

**CITY OF LOMPOC  
PLANNING COMMISSION STAFF REPORT**



**MEETING DATE:** APRIL 10, 2006

**TO:** MEMBERS OF THE PLANNING COMMISSION

**FROM:** STACY L. LAWSON,  
SENIOR ENVIRONMENTAL COORDINATOR

**RE:** DR 05-40 – LOMPOC REGIONAL  
WASTEWATER RECLAMATION PLANT  
REVISED MASTER PLAN AND UPGRADE

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**AGENDA ITEM NO. 3**

A request by the Lompoc Utility Department, property owner, for Planning Commission consideration of a revision to a previously approved Master Plan for the upgrade of the Lompoc Regional Wastewater Reclamation Plant. The project is located at 1801 West Central Avenue (Assessor Parcel Number: 093-040-40) and is zoned Public Facilities (PF), with a General Plan designation of Community Facility. A Mitigated Negative Declaration (MND) or CEQA-plus (California Environmental Quality Act Plus) document was prepared pursuant to the California Environmental Quality Act (CEQA). The CEQA-plus document was developed pursuant to the terms of an agreement between the State Water Resources Control Board and the U.S. Environmental Protection Agency regarding National Environmental Policy Act (NEPA) compliance.

**PROJECT BACKGROUND:**

April 14, 2003                      The Planning Commission adopted Resolution No. 267 (03), approving DR 03-01, adopting the Master Plan for the Lompoc Regional Wastewater Reclamation Plant.

The Utility Department subsequently changed engineering firms and designed a similar upgrade that expands the existing facility improvements into the west end of the existing Wastewater Reclamation Plant footprint. As a result, while the project description and locations of the proposed structures have changed, the processes proposed and the goal of the project, compliance with the requirements of the Regional Water Quality Control Board, have not changed.

**PROPOSAL:**

The applicant is requesting consideration of revisions to the site plan and elevations of the approved Lompoc Regional Wastewater Reclamation Plant Master Plan. Because the changes requested involve a relocation of improvements, the project is being returned to the Planning Commission for review. The majority of the improvements will be made in Phase I of the development.

### **Phase I**

Phase I includes the project elements that are required to ensure compliance with current discharge standards and prevent system failure. Earthen fill in the 100-year flood plain on the west end of the Reclamation Plant site will be required, to accomplish the project.

The first phase includes new pump, grit removal, thickener, unloading, oxidation, metal removal and flow equalization facilities, along with clarifiers, filters, a blower building, two Ultra Violet disinfection tanks, upgrades to sludge lagoons and storage facilities, and biofilters for odor removal.

Three Internal Combustion Engines will be replaced and dual-fuel (natural gas and digester gas) boilers will be provided, to reduce air emissions from the plant. Upgraded instrumentation systems are also included.

### **Phase II**

The previously identified Phase II has been eliminated. Phase II of the currently proposed Master Plan includes only development of phosphorous removal capability and a third sludge lagoon.

### **ANALYSIS:**

The appearance of the Wastewater Reclamation Plant improvements, as viewed from Central Avenue, will be minimized. An earthen berm and landscaping are proposed to soften and screen any visible structures in the area of new development. The proposed elevations from Central Avenue show six new structures that will be visible. The highest structures will be approximately 19 feet higher than the proposed embankment. These structures, however, are setback from the roadway and will not be obtrusive when viewed from vehicles traveling along Central Avenue.

Landscaping and fencing along Central Avenue, from the Administration Building to the drying beds, will need to be removed to install a pipeline that will be used in wet weather to divert extra flow from the Grit Removal Structure to the Emergency Holding Basins on the east side of the Plant. The fence and landscaping are to be replaced in kind.

### **STAFF REVIEW:**

A Development Review Board (DRB) meeting was held for this project on March 13, 2006. Staff discussed the proposal and draft Conditions of Approval were formulated. The following comments were received:

Engineering Division –

Discussed the need for verification of Federal Emergency Management Agency agreement on the location and height of fill placement within the 100-year flood plain.

