

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



DATE: JUNE 12, 2006
TO: MEMBERS OF THE PLANNING COMMISSION
FROM: LUCILLE T. BREESE, AICP, CITY PLANNER
RE: COASTAL MEADOWS - PRELIMINARY/PRECISE
DEVELOPMENT PLAN – DR 05-39
VESTING TENTATIVE SUBDIVISION MAP – LOM 557
ZONE CHANGE – ZC 05-07

AGENDA ITEM NO. 6.

Carlos Yanez, representing Coastal Vision, Inc. has requested Planning Commission review of the following:

- 1) **ZC 05-07** – A Zone Change to amend the City’s Zoning Map designation from *Medium Density Residential (R-2)* and *Open Space (OS)*, to *Medium Density Residential, Planned Development (R-2, PD)* and *Open Space (OS)* on 3.09 acres. The existing *Open Space (OS)* portion of the site will remain undeveloped;
- 2) **LOM 557** - A Vesting Tentative Subdivision Map, for condominium purposes; requesting subdivision of forty (40) residential units, to be constructed in sixteen (16) building clusters of 2 and 3 units each.
- 3) **DR 05-39** - A Preliminary/Precise Development Plan for forty (40) residential units composed of sixteen (16) two-story buildings, a pool, recreation building/clubhouse, and tot play area. The existing *Open Space (OS)* portion of the site will remain undeveloped.

The property is approximately 3.09 acres, located at 1275 North V Street (Assessor Parcel Number: 93-070-36). A Mitigated Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA).

SITE DATA:

1. Property Owner. Gaitan Estate
2. Site Location. 1275 North V Street
3. Assessor Parcel Number. 93-070-36
4. Site Zoning. Medium Density Residential (R-2)/Open Space (OS)
5. General Plan Designation. Medium Density Residential/Open Space
6. Site Use. Existing Vacant Dwelling/Open Space
7. Surrounding Uses/Zoning. North: Residential Mobile Home Park (T)
South: Low Density Residential (7-R-1)
East: Low Density Residential (7-R-1)
West: Open Space (OS)
8. Project area. 3.09 acres

PROJECT DESCRIPTION:

Forty-two (42) town home units were originally proposed within the *Medium Density Residential, Planned Development (R-2, PD)* portion of the site. As a result of the Development Review Board discussion, the applicant has agreed to reduce the density to forty (40) units. Additional discussion will be included under the Staff Review section of the staff report. The units would be constructed in sixteen (16) two-story buildings, clustered in groups of duplex and triplex units, and include two (2) car garages for each unit. The applicant had originally proposed three-story buildings, however there were negative comments from adjoining property owners and the applicant has voluntarily reduced the project to two-story buildings. Of the forty (40) units, four (4) would be designated as affordable. Since the project is located outside the Redevelopment Agency Project Area, the applicant has the option to pay the in-lieu fee adopted by Council or build the affordable units. As an amenity for residents, the proposal also includes a swimming pool, recreation building/clubhouse, tot play area, and 23 guest parking spaces.

Access to the Coastal Meadows complex is served by a single road, beginning at North V Street and ending at a fire department hammerhead turnaround, near the western end of the development. The drive aisles within the project site would be owned and maintained by a Homeowner's Association (HOA).

ENVIRONMENTAL REVIEW:

A Mitigated Negative Declaration (MND) has been prepared for the proposed Coastal Meadows Project by Impact Sciences of Camarillo, under contract with the City of Lompoc. The document was prepared pursuant to the provisions of the California Environmental Quality Act (CEQA). The purpose of the MND is to evaluate the project and identify potential environmental impacts on the community.

The Draft MND was circulated to the State Clearinghouse on March 22, 2006 for distribution to responsible agencies (SCH No. 2006031092). A Notice of Intent to adopt a Mitigated Negative Declaration was filed with the Santa Barbara County Clerk of the Board, posted on the project site, and mailed to interested parties advising that the MND was available for public review and comment. The public review period for comments began on March 22, 2006 and ended on April 20, 2006.

Comments on the Draft MND were received from six (6) individuals, agencies, and interested parties.

- 1) State of California – Governor’s Office of Planning and Research
- 2) State of California – Department of Transportation
- 3) City of Lompoc – Utility Department
- 4) Richard Jenkins, neighbor
- 5) Carlos Yanez, Coastal Vision
- 6) DT and John Woods, neighbors

Responses to the comments on the Draft MND were prepared by Impact Sciences, Inc. dated June 2006. The comments and responses are included in the Final Mitigated Negative Declaration as Attachment No. 4.

Mitigable Impact Areas

Areas that have impacts identified as *Less than Significant with Mitigation Incorporated* include:

- **Air Quality**
- **Cultural Resources**
- **Geology and Soils**
- **Noise**

A Mitigation Monitoring Reporting Program (MMRP) has been prepared by Impact Sciences, Inc. that includes seventeen (17) Mitigation Measures. Certification of the MND acknowledges that the document has:

- 1) been completed in compliance with CEQA,
- 2) was reviewed by the decision-making body, and
- 3) represents the City’s independent judgment.

The MMRP is included in the Final Mitigated Declaration and the Mitigation Measures are included as Conditions to the Preliminary/Precise Development Plan in Resolution No. 492 (06).

CONFORMANCE WITH ADOPTED CITY POLICIES

GENERAL PLAN:

Land Use Element :

The General Plan designation for the site is Medium Density Residential (MDR) and Open Space (OS). The stated purposes are:

MDR -To provide residential areas which are in close proximity to schools, shopping, and other services; and which are at densities that are responsive to the economic considerations of developing affordable ownership housing and rental housing at various price levels. This category provides a buffer between lower-density detached-housing areas, higher-density multiple-family areas, and commercial areas.

OS -To provide areas which preserve scenic beauty; conserve natural resources; protect significant biological and cultural resources; provide opportunities for outdoor recreation and the enjoyment of nature; permit the managed production of natural resources; and protect public health and safety.

The existing open space to the west of the project site, known as the Bailey Avenue Wetland, will remain as open space. The applicant will pay a fee towards the maintenance of the Bailey Wetland Area (BWA) (COA P-66). The Willows and Elwood Estates paid a fee at the time they were developed and the fee was a Condition of Approval on the Seabreeze (Gardens at Briar Creek) development.

