

**CITY OF LOMPOC  
PLANNING COMMISSION STAFF REPORT**



**MEETING DATE:** APRIL 11, 2012  
**TO:** MEMBERS OF THE PLANNING COMMISSION  
**FROM:** KEITH NEUBERT, PRINCIPAL PLANNER  
**RE:** DEVELOPMENT PLAN REVIEW – DR 12-02

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**AGENDA ITEM NO. 1**

A request by Robert Adames of Adames Design Group, representing True Vine Bible Fellowship, Inc., for Planning Commission consideration of a Development Plan for the construction of an approximately 13,500 square foot addition to an existing approximately 6,900 square foot church. The site is located at 533 South Avalon Street in the *Residential Agriculture (RA)* Zoning District (Assessor Parcel Number: 93-400-07). This action is exempt from the California Environmental Quality Act (CEQA).

**SCOPE OF REVIEW:**

The Planning Commission is being asked to consider:

- If the project meets the property development standards for the *Residential Agriculture (RA)* zone;
- If the proposal is consistent with the Architectural Review Guidelines;
- If the Conditions of Approval are appropriate for the proposed project; and
- If the required Findings of Fact can be made.

The Planning Commission has the authority to approve, conditionally approve, or deny project architecture (Lompoc City Code Section 17.104.020 et seq.).

**PLANNING COMMISSION ACTION:**

- 1) Adopt Resolution No. 721 (12) based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval; or
- 2) Provide alternate direction.

**SITE DATA:**

1. Property Owner..... True Vine Bible Fellowship, Inc.
2. Site Location ..... 533 South Avalon Street
3. Assessor Parcel Numbers ..... 93-400-07
4. Site Zoning..... Residential Agriculture (RA)
5. General Plan Designation ..... Low Density Residential
6. Site Use ..... Existing Church
7. Surrounding Uses/Zoning ..... North: Residential/7-R-1, PD  
South: Salvage Yard/Outside City Limits  
East: Residential/10-R-1  
West: Open Space/Outside City Limits
8. Site area ..... 5.3 acres

**BACKGROUND:**

- |                   |   |
|-------------------|---|
| December 12, 1986 | A certificate of occupancy was issued for the church.                                 |
| December 7, 2011  | The Planning Division received an application for an addition to the existing church. |

**PROPOSAL:**

The proposal is for a Development Plan for the construction of an approximately 13,500 square foot addition to an existing approximately 6,900 square foot church. The addition consists of an approximately 4,900 square foot Sunday School classroom wing and an approximately 8,600 square foot multi-purpose room. The multi-purpose room includes a full basketball court, a full kitchen, restrooms, storage and changing areas. The Sunday School classroom wing is comprised of eight (8) classrooms, a reception lobby area and space for storage and support services. The new addition and existing structure will share a three (3) level outdoor plaza that complements the topography.

**CONFORMANCE WITH ADOPTED CITY POLICIES:**

**General Plan:**

The General Plan designation for the site is *Low Density Residential* and the stated purpose is:

*To provide residential areas which promote and encourage a suitable environment for life on a neighborhood basis.*

*Policy 4.6 of the Land Use Element states The City shall continue to allow places of religious assembly to locate in areas where traffic, parking, and neighborhood conditions permit.*

The proposed True Vine Bible Fellowship addition would be consistent with the General Plan. A church has been in operation at this location over 25 years and there is no history of complaints from neighboring property owners.

**Zoning Ordinance:**

The zoning for the site is *Residential Agriculture (RA)*. The corresponding General Plan Designation is *Very Low Density Residential*. Though the zoning does not correspond with the current General Plan Designation of *Low Density Residential*, the Planning Commission has reviewed and the City Council is in the process of correcting all zoning inconsistencies.