Water Division -

Discussed Water supply protection, size and location of meters, and fire sprinkler system requirements.

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 05-40 as the Master Plan for the Lompoc Regional Wastewater Reclamation Plant, based on the findings of fact in the Resolution, including the draft Conditions of Approval in Planning Commission Resolution No. 480 (06).

**ENVIRONMENTAL DETERMINATION:**

A Mitigated Negative Declaration (MND) / CEQA-plus (California Environmental Quality Act - Plus) document was prepared, pursuant to the California Environmental Quality Act (CEQA). The MND was circulated to the State Clearinghouse and was assigned State Clearinghouse (SCH) Number 200603103. The CEQA-plus document was developed pursuant to the terms of an agreement between the State Water Resources Control Board and the U.S. Environmental Protection Agency regarding National Environmental Policy Act (NEPA) compliance. A Notice of Determination will be filed for the project following the Commission action.

**NOTICING:**

- 1) On March 8, 2006, a Public Hearing notice was published in the Lompoc Record;
- 2) Notices were mailed to property owners within 300 feet by US mail; and
- 3) 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 \$35.10.

**RECOMMENDATION:**

Staff recommends that the Planning Commission:

- 1) Review the Initial Study and certify the Mitigated Negative Declaration;  
and
- 2) Adopt Resolution No. 480 (06) approving DR 05-40, a Revision to the approved Master Plan (DR 03-01) for the Lompoc Regional Wastewater Reclamation Plant at 1801 West Laurel Avenue, based on the Findings of Fact noted in the Resolution and subject to the attached Conditions of Approval.

**ATTACHMENTS:**

1. [Draft Resolution No. 480 \(06\) and Proposed Conditions of Approval](#)
2. Mitigated Negative Declaration and Initial Environmental Study
3. Site Plan and Elevations  
(Planning Commission only – plans available in Planning Division for review)

<b>Staff Report has been reviewed and approved for submission to Planning Commission</b>			
<b>Arleen T. Pelster, AICP Community Development Director</b>	<b>Date</b>	<b>Lucille T. Breese, AICP City Planner</b>	<b>Date</b>

**RESOLUTION NO. 480 (06)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A REVISED 25 TO 30-YEAR MASTER PLAN FOR MAINTENANCE AND IMPROVEMENT OF THE CITY'S REGIONAL WASTEWATER TREATMENT PLANT (DR 05-40)**

**WHEREAS**, a request was received from the City of Lompoc Wastewater Division for Planning Commission consideration of a revision to the 25 to 30-year Master Plan for maintenance and improvement of the City's Regional Wastewater Treatment Plant located at 1801 West Central Avenue (Assessor's Parcel Number: 93-040-40); and

**WHEREAS**, the request was considered by the Planning Commission at a duly-noticed public meeting on April 10, 2006; and

**WHEREAS**, at the meeting of April 10, 2006, \_\_\_\_\_ was present, answered Planning Commission questions and addressed their concerns; and

**WHEREAS**, at the meeting of April 10, 2006, \_\_\_\_\_ spoke in favor of, and \_\_\_\_\_ spoke in opposition to, the proposal.

**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:

- A. The General Plan designation for the site is Community Facility, which is consistent with the Public Facilities (PF) zoning, and the staff analysis provides a basis for the recommendation; therefore, it can be found that the Wastewater Reclamation Plant Master Plan is consistent with the applicable General Plan designations and policies.
- B. The proposed site is of reasonable size to support the proposed development indicated in the Wastewater Reclamation Plant Master Plan; therefore, it can be found that the site is physically suitable for the type and density of the development proposed.

**SECTION 2.** Pursuant to Public Resources Code Section 21089 and Section 15074 of the California Environmental Quality Act Guidelines, the Initial Environmental Study and Mitigated Negative Declaration which have been prepared for the proposal show no substantial evidence that the project may have a significant effect on the environment, and therefore it can be found that:

- C. The Revised Wastewater Reclamation Plant Master Plan, as conditioned, does not have a significant effect on the environment.