Housing Element – Affordable Housing Requirements:

The City has made a commitment to address its housing needs by implementing the policies of the Housing Element. One of the central goals identified in the Housing Element is the provision of a choice of housing opportunities for all economic segments of the community. This includes households unable to afford market-priced housing. Policy 1.11 of the Housing Element ensures that all residential projects address the need for affordable housing within the community and help satisfy the regional fair share housing allocation. This policy is provided below:

Policy 1.11 With the exception of areas within the Old Town Redevelopment Project, Amendment No. 2 area, in all residential developments of ten units or more, at least 10% of all the units shall be affordable to very low-, low-, and median-income households. If it is determined to be infeasible to provide 10% of the units within the very low- to median-income category on-site, off-site provision of the units shall be acceptable or payment of an in-lieu fee shall be acceptable provided that the fee shall be applied to housing within the City.

The proposed project is not located within the Old Town Redevelopment Project, Amendment No. 2 area, and therefore at least ten (10) percent of all the units must be affordable. The proposed project consists of 40 town home residential units and four (4) affordable units are required. The applicant must designate the affordable units on the site plan and record a covenant through the City of Lompoc prior to occupancy (PC Resolution 492 (06) COA P-10).

Redevelopment Agency:

The proposed project is located outside the City of Lompoc Old Town Redevelopment Project Area, Amendment No. 2, and does not require Redevelopment Agency review.

ZONING ORDINANCE:

Zoning Ordinance *Section 7501 Uses Permitted-* states that duplexes are permitted in the R-2 District. Triplexes are permitted subject to a Conditional Use Permit. The applicant has proposed a Preliminary/Precise Development Plan that incorporates duplexes and triplexes, alternating each throughout the development for architectural purposes. It is for this reason that a Conditional Use Permit is not needed.

The purpose of the R-2 zone is to *stabilize and maintain the residential character of the district and permit a suitable environment for family living on a smaller scale by permitting a higher density with two families to the lot while maintaining individual privacy, open space and facilities.* Planning Commission review and approval of the proposed project will assure conformance with the stated Purpose of the Zoning District.

Development standards listed in Zoning Ordinance *Article 3* address specific criteria identified below:

Category	Required/Maximum	Proposed
Height	30 feet maximum	29 feet maximum
Lot Coverage	50 percent maximum	27 percent
Front Yard Setback	15 feet from property line	10 feet minimum 15 feet typical
Rear Yard Setback	10 feet from property line	10 feet minimum 10 feet typical
Side Yard Setback	5 feet from property line on interior lot line	3 feet minimum 5 feet typical
Minimum Building Site Required	6,000 square feet of land area per dwelling unit	Lots vary between 1,211 sq. ft. and 1,854 sq. ft
Parking	2 spaces per unit, 1 covered	2 car garages for each unit 23 guest spaces

The applicant is requesting exceptions from the Development Standards for the *Medium Density Residential (R-2)* for the setbacks as noted in the table above; and for the Minimum Building Site Required. The required exceptions are acceptable and necessary to provide a quality project for the community.

Planning Commission review of the Preliminary/Precise Development Plan will assure conformance with Development Standards.

ZC 05-07- Zone Change

The request for a Zone Change is to amend the City's Zoning Map designation from *Medium Density Residential (R-2)* and *Open Space (OS)* to *Medium Density Residential, Planned Development (R-2, PD)* and *Open Space (OS)* on the 3.09-acre parcel.

The request for a change to *Medium Density Residential, Planned Development (R-2, PD)* would allow the Planning Commission and the City Council to consider a certain amount of flexibility from the strict adherence of the Zoning Ordinance, in order to develop a quality project for the benefit of the community.

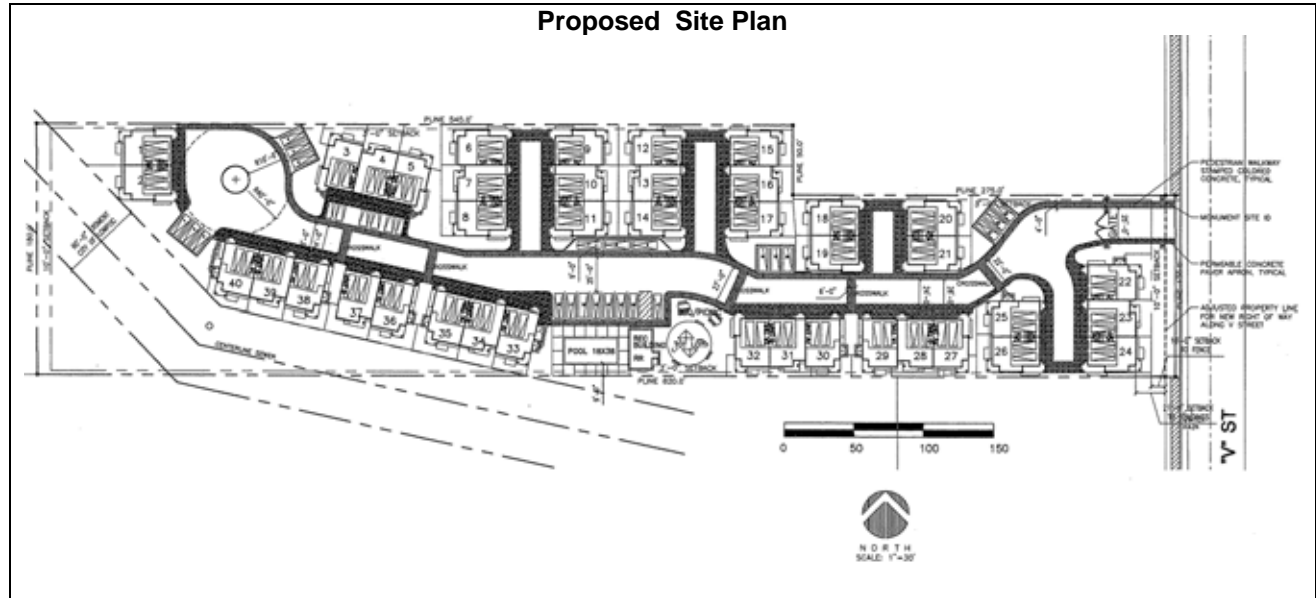
DR 05-39 – Preliminary/Precise Development Plan

The applicant is requesting a re-zone of 3.09 acres of the property to *Medium Density Residential, Planned Development (R-2, PD)* in order to build the proposed residential development, including landscaping, parking, and amenities.