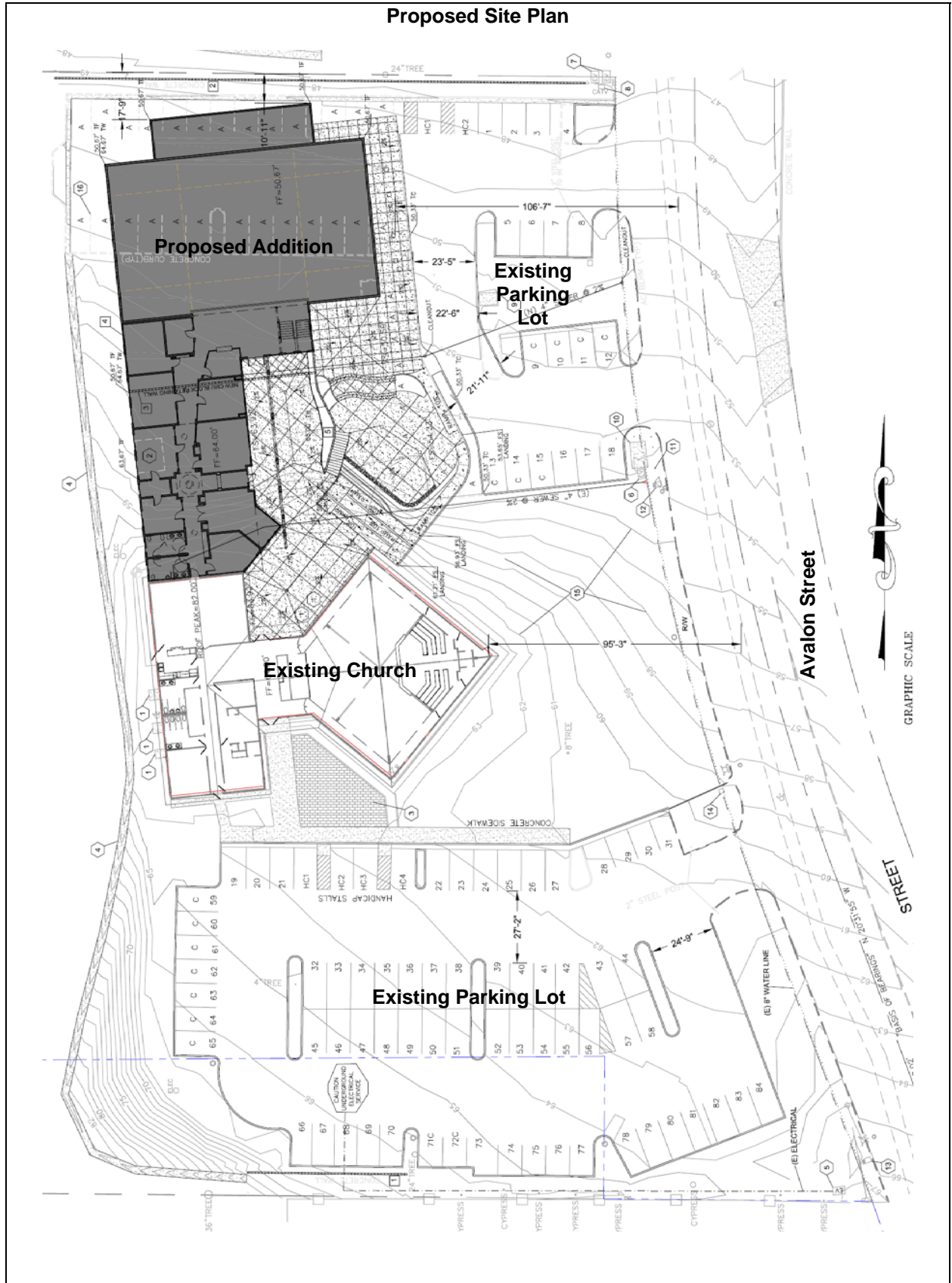
Regardless of the inconsistency, churches are listed as allowed uses in either designation and the expansion can move forward subject to Planning Commission review and approval.

**Site Plan:**

The existing church is located at 533 South Avalon Street and consists of an approximately 6,900 square foot existing sanctuary with parking and landscaping. The proposed approximately 13,500 square foot addition would be constructed to the north of the existing church.

The following table shows the Zoning Ordinance requirements for the church expansion in the Residential Agriculture (*RA*) Zone.

Category	Required/Maximum	Proposed
Height	35 feet	33 feet
Front Yard Setback	20 feet	82 feet
Rear Yard Setback	15 feet	350+ feet
Side Yard Setback	10 feet	10 feet, 11 inches (north)



Parking –

Parking Spaces – churches are required to provide 1 space for each 5 permanently located seats in the assembly room or rooms per Zoning Ordinance Section 17.112.020 Schedule of Off-Street Parking Requirements. The sanctuary/assembly room has 325 seats (325/5 = 65 spaces).

Parking for the site is based on the existing sanctuary, which is the primary use on the site and contains 325 seats. No additional parking is required for the proposed expansion as it is a secondary use for the same church members. It is not anticipated that the sanctuary and the expansion areas will be utilized simultaneously.

Required:  
65 parking spaces

Proposed:  
90 parking spaces

The site currently has a total of 125 parking spaces. It is proposed that 35 spaces be removed to accommodate the new addition. The remaining 90 spaces exceed the 65 required parking spaces. The site will have an excess of 25 spaces.

Landscaping –

Landscaping is an integral component of any development project. Landscaping Conditions of Approval have been included (COA P14-P29). New landscaping is shown in areas adjacent to the proposed expansion. Final review and approval of the landscape plans will occur during the plan check process. A Condition of Approval is included to ensure that any existing landscaping and/or irrigation that is destroyed or disturbed during construction will be replaced (COA P37).

Based upon the information provided on the plans and the conditions imposed upon the project, the development would be in conformance with the Lompoc City Zoning Ordinance.

**Architectural Review Guidelines:**

The proposed project consists of constructing an addition to the north of the existing building. Upon completion, the proposed sanctuary will be compatible with the existing building.

The Architectural Review Guidelines state:

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

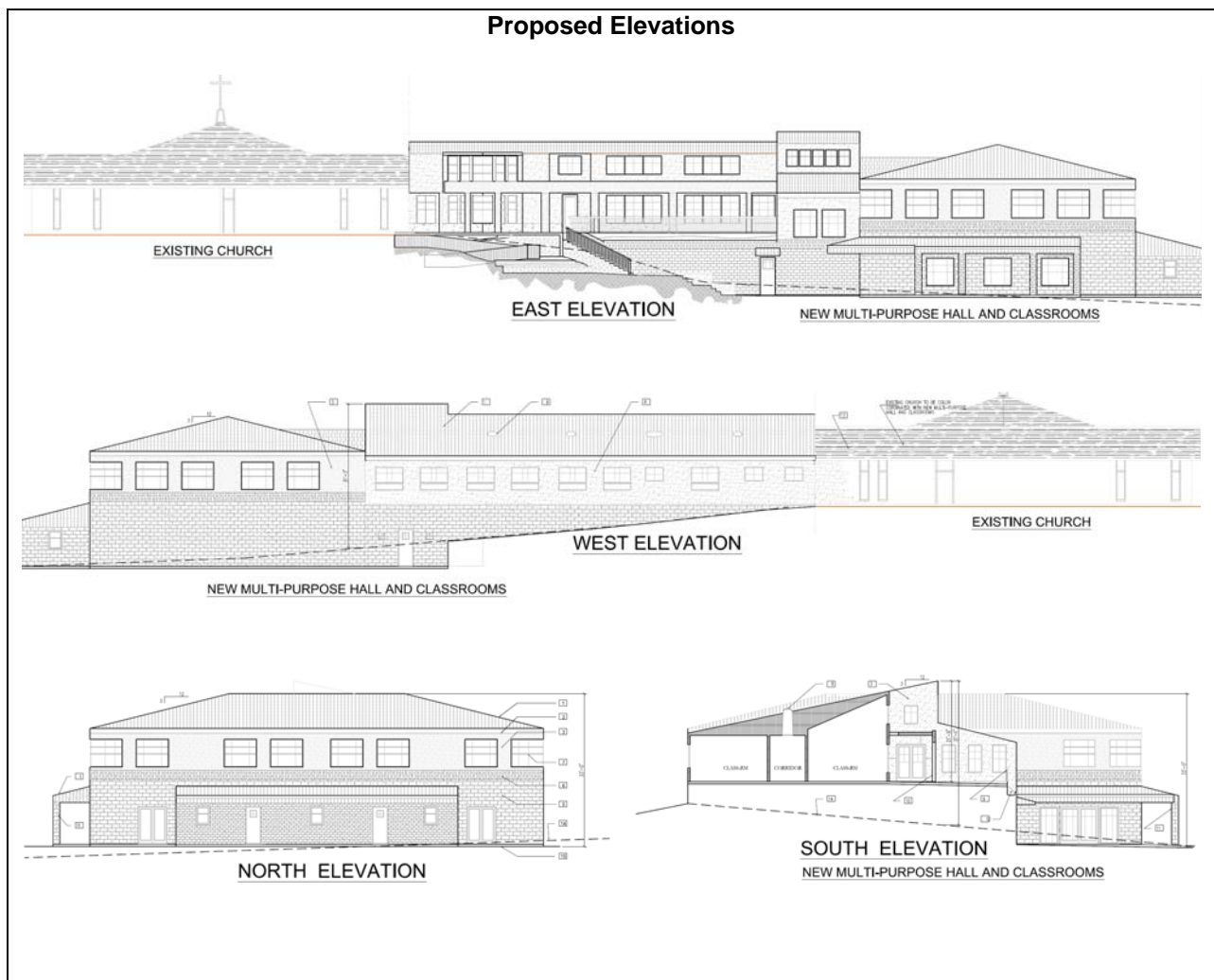
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*Multiple buildings on the same site shall be designed to create a strong visual relationship between the buildings with subtle variety in building size and mass.*

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

The applicant is proposing to paint and re-roof the existing building to match the new addition. The proposed first story walls are a light gray split face block with a dark grey split face block as an accent. The second story walls have an off-white stucco finish with red block as an accent on the second story colonnade. The proposed roof is a slate colored metal roof. The proposed addition does not stray from the architectural style and the new colors and materials will provide continuity.



The surrounding area is primarily residential and the proposed project is sensitive to the varied development that exists in the neighborhood. As proposed, the project is consistent with the City's Architectural Review Guidelines.

Photos of the site and a color / material board will be available at the meeting for review.

**STAFF REVIEW:**

A Development Review Board (DRB) meeting was held for this project on February 28, 2012. The applicant met with staff to discuss the proposal and draft Conditions of Approval were formulated. The following project specific comments were received:

Engineering – additional right-of-way shall be deeded to the City (COA EN 33); and provide mitigation so that post-development storm water flows do not exceed the existing flows for any storm event (COA EN 34).

Building – building proximity to slopes and an exiting route shall be shown on the plans (COA B17-B18); special conditions are required for classroom designations (COA B19); and specific items to be addressed along with the grading plans (COA GR20-GR25).

Storm Water – project must be designed to meet all requirements of the City's Storm Water Management Ordinance and associated LID/Hydromodification guidelines (COA S1-S8).

Solid Waste – site plan shall be revised to list the City as the trash provider (COA SW6); and trash container location shall be designated and must meet City requirements (COA SW7).

Wastewater – connections to laterals to City sewer mains need to be shown (COA WW14); and specific requirements pertaining to the pretreatment program (COA WW15-WW17).

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

The DRB recommends approval of DR 12-02 subject to the attached Conditions of Approval.

**ENVIRONMENTAL DETERMINATION:**

The project is categorically exempt from review pursuant to Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA). A Notice of Exemption will be filed pursuant to CEQA requirements following the Commission action.

**NOTICING:**

On March 30, 2012:

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

**APPEAL RIGHTS:**

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

**ATTACHMENTS:**

1. [Draft Resolution No. 721 \(12\)](#) and [Conditions of Approval](#)
2. Site Plan, Floor Plans, Elevations  
(Planning Commission only – plans available in Planning Division for review)

Staff Report has been reviewed and approved for submission to the Planning Commission			
<b>Teresa Gallavan Economic Development Director / Assistant City Administrator</b>	<b>Date</b>	<b>Lucille T. Breese, AICP Planning Manager</b>	<b>Date</b>

RESOLUTION NO. 721 (12)

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A DEVELOPMENT PLAN TO ALLOW CONSTRUCTION OF AN APPROXIMATELY 13,500 SQUARE FOOT ADDITION TO AN EXISTING CHURCH AT 533 SOUTH AVALON STREET (DR 12-02)**