**SECTION 3:** Based upon the foregoing, DR 05-40 is approved as proposed, 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 10, 2006 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

\_\_\_\_\_  
Arleen T. Pelster, AICP, Secretary

\_\_\_\_\_  
Jack Rodenhi, Chair

Attachment: [Exhibit A - Conditions of Approval](#)  
Exhibit B – Mitigation Measures

**CONDITIONS OF APPROVAL  
DR 05-40 / ER 02-12A**

**These conditions of approval apply to the site plan prepared by Brown and Caldwell, dated February 2006 and elevations dated January 25, 2005, revised March 2, 2006, and reviewed by the Planning Commission on April 10, 2006.**

**I. 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. Minor changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Community Development Director 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.

**II. PLANNING - LANDSCAPING CONDITIONS**

Planning – Project Specific Landscape Conditions

- P3. A Landscaping Plan showing screening and buffering landscaping along the Central Avenue portion of the new earthen berm and development area shall be submitted for review and approval to the City Planning Department.
- P4. The fence and vegetation which is to be removed so that the pipeline may be located along Central Avenue, shall be replaced in kind.
- P5. If the project requires trimming or removal of riparian vegetation, a Streambed Alteration Agreement shall be applied for with the California Department of Fish and Game and any conditions applied as a part of the granting of such an agreement shall be complied with.

Planning - Landscaping General Conditions

- P6. One set of the landscape and irrigation plans, shall be submitted to the Engineering Division with the grading plans. A separate submittal of two sets of the landscape and irrigation plans shall be made to the Planning Division simultaneously. The landscape and irrigation plans shall be reviewed and approved by the Planning Division 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.

These 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 contain an approval block for the Community Development Director; and shall show all existing and proposed public utilities within the project limits.

- P7. The project must conform with the Urban Forestry Administrative Guidelines.
- P8. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

Planning - Landscaping Irrigation Conditions

- P9. The project must conform with sections 3331.1 - 3331.6 of the Lompoc City Code Water Efficient Landscape Standards.
- P10. 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.
- P11. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

Planning - Landscaping Tree Conditions

- P12. The number and size of trees installed on the site shall meet the tree density requirements, as set forth in Chapter 31 of the City Code. The density will be approved or denied during Plan Check.
- P13. 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.
- P14. All trees must be installed with support staking. All nursery stakes must be removed from trees.
- P15. All trees and plant material selection shall be made with the concurrence of the Planning Division.

Planning - Landscaping Installation Conditions

- P16. 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. Prior to the final inspection by the Planning Division, a letter confirming substantial conformance with the approved plans must be submitted by the project landscape designer.
- P17. 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.
- P18. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.

**III. PLANNING – MITIGATION MONITORING CONDITIONS**

- P19. All mitigation measures set forth in the Lompoc Regional Wastewater Reclamation Plant Master Plan Final Mitigated Negative Declaration (FMND) 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.
- P20. The applicant shall pay the costs associated with implementation of the Mitigation Measures, 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.
- P21. Minor changes to the Mitigation Measures may be made by the City Planner. Such changes shall not result in alteration of any mitigation measures, but shall be restricted to changes related to the phase of the project's construction (e.g., plan check, construction, pre-operation, post-operation) in which a mitigation measure is to be completed. Changes may be approved when it is found to be impractical to require completion of a mitigation measure during a phase specified in the Mitigation Measure.

**IV. PLANNING - CONSTRUCTION HOURS**

- P22. Hours of construction shall be limited to:  
Monday through Friday - between the hours of 7:30 a.m. and 5 p.m.

Saturday - between the hours of 8 a.m. and 5 p.m.

Sunday - None

Minor modifications to the hours of construction may be granted by the City Planner.