The request for a Planned Development allows the City Council and the Planning Commission to consider a certain amount of flexibility from the strict adherence of the Zoning Ordinance in order to develop a quality project for the benefit of the community. Planning Commission review of the proposal and subsequent recommendation to the Council assures that the proposal meets the City standards.

The underlying density of the project zoning must be adhered to but the development standards may be relaxed. This development plan is intended to serve as a Preliminary/Precise Development Plan to meet requirements of Lompoc City Zoning Ordinance Article 5, P-D Planned Development District and Lompoc City Subdivision Ordinance Section 2863 Planned Residential Developments and Residential Condominiums.

The applicant submitted the site plan shown below on June 2, 2006 in response to comments from staff regarding the original layout of the site. The applicant has reduced the density by two (2) units in order to provide a design that presents adequate drive aisle width, additional on- site parking, and turnaround to allow Solid Waste collection for the project.



Subdivision Ordinance:

City Subdivision Review Ordinance *Section 2863 Planned Residential Developments* contains specific development standards for a Preliminary/Precise Development Plan. These standards are in addition to the standards in the Zoning Ordinance, which are discussed later in the staff report.

1. *Requires a minimum of two (2) amenities for residential developments of twenty-five to forty-nine (25-49) dwelling units.*
2. *The developer shall propose the size and type of the amenities to be provided.*

The developer proposes four (4) amenities for the residents; an 800 square foot swimming pool, an adjacent 467 square foot recreational/clubhouse building which includes restrooms, and a tot lot for children residing in the complex. The tot lot includes three picnic benches, and is adjacent to the recreational/clubhouse building. Guest parking is not required by the City standards, however the applicant has provided twenty-three (23) on-site guest parking spaces for the project.

3. *Lot coverage shall not exceed that prescribed by the underlying zone classification.*

Medium Density Residential (R-2) maximum lot coverage is 50%. The applicant has provided the following statistics for the residential acreage:

Open Space	73%
Building Areas	27%
Total	100%

4. *Required off-street parking shall be provided in accordance with the provisions of the Zoning Ordinance. Additional parking for storage of recreational vehicles, trailers, and other miscellaneous vehicles shall be provided at a rate of one (1) space for each seven (7) dwelling units. If spaces for such vehicles are not provided, then project codes, covenants, and restrictions shall prohibit recreational vehicle parking within the project.*

Twenty-three (23) guest parking spaces are provided throughout the development. There is no location identified for parking of recreational vehicles on the site plan, therefore a Condition of Approval is included requiring a prohibition in the CC&Rs (PC Resolution No. 492(06) COA P-9b).

5. *Minimum open space area shall be required for R-2 density of 50% of the project. At least one-half of the total open space requirement shall be devoted to open space usable by residents.*

The proposal would result in preservation of the wetland area in the City's sewer easement and the area southwest of the easement, providing a high percentage of open space for the parcel. However, due to preservation goals, the wetland area/easement area should not be used by residents. Rather, the area is conditioned to be fenced and protected. Therefore, with the visual benefit and preservation of the wetland view shed, the intent of providing open space is met.

Approval of the Preliminary/Precise Development plan allows the applicant to build the specific project approved. Any minor change to the project would require additional review by the Commission; a major change would require City Council approval. (PC Resolution No. 492(06) COA P-6).

Architectural Review Guidelines

The City Architectural Review Guidelines provide a number of references to new residential developments and the design and placement of new homes on a lot. The Guidelines also contain suggestions concerning window placement to assure privacy between homes. The Guidelines provide the developer with information to provide potential residents with a well-designed project, which meets City Standards.

The Architectural Review Guidelines state:

Page 5, No. 8 *Entry to garages should be incorporated into the architecture of the dwelling to minimize visual prominence.*

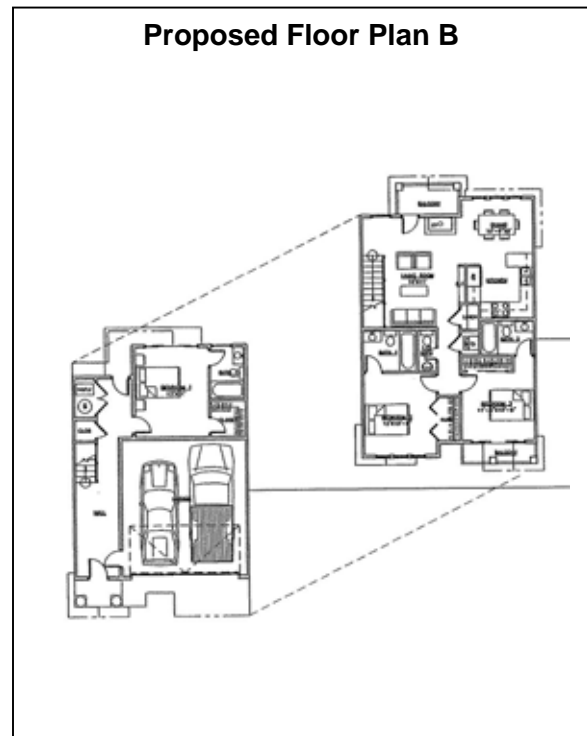
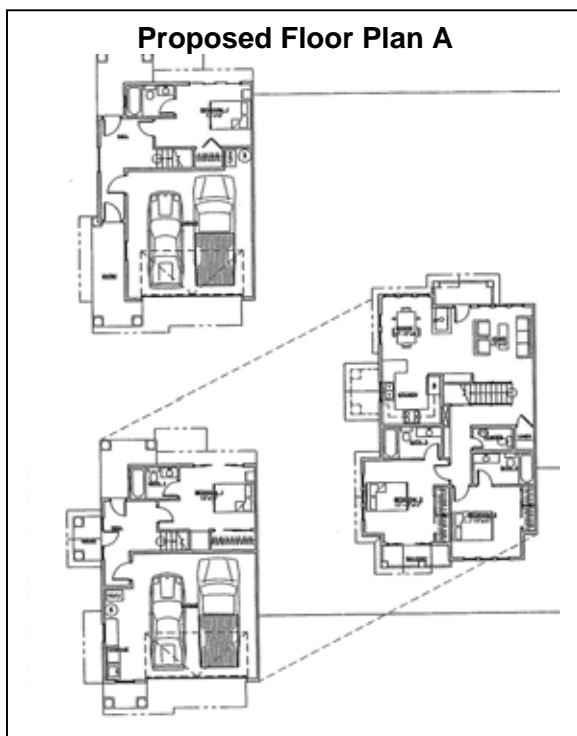
Page 6, No. 13 *All building elevations visible to the public shall be designed and architecturally treated. The choice of materials, colors, and the level of detailing shall be thoughtfully integrated into the design. All elevations need not look alike; however, a sense of overall architectural continuity is encouraged.*

