering Division, any public improvements damaged during construction shall be repaired as directed by the Public Works Inspector and in conformance with City of Lompoc Standard Plans and Specifications.

EN33. Prior to final project approval by the Engineering Division, Record Drawings in conformance with Development Assistance Brochure (DAB) E-30 shall be prepared and approved by the City Engineer. 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>

EN34. After the Record Drawings have been approved, the Applicant shall provide the City Management Services Department, Information Systems Division, with the following as-build information, in a computer format readily compatible for transfer to the City Geographic Information System [computer formats acceptable for delivery include DGN (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				Walls
				Bus Turnouts

VI. AVIATION/TRANSPORTATION

No General or Project Specific Conditions

VII. SOLID WASTE

Solid Waste – General Conditions

- SW1. Trash enclosures shall be designed in accordance with City standards for up to 440-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. The project must provide adequate areas for collecting and loading recyclable materials. The recycling area(s) shall be located so they are convenient for those persons who deposit, collect, and load the recyclable materials. Whenever feasible, areas for collecting and loading recyclable materials shall be adjacent to the solid waste collection areas. A sign clearly identifying all recycling and solid waste collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to the recycling area(s).

Solid Waste – Project Specific Conditions

- SW6. Trash enclosure shall be built on project side of Third Street right-of-way line. Construct 4-inch PCC paving from front of enclosure to back of existing public sidewalk.
- SW7. Trash enclosure to be large enough to contain a minimum of three 450 gallon trash containers and one 300 gallon recycle container.
- SW8. Architecturally treated gates approved by the Planning Division will be installed on the trash enclosure.
- SW9. To provide an adequate area on Third Street for trash collection trucks to collect and load materials from the trash enclosure the curb from the south end of the proposed driveway to the southerly property boundary shall be painted red by the Applicant, in conformance with City Specifications.
- SW10. The owner shall sign an agreement with the City stating that he will be responsible for refuse containers being placed out to the street on the day of service. The agreement, in a form satisfactory to the City Attorney, will be recorded prior to issuance of building permits for the project.

VIII. ELECTRIC

Electric – General Conditions

- EL1. The Applicant 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 Applicant 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 for current transformers. The main switchboard shall conform to Electric Utility Service Equipment Requirements approved by the City of Lompoc. The Applicant 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, then the lock shall be keyed to Schlage Lock No. C38587.
- EL4. The Applicant shall provide all necessary trenching and backfilling to Electric specifications. This shall include trenching for primary cable, secondary cable, street light wiring and associated vaults and boxes. The Applicant shall provide transformer pads as required. The project shall be at final grade prior to trenching for installation of underground electric facilities.
- EL5. The Applicant 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 shall make the final connections to the transformer and energize the service.
- EL6. For three-phase electrical service over 200 Amps, the Applicant shall run a telephone service wire to the meter location for remote meter readings.
- EL7. 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

- EL8. Existing underground primary along the north property line, feeding the hotel and real estate building, will be rerouted at the Applicant's expense.
- EL9. A public electric easement will be required for electric lines and/or pad mount equipment installed on private property. (See Condition of Approval EN2.)

IX. WATER

Water – General Conditions

- W1. This facility must comply with plumbing cross-connection control standards as required by City Ordinance and State law for the protection of water supplies. Information on acceptable back-flow assemblies is available from the City Water Division.
- W2. The size and location of all water meters shall be determined by the Engineer/Architect or authorized representative. All water meters will be furnished and installed by the Water Division at the expense of the Applicant.
- W3. All meter protection shall be by an approved Reduced Pressure Principle Backflow Prevention Assembly (RP) at the service connection. Information on acceptable assemblies is available from the City Water Division.
- W4. All public water system components must be constructed within public right-of-way or public easements.
- W5. When a fire sprinkler system is required or proposed, the utility plan shall show the location of Fire Department Connection FDC with reference dimensions to the nearest fire hydrant. Fire Department requires fire department connections to be within 150' of a fire hydrant.
- W6. When a fire sprinkler system is required or proposed the utility plan shall show the fire line connection point to water main.
- W7. All requests for information needed to design fire sprinkler systems and to determine available or needed fire hydrant flow shall be made with the City Water Division.
- W8. All water connections to the City of Lompoc Water Distribution system shall be shown on the Improvement Plans. This includes irrigation water meters for general open areas in a development project. Water irrigation meters and related impact fees will be paid before the Improvement Plans are approved and will be based on the City of Lompoc current meter fee schedule.
- W9. Improvement Plan sheets showing public water facilities shall include an itemized schedule that shows all water meter requirements for the project. The schedule shall identify water meter quantity, size and plan sheet where meter is shown.

EXAMPLE

Water Meter Requirements:			
Meter Type	Meter Size	Quantity	Plan Sheet #
House	3/4" x 3/4"	24	5 of 20
Irrigation	1.5"	2	4 of 20

- W10. All cross-connection control wet fire sprinkler systems with fire department connection shall be installed on private property and outside City right-of-way, per City Std. Dwg. No. 404.

W11. Where backflow protection is required, the backflow assembly shall be installed on private property and outside City right-of-way.

Water – Project Specific Conditions

W12. The proposed 6" water main will be a public utility, as well as the fire hydrant and connecting service. Applicant shall grant to the City a public water line easement for said utility. (Refer to Engineering General Condition EN2. for more details.) Any water services connecting to the proposed 6" water main, up to and including the meter box, will also be included in the area of public water line easement.

W13. There is an existing 2-inch water service stubbed out at this property. If this existing service is to be used the Applicant shall upgrade the service to meet current City standards. Applicant will abandon the existing service at the water main if it will not be used.

X. WASTEWATER

Wastewater – General Conditions

WW1. 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.

WW2. All wastewater improvements must comply with Federal, State and City laws/ordinances for the protection of the Wastewater System.

Wastewater – Project Specific Conditions

WW3. Omit proposed sewer manhole at existing 10-inch VCP sewer main in Third Street. Private sewer lateral connection to main shall be made through the use of a wye in conformance with City Standard Drawing No. 305.

WW4. Include note on Improvement Plans stating that flow control during wye tie-in at existing Third Street sewer main will be performed by the City Wastewater Division.

XI. WIRELESS BROADBAND UTILITY

No General or Project Specific Conditions

I, Kerry Moriarty, the property owner, 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 property owner, I agree to comply with these conditions and all other applicable laws and regulations at all times.

Name

Date