**V. BUILDING – GENERAL CONDITIONS**

Building - General Conditions

- B1. Project shall comply with the most recent adopted City and State building codes.
  - a. The Building Code requires that no change of occupancy shall be made in the character of occupancies or use of any building unless such building is made to comply with the most recent edition of the Building/Fire 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 UBC and UFC.
- 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)
- 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, decks, platforms shall meet the strict guidelines in the most recent adopted Building Code.
- B12. Buildings shall comply with the State's Energy Regulations.
- B13. Hazardous materials, liquids and chemicals shall comply with the most recent adopted codes for Group H Occupancies and UFC, Article 80 and 79 where applicable.
  - a. A hazardous materials management plan shall be required and shall comply with Article 80, CFC.

**VI. FIRE SAFETY – GENERAL CONDITIONS**

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 UFC Appendix 3-D and UFC Chapter 9.
- F4. An approved key box containing appropriate keys to buildings shall be made accessible and installed according to City Standards.

Fire - Water Supply Conditions

- F5. 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.
  - b. Fire Department access and water supply shall be in accordance with UFC Article 9 and UFC Appendix 3-A.
- F6. All fire hydrants shall be in service prior to the start of framing construction.
- F7. Fire sprinkler connections shall have unobstructed access to a fire hydrant within 150 feet.

Fire - Equipment and Protection System Conditions

- F8. 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.
- F9. 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.
- F10. Fire alarm systems and automatic sprinkler systems shall be supervised on a 24-hour basis at a location approved by the Fire Department.
- F11. 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.
- F12. 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.

**VII. 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.

## EXHIBIT A

- 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.

## VIII. MITIGATION MEASURES

The following Mitigation Measures shall be Conditions of Approval for ER0212A:

### GEOLOGY AND SOILS

#### Mitigation

MM1. The recommendations of the Geotechnical Report, Regional Wastewater Reclamation Plant Upgrade, prepared by Fugro West Inc. and its Addendum No. 1 shall be followed in the construction of the proposed upgrade. This specifically includes the recommendations for deep compaction with stone columns and the recommendations referenced in section 4.7.5 of the Geotechnical Report for mitigating potential damage from expansive soils.

#### Monitoring

The resident engineer shall ensure that this mitigation measure is complied with during construction.

#### Mitigation

MM2. Erosion control and soil stabilization methods shall be applied to the edge of the area of fill and shall include vegetation, jute matting or other recognized and effective erosion control/soil stabilization methods. Dissipaters shall be located at the outfall of the storm drain system on the west end of the project site.

#### Monitoring

The resident engineer shall ensure that these mitigation measures are complied with as soon as the fill is in place and compacted. The method of erosion control shall be approved by the City's Engineering and Planning Divisions, prior to implementation.

### HYDROLOGY AND WATER QUALITY

#### Mitigation

MM3. Prior to issuance of Grading Permits for the project, the applicant shall obtain a Conditional Letter of Map Revision - Fill (CLOMR-F) from FEMA. The CLOMR-F request shall include detailed flood hazard analyses prepared by a qualified professional engineer, consistent with Federal Emergency Management Agency (FEMA) requirements. The applicant shall comply with all conditions and requirements of the CLOMR-F and the grading plans submitted for the project shall be consistent with all the requirements necessary to receive a LOMR-F.

After grading is complete the Resident Engineer (Registered Civil Engineer) shall make application to the Federal Emergency Management

Agency (FEMA) for a Letter of Map Revision Based On Fill (LOMR-F) for the area of the development currently designated to be within Zone AE on the National Flood Insurance Program (NFIP) map (Community Panel Numbers 060334 0736 F). The Resident Engineer shall submit the approved LOMR-F to the Engineering Division, prior to issuance of certificate of occupancy by the Building Division.

Monitoring

The Resident Engineer shall ensure that the above requirements have been met and proof provided to the City Engineer.