Page 12, No. 4 *Consideration of sensitivity to potential neighbor's views in the placement and architectural appearance of the house is encouraged.*

Page 13, No. 7 *Housing design should encourage the possibility of community interaction while affording privacy. Privacy within each unit and its immediate outdoor space should be carefully maintained, but an effort should be made through the placement of units to allow a natural public space pathway for interaction. The protection of privacy of adjacent residents should be a major design consideration.*

- *Structures and additions should be located to increase visual distance between buildings.*
- *Upper floor balconies should be oriented toward the yard area.*
- *Windows in adjacent homes should be offset from one another.*
- *Translucent or high windows should be used to allow illumination while protecting privacy.*
- *Areas that require more privacy should be located away from neighbors.*

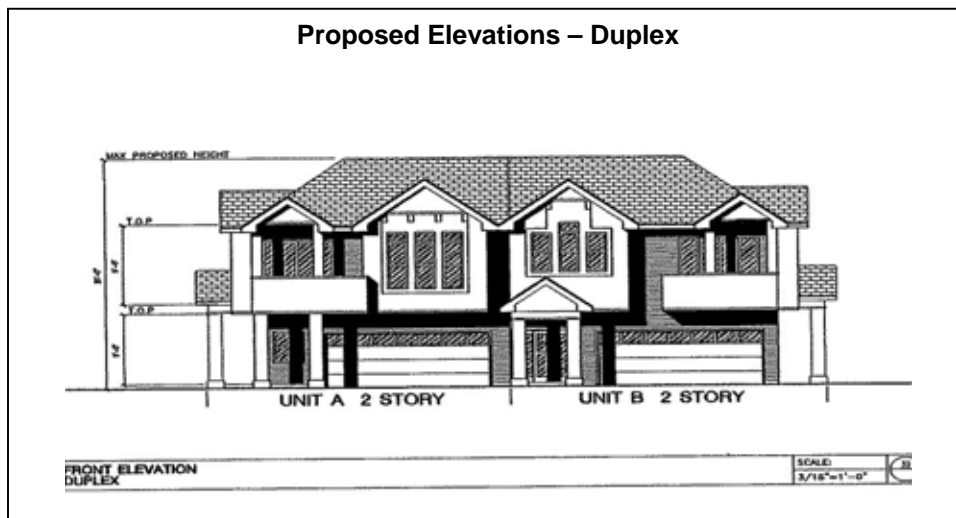
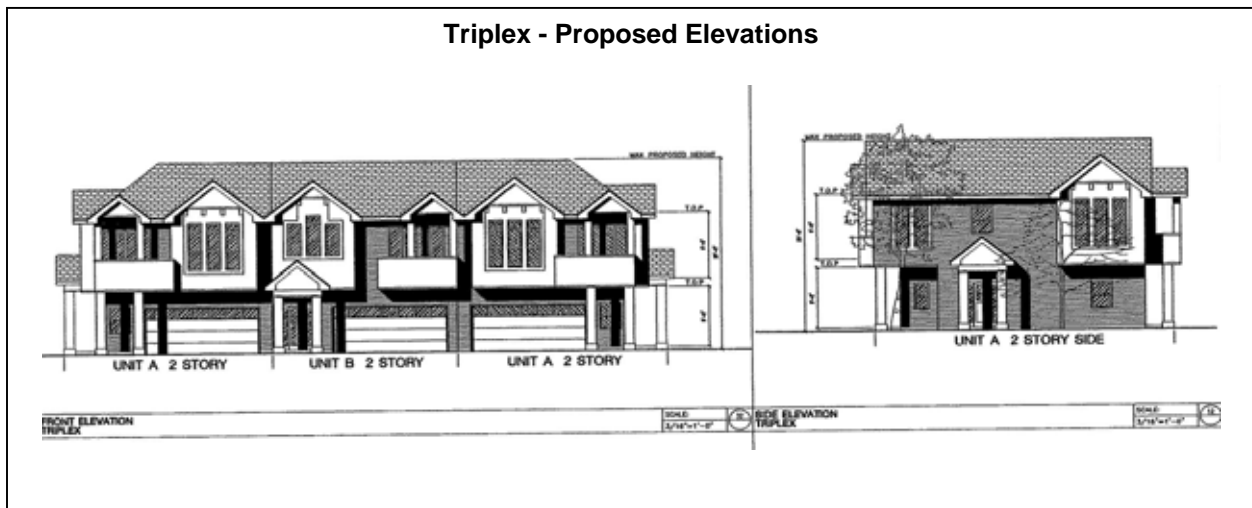
Elevations and floor plans are provided for both the triplex and duplex townhouse buildings. All units would be two-story, three-bedroom units with two-car garages. Two different floor plans would be utilized throughout the development. Twenty (20) units would have a floor area of 1,816 square feet (floor plan A), while the remaining twenty (20) units are proposed to have a floor area of 1,793 square feet (floor plan B).



The overall architectural look will be the same for both the triplex and duplex. The buildings draw inspiration from Colonial New England - Cape Cod architecture. The typical Cape Cod style and details remain in simple form, while the exterior finishes are refined and urban. Use of modern building materials will give the overall architecture an updated look, compared to the traditional New England style.

Concrete columns, corrugated metal siding, and smooth plaster are arranged to complement the building architecture, and reduce the massing to create pedestrian scale. Windows and doors will be shown as a more contemporary style, but will be paired and tri-partied with transoms and dormers to provide natural light for vaulted ceilings in the bedrooms of the units.