**WHEREAS**, a request was submitted by Robert Adames of Adames Design Group, representing True Vine Bible Fellowship, Inc., for Planning Commission consideration of a Development Plan for the construction of an approximately 13,500 square foot addition to an existing approximately 6,900 square foot church. The site is located at 533 South Avalon Street in the *Residential Agriculture (RA)* Zoning District (Assessor Parcel Number: 93-400-07); and

**WHEREAS**, the matter was considered by the Planning Commission at a duly-noticed public meeting on April 11, 2012; and

**WHEREAS**, at the meeting of April 11, 2012, \_\_\_\_\_, was present and answered Planning Commissioners' questions and addressed their concerns; and

**WHEREAS**, at the meeting of April 11, 2012, \_\_\_\_\_ spoke in favor of, and \_\_\_\_\_ spoke in opposition to, the project; and

**WHEREAS**, this project is Categorically Exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

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

**SECTION 1:** After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that the proposed project, as conditioned, meets the requirements of the Lompoc City Code and is consistent with the applicable policies and development standards, therefore it can be found that:

- A. The site for the proposed use is adequate in size and topography to accommodate said use, and all spaces, walls and fences, parking, loading, and landscaping are adequate to properly adjust such use with the land and uses in the vicinity.
- B. The conditions stated in the decision are deemed necessary to protect the public health, safety, and welfare.

- C. The site of the proposed use relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use.
- D. The proposed use will have no adverse effect upon the abutting and surrounding property from the permitted use thereof.

**SECTION 2:** Based upon the foregoing, DR 12-02 is approved as proposed on April 11, 2012, subject to the conditions attached as Exhibit A, which are incorporated by reference as if fully set forth herein.

The foregoing Resolution, on motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, was adopted at the regular Planning Commission meeting of April 11, 2012 by the following vote:

**AYES:**

**NOES:**

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

\_\_\_\_\_  
Nicholas Gonzales, Chair

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

**CONDITIONS OF APPROVAL  
DR 12-02 – TRUE VINE CHURCH ADDITION  
533 SOUTH AVALON STREET – APN: 93-400-07**

The following Conditions of Approval apply to the plans for DR 12-02, received by the Planning Division and stamped on January 30, 2012, and reviewed by the Planning Commission on April 11, 2012.

**I. PLANNING**

**Planning - General Conditions**

- P1. All applicable provisions of the Lompoc City Code are made a part of these conditions of approval in their entirety, as if fully contained herein.
- P2. In conformity with Sections 17.140.010, 17.152.010, and 17.152.020 of the Lompoc City Zoning Ordinance, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc City Zoning Ordinance and the Lompoc City Code. In conformity with Sections 1.24.010 and 1.24.060 of the Lompoc City Code, a violation of the Lompoc City Code and the Lompoc City Zoning Ordinance is a misdemeanor and shall be punishable as provided by law. In addition to criminal penalties, the City may seek injunctive relief. The applicant agrees to pay for all attorney's fees and costs, including, but not limited to, staff time incurred by the City in obtaining injunctive relief against the applicant as a result of a failure of the applicant to fully perform and adhere to all of the Conditions of Approval.
- P3. The applicant is advised that certain fees and charges will be collected by the City prior to issuance of building permits and/or prior to issuance of certificates of occupancy.
- P4. These conditions of approval shall be noted on the construction drawings filed for any building permits, including the Planning Commission resolution number and the applicant's signed affidavit agreeing to comply with the conditions.
- P5. All revisions made by the Planning Commission and specified in the planning conditions of approval shall be shown on a revised site plan, which shall be reviewed by the Planning Division prior to submittal of construction drawings.
- P6. Minor changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Economic Development Director/Assistant City Administrator (EDD/ACA) or her designee and approved if acceptable. Major changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Commission and approved if acceptable.
- P7. Prior to the installation of any signage or sign related construction the applicant shall obtain all appropriate permits. Approval of these plans with signage indicated does not imply approval of signage.

P8. 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. The Architectural Review approval granted by the Planning Commission is valid for one year from date of approval and will expire on April 11, 2013. A one-year extension may be granted by the Economic Development Director/Assistant City Administrator (EDD/ACA) or her designee if the applicant so requests prior to the expiration date.
- P10. All facades which extend above the roofline shall be finished on all elevations exposed to public view.
- P11. 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.
- P12. 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**

- 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 - Landscaping General Conditions**

P14. Five (5) sets of the landscape and irrigation plans shall be submitted to the Planning Division for distribution and review by various City departments/divisions. The landscape and irrigation plans shall be reviewed and approved prior to issuance of grading or encroachment permits. After the final review and approval of these Plans, mylar copies shall be submitted to the Engineering Division with the grading and/or improvement plans.

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

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

P15. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.

P16. The project must conform to the Urban Forestry Administrative Guidelines.

P17. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

**Planning - Landscaping Irrigation Conditions**

P18. The project must conform to Chapter 15.52 of the Lompoc City Code Water Efficient Landscape Standards.

P19. 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.

P20. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

**Planning - Landscaping Tree Conditions**

P21. The number and size of trees installed on the site shall meet the tree density requirements, as set forth in Chapter 17.092 of the City Code. The density will be approved or denied during Plan Check.

- P22. 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.
- P23. All trees must be installed with support staking. All nursery stakes must be removed from trees.
- P24. All trees and plant material selection shall be made with the concurrence of the Planning Division.

**Planning - Landscaping Installation Conditions**

- P25. 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.
- P26. 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.
- P27. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.
- P28. Prior to the final inspection by the Planning Division, a Certificate of Substantial Compliance shall be completed and submitted to the Planning Division.
- P29. 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**

- P30. Dust (PM<sub>10</sub>) - 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.