**AIR QUALITY**

Mitigation

MM4. Dust (PM<sub>10</sub>) - A dust abatement program shall be prepared by the applicant. 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 the following dust control measures:

- a. The construction contractor shall designate a person or persons to monitor and oversee the implementation of a comprehensive dust control program and to increase watering, as necessary, to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and 24/7 contact information for the person responsible for dust control shall be provided to the Air Pollution Control District and the Lompoc Community Development Department, prior to issuance of grading permits.
- b. During construction, water trucks or sprinkler systems shall be used to prevent dust from leaving the site. At a minimum, this should include wetting down the construction site, especially during excavation and other ground-preparing operations, and cleaning all equipment in the mid- to late- morning and after work is completed for the day. Increased watering frequency shall occur, whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible.
- c. The amount of area disturbed at any one time shall be limited to 15 acres.
- d. Stockpiled soil shall be watered, covered, or treated with soil binders to prevent blowing dust.

- e. Any material transported to or from the site by truck shall be covered with a tarp from its point of origin, or have adequate freeboard to prevent blowing or spillage.
  - f. Construction workers shall maintain speeds under 10 mph in all vehicles or equipment. Signs shall be posted on the job site that limit vehicle speeds on unpaved roads and over disturbed soils to 10 miles per hour during construction.
  - g. A minimum depth of eight (8) inches of gravel and/or mud grates shall be placed at all roadway entrances, extending 25-feet from the edge of pavement, to prevent tracking of dirt and mud onto public roads.
  - h. After grading, earthmoving, or excavation is completed, disturbed areas shall be watered, adequately revegetated, or covered with soil binders until the area is paved or otherwise developed, so that dust will not be generated. Binders should be refreshed according to manufacturer specifications or when the crust is broken.
  - i. Streets and alleys surrounding the project shall be kept clean and free of dirt. Dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce re-suspension of particulate matter through vehicle movement over those surfaces. Washing of streets and pavement is not permitted.
  - j. Dust control requirements shall be provided as a note on a separate informational sheet on project grading and building plans and in plan specifications developed for the project.
- MM5. If dust is not adequately controlled on-site, the City shall shut down work on the project until adequate dust control is provided.
- MM6. Key provisions of dust control requirements shall be shown on grading and construction plans.
- MM7. Only APCD approved paint and asphalt shall be used.
- MM8. Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be used, whenever feasible.
- MM9. The engine size of construction equipment shall be the minimum practical size.
- MM10. The number of pieces of construction equipment operating simultaneously shall be minimized through efficient management

practices to ensure that the smallest practicable number are operating at any one time.

- MM11. Construction equipment shall be maintained in-tune, per the manufacturer's specifications.
- MM12. Construction equipment operating on-site shall be equipped with two or four degree engine timing retard or pre-combustion chamber engines.
- MM13. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- MM14. Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by the U.S. Environmental Protection Agency (EPA) or the California Air Resources Board shall be installed, if available.
- MM15. Diesel powered equipment shall be replaced by electric equipment, whenever feasible.
- MM16. Construction worker trips should be minimized by encouraging carpooling and by making food available on-site during the lunch break.
- MM17. Temporary traffic control shall be provided (e.g., flag person) to avoid unnecessary delays to traffic, during construction activities that interrupt normal traffic.
- MM18. The City of Lompoc's Citywide Best Management Practices (BMPs) shall be adhered to in all City completed or contracted projects.

Monitoring

The Resident Engineer shall ensure that mitigation measures 4 through 18 are properly implemented at all times during construction.

**BIOLOGICAL**

Mitigation

- MM19. A pre-construction survey for nesting birds shall be conducted by a qualified wildlife biologist if construction is planned to occur between April 15 and August 15. Special emphasis shall be placed on the potential occurrence of nests of southwestern willow flycatchers, least Bell's vireos, white-tailed kites, Cooper's hawks, yellow-breasted chats, and California yellow warblers. If no active nests, or indications resulting in a strong suspicion of a nest location, are found during the survey, no further protection measures will be required. If active nests are found, the biological monitor shall prepare a nest avoidance plan designed to

avoid impacts to known or suspected nests. Whether a buffer distance is established shall depend on the distance of the nest from construction activities and the type of activities that are to take place. No construction activities shall occur within an established buffer until young have fledged or the species is no longer attempting to nest. Construction activities shall be allowed outside the established buffer zone. No further protection measures shall be required once young have fledged or after August 15.