Three (3) building color schemes will be alternated throughout. The three (3) color schemes are dominated by colors Cajun Red, Silver Strand, and Birdseye Maple, which will be prominent throughout the development. Accent colors for trim and metal siding include light beige, yellows, sea mist green, and Rockwood terra cotta.



Color / material boards will be available at the meeting for review.

Landscaping And Fencing:

Landscaping is an integral component of any subdivision. Landscaping Conditions of Approval have been included (PC Resolution No. 492(06) P-37 through P-50). A conceptual landscape plan, prepared by M.A. Sanchez, Landscape Architect, and dated December 16, 2005, was included in the project submittal. Preliminary review indicates that the plans are generally acceptable. Final review and approval will occur during the plan check process.

The overall landscape concept for this project pairs with the coastal Cape Cod themed architecture. Special gardens and livable common spaces will be created throughout the development, while respecting the local climate. Plants chosen will take into consideration local adaptability, wind tolerance, and water conservation.

The project, as proposed, will be gated. Monument columns, with lighting and signage will be complemented by special paving and ornamental gates. Surrounding the development, a block retaining wall is proposed. The block wall would be highly visible, and would require architectural treatment. A Condition of Approval is included to ensure review of wall treatment prior to issuance of grading permits for the project (PC Resolution No. 492(06) COA P-83).

LOM 557 – Vesting Tentative Subdivision Map

The Planning Commission has the authority to approve, conditionally approve, or deny a Vesting Tentative Subdivision Map (Lompoc City Code Section 2846). Once approved, the Vesting Tentative Map expires twenty-four months from the date of approval unless the applicant requests a time extension prior to the expiration (PC Resolution No. 493 (06) COA P-5).

Staff Review:

The Development Review Board/Subdivision Review Board convened May 15, 2006 to review the project with the applicant and develop Conditions of Approval. The following comments were received:

Engineering – review of the originally proposed plan raised concerns with the size of the proposed drive aisle and the amount of parking provided on-site. Following discussions with the applicant, the site plan was revised to accommodate these comments.

Solid Waste – review of the originally proposed plan raised concerns that the Solid Waste Division would be unable to access the project site to provide trash pick-up. Following discussions with the applicant, the site plan was revised to remove two units and provide adequate turn around area for both Solid Waste and emergency vehicles.

Wastewater - identified the need for specific sewer direction and connection.

The Development Review Board (DRB)/Subdivision Review Board (SRB) 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.

NOTICING:

On March 24, 2006:

- 1) A Notice of Intent to Adopt a Mitigated Negative Declaration was published in the Lompoc Record;
- 2) A Notice of Intent to Adopt a Mitigated Negative Declaration was mailed to property owners within 300 feet by US mail.

On June 2, 2006:

- 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; 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:

It is recommended that the Planning Commission:

1. **Certify the Mitigated Negative Declaration; and**
2. **Recommend that the City Council:**
 - a) **Certify the Mitigated Negative Declaration (MND) (the Planning Commission can recommend Certification of the Environmental Document without recommending approval of the project);**

- b) **Adopt Resolution No. 491 (06) recommending that the City Council approve Zone Change ZC 05-07 for Assessor Parcel Number: 93-070-36 from *Medium Density Residential (R-2)* and *Open Space (OS)* to *Medium Density Residential, Planned Development (R-2, PD)* and *Open Space (OS)*;**
- c) **Adopt Resolution No. 492 (06) approving the Preliminary/Precise Development Plan DR 05-39 for the construction of a forty (40) unit infill town home development, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.**
- 3. **Adopt Resolution No. 493 (06) approving LOM 557, the proposed Vesting Tentative Subdivision Map, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.**

ATTACHMENTS:

- 1. [Draft Resolution No. 491 \(06\)](#)
 - 2. [Draft Resolution No. 492 \(06\) and Conditions of Approval](#)
 - 3. [Draft Resolution No. 493 \(06\) and Conditions of Approval](#)
 - 4. Final Mitigated Negative Declaration *
 - 5. Site Plan/Map and Elevations *
- (* Planning Commission and City Council only, available in Planning Division)

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

RESOLUTION NO. 491 (06)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE (ZC 05-07) FOR THE COASTAL MEADOWS PROJECT

WHEREAS, a request was received from Carlos Yanez, representing Coastal Vision, Inc., for consideration of a proposal to amend the City's Zoning Map for the Coastal Meadows project located at 1275 North V Street. The request is to amend the City's Zoning Map designation from *Medium Density Residential (R-2)* and *Open Space (OS)* on 3.09 acres to *Medium Density Residential, Planned Development (R-2, PD)* and *Open Space (OS)*(Assessor Parcel Number: 93-070-36); and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on June 12, 2006; and

WHEREAS, at the meeting of June 12, 2006, _____ were present, and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of June 12, 2006, _____ spoke in favor of, or in opposition to the project; and

WHEREAS, the Planning Commission has recommended City Council certification of the Mitigated Negative Declaration (SCH No. 2006031092) for the project as required by the California Environmental Quality Act (CEQA).

NOW, THEREFORE, THE LOMPOC PLANNING COMMISSION RESOLVES AS FOLLOWS:

SECTION 1: The existing General Plan Land Use designation for the subject site is *Medium Density Residential* and *Open Space* on 3.09 acres, which is consistent with the proposed Zone Change to *Medium Density Residential, Planned Development (R-2, PD)* and *Open Space (OS)* on 3.09 acres; therefore, it can be found that:

- A. The proposed zoning is consistent with the General Plan Land Use Designation.

The site is adjacent to streets, which contain necessary infrastructure to support the proposed use of the property; therefore, it can be found that:

- B. The area is afforded the services and facilities appropriate for the proposed zoning.

The proposed Zone Change will provide a designation compatible with the existing adjacent land uses; therefore, it can be found that:

- C. The proposed modification is required for the public necessity, convenience, and general welfare.

SECTION 2: The Initial Environmental Study and Mitigated Negative Declaration prepared for the project show that there is no substantial evidence that the proposed project may have a significant effect on the environment, therefore, it can be found that:

- D. The proposed Zone Change does not have a significant effect on the environment; and
- E. Any effect of the proposed Zone Change upon fish and wildlife are de minimis and therefore no filing fee is required pursuant to Fish and Game Code Section 711.4 and Public Resources Code Section 21089.