P31. Ozone (O<sub>3</sub>) Precursors: (NO<sub>x</sub> and ROC)

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

**Planning - Mitigation Monitoring Conditions**

- P32. In accordance with Lompoc City Code Section 8.08.030.E, hours of construction shall be limited to:
- Monday through Friday - between the hours of 7:00 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.

**Planning - Project Specific Conditions**

- P33. A temporary use permit shall be obtained from the Planning Division prior to installation of a construction trailer on the project site.
- P34. Bicycle racks shall be provided on site in accordance with Section 17.112.035 of the Zoning Ordinance. The location and type of bicycle racks shall be reviewed and approved by the Planning Division prior to issuance of building permits.
- P35. Motorcycle parking shall be provided on site in accordance with Section 17.112.035 of the Zoning Ordinance. The location shall be reviewed and approved by the Planning Division prior to issuance of building permits.
- P36. The colors and materials of the existing church, including the roof, shall match the new addition prior to a Certificate of Occupancy for the addition.

P37. Any existing landscaping and/or irrigation that is destroyed or disturbed during construction shall be replaced.

## **II. 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. Approved key boxes are required on all new buildings.

### **Fire - Water Supply Conditions**

F4. Fire Hydrants shall be provided in accordance with UFC Chapter 9 and UFC Appendix 3-B.

a. The number and spacing of fire hydrants shall be in accordance to UFC Table A-3-B-1.

F5. All fire hydrants shall be in service prior to the start of framing construction.

F6. Fire sprinkler connections shall have unobstructed access to a fire hydrant within 150 feet.

### **Fire - Equipment and Protection System Conditions**

F7. Fire alarm systems are required in accordance with the most restrictive of the following: the Uniform Fire Code, the Uniform Building Code, or the Lompoc City Code.

F8. Automatic sprinkler systems are required in accordance with the most restrictive of the following: the Uniform Fire Code, the Uniform Building Code, and the Lompoc City Code.

F9. Fire alarm systems and automatic sprinkler systems shall be supervised on a 24-hour basis at a location approved by the Fire Department.

F10. Four sets of plans for fire alarm systems and 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 UFC standards.

F11. 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 UFC Standard 10-1.

### III. POLICE DEPARTMENT

No General or Project Specific Conditions

### IV. ENGINEERING

#### Engineering - General Conditions

EN1. Public Improvement Plans are required with this development. Public Improvement Plans include all work within the public right of way and usually shall not include private, onsite grading except as noted below. Public Improvement Plans include:

- Public Improvements:
  - Utilities - Electric (conduit, transformers, street lights, etc.), water and sewer.
  - Drainage - Storm drain (SD) lines, inlets & filters, main line, sidewalk drains, etc.
  - Streets, Sidewalk and Curb & Gutter
  - Street Signing and Striping
- Private Improvements:
  - Connection Points to utility mains for sewer laterals and water services

EN2. All 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 the Engineering Division.

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

EN3. Public Improvement Plans shall be prepared by or under the supervision of a registered civil engineer. The Improvement Plans shall be divided into phases as defined on the Tentative Map. Prior to the City's approval of the Parcel Map, the Improvement Plans for Phase I shall be approved by the City Engineer.

EN4. 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.

EN5. Public 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/develop\\_asst.htm](http://www.cityoflompoc.com/PublicWorks/develop_asst.htm)

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.

- EN7. 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, storm drain, electrical system, and other surface and subsurface improvements, shall be prepared based upon the *vertical* and *horizontal* control monuments as established by the City of Lompoc Coordinate Control System, Record of Survey Book 142, Pages 82 and 83. All drawings, improvement plans, and survey maps shall be prepared in accordance with the requirements currently in effect, with the additional requirement that all said drawings and improvement plans shall be delivered in a computer format readily compatible for transfer to the City Geographic Information System. The following computer formats are acceptable for delivery: DGN (native Microstation); DWG; DXF.

#### Easement Dedication

- EN8. 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.

#### Plan Review

- EN9. 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.
- EN10. First plan check submittal of the Public Improvement Plans shall include hydraulic calculations, (sewer and storm drain), a current soils investigation report, and all other pertinent information relating to the Public Improvement Plans and their approval.

#### Landscape Plans

- EN11. Any landscape and irrigation plans required by the Planning Division shall be approved by the Public Works and Utility Departments prior to 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.
- EN12. All trees & 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, 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. 5605(10).
- EN14. An Encroachment Permit shall be obtained from the Engineering Division for any work within City street right-of-way or easement.
- EN15. Prior to the issuance of an Encroachment Permit, the Applicant shall provide a letter to the Engineering Division, addressed to the City Engineer, stating that the engineer, who prepared the Public Improvement Plans, or his/her designated representative, will perform periodic site observations of work shown on the approved Public Improvement Plans.
- EN16. STREET IMPROVEMENT and TRAFFIC SIGNAL IMPACT FEES will be imposed upon the issuance of a building permit and are based on the City of Lompoc Development Impact Fee Schedule in effect at the time of permit issuance.