MM20. The project proponent or its contractors shall conduct environmental awareness training for construction crews before project initiation. The education program shall include a brief review of the special-status plant and wildlife species that occur or could potentially occur (including their life history and habitat requirements), in the portions of the project area in which they may occur, and their legal status and protection under the federal Endangered Species Act of 1973 (16 USC 1536), the California Endangered Species Act of 1970 and 1984 and the California Environmental Quality Act of 1970 and their amendments. The program shall also cover the restrictions and guidelines that must be followed by all construction personnel to reduce or avoid effects on these species during project implementation. The crew foreman shall be responsible for ensuring that crewmembers adhere to the guidelines and restrictions. Education programs will be conducted for new personnel as they are brought onto the job during the construction period. Restrictions and guidelines that must be followed by construction personnel include:

- Project-related vehicles will observe the posted speed limit on hard-surfaced roads and a 10 mph speed limit on unpaved roads during travel in the project area.
- Off-road travel shall be restricted to the designated construction areas.
- Nighttime construction shall not be permitted.
- All food-related trash shall be disposed of in closed containers and removed from the project area at least once a week during the construction period. Construction personnel shall not feed or otherwise attract wildlife to the project area.
- No pets or firearms shall be allowed in the project area.
- No rodenticides or herbicides shall be applied in the project area during construction activities

Any worker who inadvertently injures or kills a special-status species or finds one dead, injured, or entrapped, shall immediately report the incident to the biological monitor. The monitor shall immediately notify the project proponent, who shall provide verbal notification, as appropriate, to the USFWS Endangered Species Office in Ventura, California, and to the local CDFG contact within three

working days. The project proponent shall provide written notification of the incident to USFWS and CDFG within five working days.

- MM21. Immediately prior to ground-disturbing activities, a qualified wildlife biologist shall survey all construction areas with natural vegetation for the presence of California horned lizards, silvery legless lizards, and American badger dens. Although expected to occur on rare occasions only, the monitor shall also survey for the presence of California red-legged frogs, southwestern pond turtles, and two-striped garter snakes. If California horned lizards or silvery legless lizards are found, those individual animals shall be relocated to similar habitat away from construction activities. If California red-legged frogs, southwestern pond turtles, or two-striped garter snakes are found, construction activities shall not begin until appropriate resource agency representatives have been consulted and permission to continue work is granted.

If a badger den is found, it shall be examined for potential occupation. As necessary, diatomaceous earth shall be placed in front of the den opening for three consecutive nights to check for badger tracks. If the den is assessed to be unoccupied, it shall be completely excavated using hand tools, then backfilled to prevent re-occupation. If there is evidence of current occupation of the den, actions shall be taken to discourage continued use, such as progressively blocking the entrance with soil, sticks, and other materials. After three nights, the den shall be completely excavated to ensure that no badgers remain inside, then backfilled.

- MM22. Staging, parking, and laydown areas shall be located within ruderal vegetation in previously disturbed areas, such as the current storage and equipment parking area in the southwestern corner of the RWRP.
- MM23. If nighttime security lighting is required, it shall be directed downward and away from the river and riparian zone.
- MM24. The City and its contractors shall minimize the likelihood of removal or disturbance of sensitive biological resources adjacent to the construction area by installing orange construction barrier fencing (and sedimentation fencing in some cases) around the construction areas. Sensitive resources that occur within and adjacent to the construction area include the sensitive natural plant communities and riparian vegetation that occur along the Santa Ynez River.

Temporary fences between the construction zone and the riparian habitats of the Santa Ynez River floodplain shall be installed as the first order of work. Temporary fences shall be furnished, constructed, maintained, and later removed, by the contractor, as directed by the qualified Wildlife Biologist and site

supervisor. The fencing shall be commercial quality woven polypropylene, orange in color, and a minimum of 4 feet high (tensor polygrid or equivalent). The fencing shall be tightly strung on posts with a maximum 10-foot spacing.