SECTION 3: The Planning Commission resolves that this resolution shall be forwarded to the City Council with the Commission recommendation that the Council approve ZC 05-07 to change the zoning to *Medium Density Residential, Planned Development (R-2, PD)* and *Open Space (OS)* on 3.09 acres as shown on Exhibit A, attached.

The foregoing Resolution, on motion by Commissioner _____, seconded by Commissioner _____, was adopted at the Planning Commission meeting of June 12, 2006 by the following vote:

AYES:

NOES:

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

Attachment: Exhibit A – Map

RESOLUTION NO. 492 (06)

A RESOLUTION OF THE CITY OF LOMPOC, RECOMMENDING THAT THE CITY COUNCIL APPROVE PRELIMINARY/PRECISE DEVELOPMENT PLAN (DR 05-39) FOR THE COASTAL MEADOWS PROJECT

WHEREAS, a request was received from Carlos Yanez representing Coastal Vision, Inc., for consideration of DR 05-39 as the Preliminary/Precise Development Plan for the Coastal Meadows project. The project consists of forty (40) town home residences, a 467 square foot recreation/clubhouse building, swimming pool, and tot lot, including parking and landscaping (Assessor Parcel Number: 93-070-36); and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on June 12, 2006; and

WHEREAS, at the meeting of June 12, 2006, _____, were present, and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of June 12, 2006, _____ spoke in favor of, and _____ spoke in opposition to, the project; and

WHEREAS, the Planning Commission has recommended City Council certification of the Mitigated Negative Declaration (SCH No. 2006031092) for the project as required by the California Environmental Quality Act (CEQA).

NOW, THEREFORE, THE LOMPOC PLANNING COMMISSION RESOLVES AS FOLLOWS:

SECTION 1: After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that:

The *Planned Development (PD)* zoning designation allows either more or less restrictive requirements, regulations, limitations and restrictions including height and bulk limitations, arrangements and spacing of buildings and other improvements, and the Preliminary/Precise Development Plan (DR 05-39) proposed for the Coastal Meadows development is designed to meet the needs of the proposed residential use, therefore it can be found that:

- A. The site for the Coastal Meadows project is adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, parking, 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 location of the Coastal Meadows project to streets and highways is adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use.
- D. The Coastal Meadows project will have no adverse effect upon the abutting and surrounding property from the permitted use thereof.
- E. The Mitigation Measures attached as Exhibit B to this Resolution are included for conformance with the Mitigated Negative Declaration.

SECTION 2: The Initial Environmental Study and Mitigated Negative Declaration prepared for the project show that there is no substantial evidence that the proposed project may have a significant effect on the environment, therefore, it can be found that:

- F. The proposed Preliminary/Precise Development Plan does not have a significant effect on the environment; and
- G. Any effect of the proposed development upon fish and wildlife are de minimis and therefore no filing fee is required pursuant to Fish and Game Code Section 711.4 and Public Resources Code Section 21089.

SECTION 3: Based upon the foregoing, the Planning Commission recommends approval of the Preliminary/Precise Development Plan (DR 05-39), subject to the conditions attached as Exhibit A and Mitigation Measures attached as Exhibit B, 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 Planning Commission meeting of June 12, 2006 by the following vote:

AYES:

NOES:

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

Attachment: Exhibit A – Conditions of Approval
Exhibit B – Mitigation Measures

**DRAFT CONDITIONS OF APPROVAL
COASTAL MEADOWS – DR 05-39/ZC 05-07/LOM 557
1275 NORTH V STREET (APN: 93-070-36)**

The following Conditions of Approval apply to the plans for Coastal Meadows, prepared by Ravatt-Albrecht & Associates, received by the Planning Division on December 16, 2005, reviewed by the Development Review Board on May 15, 2006, revised June 2006, and reviewed by Planning Commission on June 12 2006.

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 8900, 8935, and 8936 of the Lompoc City Zoning Ordinance, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc City Zoning Ordinance and the Lompoc City Code. In conformity with Section 0107 and 0128 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 to specifically enforce the Conditions of Approval. 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 and the applicant's signed affidavit agreeing to comply with the conditions.
- P6. Minor changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Commission and approved if acceptable. Major changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the City Council and approved if acceptable.
- P7. Prior to the installation of any signage or sign related construction the applicant shall obtain all appropriate permits. Approval of these plans with signage indicated does not imply approval of signage.
- P8. Owner agrees to and shall indemnify, defend, protect, and hold harmless City,

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

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

- P9. The Covenants, Conditions & Restrictions (CC&R's) shall be reviewed and approved as to form by the City Attorney prior to recordation of the final map.

The CC&R's shall include the following:

- a. Provisions for adequate maintenance and replacement of filters. Filters must be cleaned out at least twice a year, before and after the storm season. Filters must be cleaned out and replaced, if necessary, at any time they are not functioning correctly and water is ponding as a result.
- b. A restriction against parking or storing recreational vehicles, trailers, and other miscellaneous vehicles on public streets within the project. (*Lompoc Subdivision Review Ordinance Section 2863, Planned Residential Developments*).
- c. The CC&R's shall state that no provision in the document may be amended without the prior written approval of the City of Lompoc.

The CC&R's shall be recorded prior to the issuance of building permits for the project and a recorded copy provided to the Community Development Department.