## **Drainage**

- EN17. Cross gutter shall be constructed at intersections where there is surface drainage.
- EN18. The Public Improvement Plans shall be designed to provide a minimum cross slope of 2% on public and private streets.
- EN19. Storm drains and drainage inlets shall be sized for a peak 25-year runoff event with a positive overland escape design for a 100-year storm. Minimum size for Storm Drains shall be 18 inches unless otherwise approved by the City Engineer.
- EN20. Storm drain minimum velocities should not be less than 2 feet per second with the pipe flowing full, under the design conditions.
- EN21. Storm drains and drainage inlets in sump conditions shall be sized for a 100-year storm and shall provide positive overland escape.
- EN22. Drainage inlets shall be designed and located in a manner that will assure "adequate travel lanes." Up to 25-year storm flows should be contained within the curbs; 100-year storm flows should be contained within the right-of-way or private street easement.  
  
*"Adequate Travel Lanes" defined - Use a 10-year storm for spread. Design private streets with a 10-foot clear lane and public streets with a 20-foot clear lane.*
- EN23. Catch basin capacity for Standard Curb Inlet Catch Basins in a sump, constructed per City Standard Drawings 506 through 508, shall not exceed 2.00 cfs./ft. Use a 30% clogging factor for all inlets in a sump.
- EN24. The lowest surface in all streets and parking lots will be constructed a minimum of one-half foot above the 100-year water surface elevation per current FEMA Flood Insurance Rate Map.

- EN25. The lowest finish floor elevation of all new structures shall be at least 2-1/2 feet above the 100-year water surface elevation per current FEMA Flood Insurance Rate Map. Finish floor elevations shall be higher than overland escape of adjacent streets, bridges and other obstructions.
- EN26. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.
- EN27. Drainage out to the street shall be directed through Curb and/or Parkway Drain(s) per APWA Standard Plan No. 150-2 and 151-1. Submit drainage calculations to support sizing for drain.

### Street Lighting

EN28. All roadways designed for vehicular use (excluding parking lots) shall have street lighting for the safety of drivers and pedestrians. The lighting design shall be per IES (Illuminating Engineering Society) guidelines for roadway and exterior walkway lighting, as specified in the IES Lighting Handbook, 9th Edition. A photometric plan shall be submitted for approval by the City Engineer showing conformance with the following minimum standards:

#### Private Streets

- A. Local residential roads- 0.4 foot-candle average, uniformity ratio (average to minimum) no higher than 6:1.
- B. Collector roads and above- 0.6 foot-candle average, uniformity ratio (average to minimum) no higher than 4:1.
- C. Intersections and other high conflict areas shall have additional safety lighting acceptable to the City Engineer.
- D. Pole spacing shall not exceed 200' on center.

#### Public Streets

- A. Local residential roads- 0.6 foot-candle average, uniformity ratio (average to minimum) no higher than 4:1.
- B. Collector roads and above- 1.0 foot-candle average, uniformity ratio (average to minimum) no higher than 4:1.
- C. Intersections and other high conflict areas shall have additional safety lighting acceptable to the City Engineer.
- D. Pole spacing shall not exceed 200' on center.

### Sidewalk/Driveways

EN29. 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

EN30. Prior to final approval by the Engineering Division, any public improvements damaged during construction shall be repaired as directed by the Public Works Inspector and in conformance to City of Lompoc Standard Plans and Specifications.

EN31. 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/departments/pworks/images/E30.pdf>*

EN32. After the Record Drawings have been approved, the Applicant shall provide the City Management Services Department, Information Systems Division, with the following as-built information, in a computer format readily compatible for transfer to the City Geographic Information System [computer formats acceptable for delivery include DGN (native Microstation); DWG; DXF]. Record Drawing information submitted in computer format will include but not be limited to the following:

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

**Engineering - Project Specific Conditions**

EN33. Provide a Grant Deed (per the requirements in EN8) to the City of Lompoc for additional right-of-way along Avalon Street for future street widening. The additional Right-Of-Way shall be 13' of width dedicated at the north property line, transitioning to 7' of width dedicated at the south property line.

EN34. Identify existing flows and post-development flows from the site into Avalon Street. Provide mitigation, such that the post-development flows do not exceed the existing flows

for any storm event.

## **V. BUILDING**

### **Building - General Conditions**

- B1. Project shall comply with the most recent adopted City and State Building, Fire, Mechanical, Plumbing, Electrical, Energy, Green Building Codes and other applicable Regulations and Standards mentioned therein.
- B2. Buildings and structures shall not exceed the allowable height or area requirements within the most recently adopted Building/Fire Codes. A detailed analysis of each building showing compliance with applicable code provisions shall be provided on a “code analysis and compliance” plan sheet.
- B3. No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of the California Building/Fire Codes for such division or group of occupancy. Architect/Engineer shall provide plans, calculations and supporting data showing compliance with the most recent adopted Building/Fire Codes and means for mitigating non-compliant building systems for existing building(s).
- B4. Improvements, additions, modifications and/or restorations to existing buildings and structures, shall be designed and constructed to comply with the most recently adopted Building/Fire Codes including but not limited to the City’s existing building fire sprinkler/alarm requirements.
- B5. Plans shall be submitted by a California licensed architect and/or engineer. Please note that a complete soils and geotechnical report will be required. Please see additional report and study requirements within California Building Code.
- B6. All new construction of buildings, structures and portions of buildings and structures, including improvement and restoration to existing buildings and structures, shall be designed and constructed to resist the effects of flood hazards and flood loads. Special design considerations within the CBC and the City of Lompoc’s Municipal Code shall apply to building/structures determined to be within flood prone areas.
- B7. Approved fire-resistive assemblies shall be provided for occupancy separations, fire rated construction, fire walls and/or exterior wall protection. Parapets may be required in accordance with the CBC and CFC.
- B8. In addition to the exterior wall construction requirements created by property line proximity (fire resistive construction), opening protection, opening limitation and prohibitions shall comply with the most recent adopted Building and Fire Codes for new and existing structures.
- B9. Dimensioned building setbacks and property lines, street centerlines, and between buildings or other structures shall be designated on plot plans.
- B10. All property lines and easements must be shown on the plot plan. A statement that such

lines and easements are shown is required.