- MM25. A qualified biologist shall periodically monitor construction activities for compliance with the project's mitigation measures. The biological monitor shall assist construction personnel, as needed, to comply with all project implementation restrictions and guidelines. Furthermore, the biological monitor shall be responsible for ensuring that the staked and flagged perimeters of the construction area and staging areas designed to protect nearby sensitive biological resources are maintained in good order.
- MM26. The City shall develop a Storm Water Pollution Prevention Plan (SWPPP) that includes Best Management Practices to prevent soil erosion and sedimentation to protect aquatic wildlife species and prevent toxic materials spills during the construction phases of site development. These BMPs may become part of a SWPPP and/or erosion control plan. The BMPs shall require that the contractor and/or project proponent:
- Establish strict onsite handling rules to keep construction and maintenance materials from entering the river;
  - Immediately clean up all spills and notify agencies of any spills and cleanup procedures;
  - Locate staging and storage areas for equipment, materials, fuels, lubricants, solvents, and other possible contaminants outside the river's normal high-water area;
  - Remove vehicles from the river's normal high-water area before refueling and lubricating; and
  - Develop an erosion control plan to control potential erosion during construction and in the early post-construction phase of the site development, until vegetation can be established or re-established to cover bare native soil. Erosion control measures to protect water quality and steelhead shall be developed and implemented as part of the erosion control plan.
- MM27. The contractor shall minimize trimming of riparian shrubs and trees to that necessary to construct the levee and allow construction equipment and materials necessary access the construction area. Trimming or trees and large shrubs shall be conducted or supervised by an International Society of Arboriculture-certified arborist to avoid permanent damage to trees and shrubs.
- MM28. A mitigation plan to address any trimming of trees or natural vegetation removal that occurred during construction shall be prepared and

implemented for each phase of construction, once it is completed. The plan shall utilize native plant species to replace plants trimmed or removed from areas of riparian scrub, riparian forest, coastal scrub, alluvial plain, and other natural plant communities. Willow shrubs removed shall be replaced at a 5:1 ratio. Permanently disturbed natural vegetation (coastal scrub) shall be replaced at 3:1 by area (0.07 acre x 3 = 0.21 acre). Temporarily disturbed areas shall be revegetated at a 1:1 basis (0.05 acre x 1 = 0.05 acre). As such, the total area to be revegetated shall be 0.26 acre. The areas used in planting shall be accessible by water truck to facilitate irrigation during the dry season of the first two years post-planting. The revegetated areas shall be monitored annually by a revegetation specialist to document survival rate and growth. Success criteria shall be established in the plan, including percent of contained plants and / or cuttings surviving the first and second years, percent groundcover provided by the plantings, and height of plants after the first and second growing seasons. Success criteria, planting centers, and size criteria after three years for willow shrubs and other shrubs shall be:

<u>Species</u>	<u>Size at Planting</u>	<u>Planting Centers</u>	<u>Success Criteria</u>		<u>Ht. After Third Year</u>
			<u>Yr. 1</u>	<u>Subsequent</u>	
Arroyo willow	1 gallon	8 feet	80%	100%	10 feet
Other shrubs	1 gallon	9 feet	80%	100%	8 feet

A re-vegetation report shall be prepared after each annual monitoring survey. The report shall include a determination as to whether the success criteria have been met and what percentage of the plants in any given category have met the success criteria. If success criteria have not been met, remedial actions, such as replanting, shall be required.

Monitoring

The Resident Engineer shall ensure that mitigation measures 19 through 28 are properly implemented, during the times indicated in the conditions, during the period of construction.

**AESTHETICS**

Mitigation

MM29. Any additional lighting proposed shall be low intensity, screened and directed downward, away from the adjacent riparian areas.

Monitoring

Prior to final inspection sign-off for any applicable phase, any new lighting shall be inspected by the Planning Division to ensure that it complies with this condition.

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I, Susan Halpin, Wastewater Superintendent, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the Wastewater Reclamation Plant Master Plan. As the property owner's representative, I agree to comply with these conditions and all other applicable laws and regulations at all times.

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Susan Halpin, Wastewater Superintendent

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Date