Planning – Affordable Housing Conditions

- P10. Applicant shall comply with affordable housing requirements for the City of Lompoc as specified in General Plan Housing Element Policy 1.11. In lieu of constructing the required units, the developer may chose to pay the Council adopted in-lieu fee.
- P11. The proposed project consists of forty (40) units and four (4) affordable units are required to be dispersed throughout the development. The applicant must designate the affordable units on the site plan and prepare a covenant to be approved by the City Attorney and recorded on each of the affordable units for a period of 30 years.
- P12. Ten percent (10 %) of the dwelling units shall be at prices affordable to very-low, low- and median income families. The distribution and affordability levels of these units, termed “rent-controlled units” / “controlled-sale units” shall be as follows:

Income Level	3-bedroom
Very-Low	2
Low	1
Median	1
Total	4

- P13. The sales price for controlled-sale units shall be calculated when the building permits are issued for the controlled-sale units.
- P14. Prior to the issuance of building permits, the applicant and property owner(s) shall record a covenant which runs with the land against each rent-controlled / controlled-sale unit. The covenant shall be reviewed and approved by the City Attorney prior to the recordation in order to assure continued affordability. The covenant shall specify:
- a. the formula for determining new rental / sales price;
 - b. affordability control mechanisms upon rental / resale;
 - c. refinancing restrictions;
 - d. qualifications of eligible renters / buyers;
 - e. annual reporting requirements;

- f. occupancy requirements;
 - g. the period during which affordability is to be maintained;
 - h. that the owner grants to the City, or other entity designated by the City, an option to purchase the property at any time the owner wishes to sell; and,
 - i. that the covenant shall be in effect for a thirty (30) year period starting from the issuance of the Certificate of Occupancy.
- P15. Prior to the issuance of building permits, the applicant and property owner(s) shall agree to cooperate in implementing the affordability controls, and obtain the lender's approval of the affordability control documents.
- P16. Prior to issuance of certificates of occupancy, the applicant and property owner(s) shall obtain the City's approval of the buyer selection process, the initial sales prices, and the eligibility of the initial buyers of controlled-sale units. In addition, as part of the escrow proceedings on the controlled-sale units, the buyers shall be required to record documents agreeing to adhere to the City's / Redevelopment Agency's affordability requirements. [controlled-sale units only]
- P17. Prior to issuance of certificates of occupancy, the applicant and property owner(s) shall obtain the City's approval of the renter selection process, the initial rent, and the eligibility of the initial renters of rent-controlled units. [rent-controlled units only]
- P18. Prior to the issuance of certificates of occupancy, the buyers of the controlled-sale units shall agree to occupy the units as their principal place of residence. [controlled-sale units only]
- P19. Prior to the issuance of certificates of occupancy, the renters of the rent-controlled units shall agree to occupy the units as their principal place of residence. [rent-controlled units only]
- P20. Prior to the issuance of certificates of occupancy, the owner(s) shall agree to assign to the City the right to any rents collected above affordable levels specified in the recorded covenant. [rent-controlled units only]
- P21. Prior to any sale or other transfer of any interest in the controlled-sale units, it must be approved by the City as being in compliance with the requirements set forth in the covenant, including the maximum sale price. Full disclosures must be made in writing to the City regarding the terms of the sale, including copies of all documents. [controlled-sale units only].

- P22. Prior to any sale or other transfer of any interest in the rent-controlled units, it must be approved by the City as being in compliance with the requirements set forth in the covenant. Full disclosures must be made in writing to the City regarding the terms of the sale, including copies of all documents. [rent-controlled units only]

Planning - Architectural Conditions

- P23. The Architectural Review approval granted by the Planning Commission is valid for one year from date of approval and will expire on June 12, 2007. A one year extension may be granted by the City Planner if the applicant so requests prior to the expiration date.
- P24. All facades which extend above the roof line shall be finished on all elevations exposed to public view.
- P25. All mechanical and ventilation equipment on the roof 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.
- P27. Protective bollards shall be installed near all down spouts that are adjacent to traffic.
- P28. Foam material shall not be used for architectural features from the ground level to six (6) feet above ground level. Residential units are exempt from this requirement. Foam material may be used on portions of the building which are a minimum of six feet above ground level.

Planning - Site Plan Conditions

- P29. Street names shall be reviewed and approved by the City Planner and Building Official/Fire Marshal for consistency with City policy prior to approval of the final subdivision map.
- P30. The applicant shall submit a lighting plan, which incorporates the following:
- a. All lighting shall be shielded to prevent glare and minimize light intrusion to adjacent properties. The adequacy and design of the on-site lighting and shielding shall be reviewed by staff at plan check. The plan shall provide specifics for external light fixtures both on and off the building, external illuminated signage, and any lighting fixtures at ground level.

Planning – Storm Water Conditions

- P31. Filters that will remove sediment, oil, and grease shall be provided to treat all water that will drain from on-site paved areas. Filter(s) location(s) and type(s) shall be shown/detailed on grading and drainage plans.

- P32. On construction sites, which are over 1-acre in size, an NPDES Phase II (National Pollution Discharge Elimination System) construction permit shall be obtained through the Regional Water Quality Control Board (RWQCB). A copy of the Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the Planning and Engineering Division for approval, prior to issuance of the grading permit.
- P33. Grading and drainage plans and filter(s) location and type, the storm water pollution prevention plan, and associated maps, shall be reviewed by the City Planning and Engineering Divisions, prior to issuance of grading permits.
- P34. CC&R's shall include provisions for adequate maintenance and replacement of filters.
- P35. For residential subdivisions, which are to have private streets, storm water that flows over any paved surfaces or impervious areas shall be contained and filtered on-site before being released into the City's storm drain system.
- P36. For residential subdivisions, which are to have public streets, storm water filters shall be placed in all affected downstream storm drain inlets, per the specifications of the City Engineering Division.

Planning - Landscaping General Conditions

- P37. 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. 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 and a Landscape Architect contracted by the City and paid for by the applicant, 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

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.

- P38. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.

- P39. The project must conform with the Urban Forestry Administrative Guidelines.
- P40. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

Planning - Landscaping Irrigation Conditions

- P41. The project must conform with sections 3331.1 - 3331.6 of the Lompoc City Code Water Efficient Landscape Standards.
- P42. 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.
- P43. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

Planning - Landscaping Tree Conditions

- P44. 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.
- P45. 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.
- P46. All trees must be installed with support staking. All nursery stakes must be removed from trees.
- P47. All trees and plant material selection shall be made with the concurrence of the Planning Division.

Planning - Landscaping Installation Conditions

- P48. 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.
- P49. 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.
- P50. All plant material is subject to inspection by the Planning Division and must be guaranteed for two years from the date of final inspection.

Planning - Air Quality Conditions

- P51. Dust (PM₁₀) - a dust abatement program shall be prepared by the applicant. The program shall be reviewed and approved by the City Engineer, and City Planner prior to issuance of grading permits. The dust abatement program shall include 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, surround them with windbreaks or stabilize with use of chemical fixative.
 - d. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or have adequate freeboard to prevent spillage during grading, construction, or excavation.
 - 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.