- B11. No building sewer, gas/water service, fire line, or similar utility service shall be located in any lot other than the lot that is the site of the building or structure served by such service unless a legal easement has first been established.
- B12. The Title Sheet of the plans shall include:
- a. Occupancy group(s)
  - b. Description of use(s)
  - c. Type of construction
  - d. Height of the building
  - e. Floor area of building(s)
  - f. Fire sprinklers and alarms
- B13. California accessibility regulations shall be incorporated within the plans for new and existing buildings.
- B14. Project shall comply with current City and State water conservation regulations.
- B15. Dust and erosion control shall be in conformance with standards and regulations of the City of Lompoc.
- B16. A licensed surveyor/engineer shall verify pad elevations and property line setbacks.

#### **Building – Project Specific Conditions**

- B17. Building proximity to the toe of any slope must be shown on the plans.
- B18. Exiting route must be shown on plans from all occupiable spaces.
- B19. Special conditions will be required for a classroom designation from fire and the electrical code.

## **VI. GRADING**

#### **Grading – General Conditions**

- GR1. Grading Plans shall be prepared by or under the supervision of a registered Civil Engineer or Architect. Grading Plans shall include:
- Private Improvements:
    - Earthwork (grading)
    - Connection Points to utility mains for sewer laterals and water services.
    - Conduit and fixtures for lighting within private streets and/or parking lots
    - Driveways & Sidewalk
    - Drainage – SD lines, inlets & filters, sidewalk drains, retention basins, etc.
    - Trash Enclosures
    - Parking Lot Paving
    - Parking Lot Curb & Gutter
    - Driveway Signing and Striping

- 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 at the office of the City Engineer.
- GR3. Grading Plans shall be prepared in conformance with City of Lompoc "Development Assistance Brochures." E-10 through E90 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 at the Engineering Division or downloaded from the City Engineering web page:

[http://www.cityoflompoc.co3m/PublicWorks/develop\\_asst.htm](http://www.cityoflompoc.co3m/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 analysis, and all other pertinent information 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.
- GR7. Grading Permit fees are based on Section 2 of the Master Fee Schedule adopted by City Council Resolution No. 5606(10).
- GR8. 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.
- GR9. 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.
- GR10. 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.
- GR11. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.
- GR12. The on-site drainage system must be properly designed to maximize infiltration of roof and/or surface runoff into the underlying soil before discharging into public storm drain,

street or alley.

- GR13. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8.
- GR14. 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.
- GR15. The grade of asphalt binder to be mixed with aggregate shall be PG 64-10.
- GR16. 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.
- GR17. An "R" value shall be determined by the Soils Investigation and included in the Soils Report. A note shall be placed on the Grading Plan stating that "R" value samples shall be obtained and tested at the completion of rough grading, and the pavement sections confirmed or revised, to the satisfaction of the City Engineer.
- GR18. Prior to final project approval by the Building 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>

- GR19. 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; DXF]. Record Drawing information submitted in computer format will include but not be limited to the following:

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

**Grading – Project Specific Conditions**

- GR20. Provide grading plans with a topographical overlay with ten foot intervals that extend forty feet past the slope diverter ditch on the west side of the property.
- GR21. Clarify where the water collected in the existing diverter terrace structure on the west side drains to?
- GR22. Provide west side property line on plans or indicate the distance to property line off plans.
- GR23. Topographical lines do not match between the C-1 and L-1.
- GR24. The accessible ramps slope exceeds the maximum allowed of 1” in 12” or 8.33%.
- GR25. In the event that a storm water retention basin is required, it must be designed with the City standards bulletin 04-01 criteria.

[http://www1.cityoflompo.com/PublicWorks/const\\_stndrds/Bulletin04-01.pdf](http://www1.cityoflompo.com/PublicWorks/const_stndrds/Bulletin04-01.pdf)

**VII. STORM WATER**

**Storm Water – Project Specific Conditions**

- S1. The project shall be designed so that 95% of the volume of runoff produced by a .75 inch (85<sup>th</sup> percentile, 24 hour runoff event) storm event that falls on areas which have been newly created, added or replaced, shall be infiltrated, reused or evapotranspired.
- S2. A statement shall be included on the project grading and improvement plans as follows: “This project is designed so that ninety five percent (95%) of the volume of runoff produced by a .75 inch (85<sup>th</sup> percentile, 24 hour runoff event) storm event that falls on the newly created, added or replaced impervious area will be captured, and then infiltrated, reused or evapotranspired. The facilities used to accomplish this have been properly designed and sized by me to accommodate the volume of water generated by the designated runoff event.” This statement shall be accompanied by the original signature, stamp and date of a currently licensed professional civil engineer.
- S3. LID Operation and Maintenance Plan. The property owner shall maintain the BMP components included in the project so they operate effectively, in perpetuity. Prior to the granting of final occupancy, the project engineer shall submit a description of the actions to be taken by the property owner, and the frequency, necessary to ensure ongoing maintenance and functionality of post-construction Low Impact Development and Hydromodification features in perpetuity. This statement shall be accompanied by the original signature, stamp and date of a currently licensed professional civil engineer. Details on the operation and maintenance of each structural and/or treatment control shall be included.
- S4. Prior to occupancy, a Substantial Storm Water Compliance form shall be completed,

signed with original signatures of the project's landscape architect/designer, civil engineer and property owner, and submitted to the Planning Division.

- S5. Plans submitted for grading permit shall identify any grading necessary for implementation of required structural and/or treatment controls.
- S6. Storm drain inlets on private property shall be stenciled or marked "No Dumping". Stenciling or markers shall be adequately maintained in perpetuity.
- S7. A Storm Water Pollution Prevention Plan (SWPPP), meeting the requirements of the currently adopted Construction General Permit, shall be submitted to the City Planning Division for review. A Notice of Intent shall be filed with the State Water Quality Control Board. No grading shall take place until a SWPPP for the project has been approved and issued by the State Board, a grading permit has been issued and the approved SWPPP is onsite.
- S8. The proposed project shall be designed to meet all applicable requirements of the City's Storm Water Management Ordinance and the associated Low Impact Development and Hydromodification guidelines.

Notes:

- 1. Please be advised that pervious pavement which is covered by an awning or roof overhang will not be considered pervious.
- 2. Please be advised that lawn areas intended to be used to percolate storm water flows must be properly amended and designed to accommodate the volume of water they will receive.
- 3. Please be advised that directing storm water flows to "existing historic flow areas" and "historic drainage paths", including existing culverts and parking areas, without the addition of Low Impact Development components, is not anticipated to meet the requirements of the City's Storm Water Management Ordinance.

**VIII. AVIATION/TRANSPORTATION**

No General or Project Specific Conditions

**IX. SOLID WASTE**

**Solid Waste - General Conditions**

- SW1. The trash enclosures shall be designed in accordance with city standards for 440-gallon automated containers accessible to automated trash collection trucks and in locations as approved by the 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 the trucks shall not need to back up to turn around and exit.
- SW2. The trash enclosures shall not have any doors (unless approved by the Solid Waste Superintendent) 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 Community Development Director.

- SW3. Trash enclosure access opening must be placed no more than one-foot from Property line or 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 depth, 7-feet, of one container must be constructed with a wheel-stop sufficient to keep containers at the front edge of the enclosure so that operator of trash 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.

**Solid Waste – Project Specific Conditions**

- SW6. Site plans (sheet No. C1) lists Waste Management as the trash provider. This is incorrect, as the City of Lompoc, Solid Waste Division, has exclusive rights to provide trash service in the City of Lompoc. The City currently provides trash service to True Vine Fellowship.
- SW7. There was not a trash enclosure drawn or indicated on the plans. If no trash enclosure(s) are proposed, Conditions of Approval SW1-SW5 do not apply. The applicant will be required to place adequate number of waste containers along Avalon Street on designated service days. Alternatively, applicant may place waste containers in parking lot area, along right-side of drive aisle on designated service days.

**X. 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. For three-phase electrical service over 200 Amps, the Developer 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.

## **XI. WATER**

### **Water – General Conditions**

- W1. This facility must comply with plumbing cross-connection control standards as required by City Ordinance and State law for the protection of water supplies. Information on acceptable back-flow assemblies is available from the City Water Division.
- 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 "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.
- W5. When a fire sprinkler system is required or proposed the utility plan shall show the fire line connection point to water main.
- W6. 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.
- W7. 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.

## **XII. WASTEWATER**

### **Wastewater – General Conditions**

WW1. All new sewer main and lateral installations will be of Polyvinyl Chloride Plastic (PVC) SDR35 sewer pipe, including all pipe fittings and miscellaneous appurtenances. No glue joints are permissible.

WW2. N/A

WW3. For cut in to an existing sewer, a wye tie-in shall be used. Saddles are not allowed.

WW4. N/A

WW5. Bedding will be 3/8" float rock, 12" above and 12" below.

WW6. In existing paved streets or alleys, trench backfill from one-foot above sewer pipe to subgrade shall be one sack slurry. Slurry cement backfill shall conform to the provisions of Subsection 19-3.062, "Slurry Cement Backfill", of the Caltrans Standard Specifications.

WW7. N/A

WW8. N/A

WW9. N/A

WW10. A grease trap/interceptor is required to be installed in community buildings where commercial appliances will be used.

WW11. All food service establishments shall demonstrate compliance with Wastewater Division Ordinance requirements, sized according to Appendix H of the Uniform Plumbing Code (UPC) and show location and type of grease interceptor/trap.

WW12. N/A

WW13. All wastewater improvements must comply with Federal, State and City laws/ordinances for the protection of the Wastewater System.

### **Wastewater – Project Specific Conditions**

#### Wastewater Collection System

WW14. Connections of all laterals to City sewer mains need to be shown on Site Plan C1.

## Pretreatment Program

WW15. Insufficient information is provided regarding the kitchen and its anticipated use. If outfitted with commercial appliances, as it appears is the case, a grease interceptor is required by the City, preferably as close to the kitchen as possible. On this basis, and with a new sewer line placed as shown in Site Plan C1, an interceptor would be placed near entry areas, which is undesirable as objectionable odors are common from grease interceptors. Also, maintenance of a grease interceptor requires access for a grease hauler, as well as water supply, usually provided by a hose bib nearby. Some details regarding grease interceptors can be found in the most recent edition of the California Plumbing Code (in particular, *cf.* Sec. 1014-1015). We think this topic will need further and careful consideration in design for the long-term benefit of True Vine Bible Fellowship.

WW16. There are numerous rooms for storage shown in the plans. Floor drains connected to the sanitary sewer must be protected from chemicals in storage, including cleaning or washing chemicals.

WW17. Self-regenerating water softeners are not allowed (*cf.* Lompoc Municipal Code 13.16.320).