P52. Ozone (O₃) Precursors: (NO_x and ROC)

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

P53. Conditions for Long-term and Operational Impacts

- a. Residential Projects
 1. All residential construction or remodel projects of five or more residential units shall reduce long-term and operation emission of CO, NO_x, and ROC from mobile sources.
 2. If the development project is adjacent to a bicycle trail and/or lane designated in the Lompoc General Plan, that portion adjacent to the project shall be installed.

Planning - Mitigation Monitoring Conditions

- P54. All mitigation measures set forth in the Coastal Meadows Residential Project Mitigated Negative Declaration (MND) SCH No 2006031092 prepared by Impact Sciences 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.
- P55. The applicant shall enter into a Mitigation Monitoring Agreement with the City of Lompoc, which shall assure continuing compliance with the Mitigation Measures set forth in the Mitigated Negative Declaration (MND). The Agreement shall be reviewed and approved by the City Attorney, and shall be recorded prior to the issuance of any construction permit.
- P56. The applicant shall pay the costs associated with implementation of the Mitigation Monitoring Program prior to issuance of the first Certificate of Occupancy for any building in the project. The costs associated with implementation of Mitigation Monitoring Program shall be calculated on a time and materials basis.

- P57. Minor changes to the Mitigation Monitoring Program 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 which phase of the Mitigation Monitoring Program (e.g., plan check, construction, pre-occupancy, post-occupancy) a mitigation measure is to be completed. Any such changes may be approved when it is found to be impractical to require completion of a mitigation measure during the phase specified in the Mitigation Monitoring Program.
- P58. 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.

Planning – Cultural Resources Conditions

- P59. If archaeological artifacts are unearthed or exposed during construction, all ground disturbing work shall stop immediately and the artifacts and the site shall be evaluated by an experienced archaeologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Archaeologist, prior to the restarting of ground disturbing work at the project site.
- P60. If paleontological artifacts are unearthed or exposed during construction, all ground disturbing work shall stop immediately and the City notified. The artifacts and site shall be evaluated by an experienced Paleontologist/cultural resources specialist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and its implementation overseen by an experienced Paleontologist.
- P61. If human remains are accidentally discovered or recognized during construction, all excavation and ground disturbing work on or adjacent to the project site (or area of discovery) shall stop immediately. The County Coroner of the County in which the remains are discovered shall be contacted and the Native American Heritage Commission shall be notified immediately and their recommendations and requirements adhered to, prior to continuation of construction activity.

Planning – Project Specific Conditions

- P62. Approval of the Vesting Tentative Subdivision Map (LOM 557) is contingent upon City Council approval of Zone Change (ZC 05-07) and Preliminary/Precise Development Plan (DR 05-39).
- P63. Planning Commission approval of LOM 557 is valid for twenty-four (24) months, prior to the expiration of the Map the applicant may request a twelve (12) month

extension. LOM 557 shall expire on June 12, 2007 unless the applicant requests a time extension as outlined by City standards.

- P64. The Covenants, Conditions & Restrictions (CC&Rs) shall be reviewed and approved as to form by the City Attorney prior to recordation of the final map. The CC&Rs shall state that no provision in the document may be amended without the prior written approval of the City of Lompoc. The reciprocal use of the parking area shall be discussed in CC&Rs. The CC&Rs shall be recorded concurrently with the final map.
- P65. Landscape Plans shall be reviewed and approved by a City approved biologist, at the expense of the applicant, to assure non-invasive plants are proposed adjacent to sensitive biological areas.
- P66. A conservation easement shall be recorded and an access easement shall be granted to the City of Lompoc for the Bailey Wetlands Area (BWA) on the final map for the development. Fees shall be paid on a relative acreage basis to the City towards the maintenance of the BWA.
- P67. Access to the existing sewer easement in the BWA shall be maintained during and after development.
- P68. An access easement shall be granted to the Chumash tribe, to allow them to obtain plant materials necessary to retain traditional practices.
- P69. All discharge of storm water into the BWA shall be filtered to remove sediment, oil, grease and trash, prior to discharge into the BWA.
- P70. Invasive species shall not be permitted to be planted on any property adjacent to the BWA.
- P71. Storm drain inlets shall be stenciled, per the requirements of the Engineering Division to state "Do Not Dump, Drains to Wetland".
- P72. Wetland vegetation in the BWA shall not be damaged, removed or trimmed during construction, without first obtaining and complying with a Streambed Alteration Agreement.
- P73. Construction equipment shall be confined to roadways, building pads, and designated staging areas. Vehicular traffic shall not enter the riparian area. Staging, concrete washout and other wash and fueling areas shall not be located in or adjacent to the BWA or its setback and shall be located away from detention basins/bio-swales, if they are proposed.
- P74. Staging and stockpile areas shall be located outside of the BWA and away from detention basins/ bio-swales, if they are proposed.

- P75. Erect temporary barriers such as protective fencing and silt-fencing around the perimeter of construction areas adjacent to the BWA.
- P76. Temporary barriers shall be erected to designate the perimeter limits of the BWA. Barriers shall be sturdy protective fencing consisting of orange construction netting supported by metal staking at 8-foot intervals. Silt fencing shall also be located and properly installed around the perimeter of all construction areas, to protect BWA from siltation.
- P77. All initial ground disturbing activities within 500 feet of riparian/wetland areas shall be limited to the time period between September 1 to March 31. If initial site disturbance and grading cannot be conducted during this time period, a pre-construction survey for active nests less than 500 feet from proposed grading limits shall be conducted by a qualified biologist at the site two weeks prior to any construction activities. If active nests are located, then all construction work shall be conducted at least 500 feet from the nest until the adults and young are no longer reliant on the nest site, as determined by a qualified biologist. If no active nests are found during the pre-construction survey, construction and grading can be initiated. A report detailing the survey activities and results shall be prepared by the biologist and submitted to the City's Planning Division, prior to issuance of grading permits.
- P78. Mass grading and clearing shall be completed during the dry season, which is normally April 15 through October 15, to minimize erosion potential and adverse impacts on water quality.
- P79. Any bare soils shall be hydroseeded with native non-invasive plant species, prior to December 1 of any construction year.
- P80. Drainage outfalls into the BWA should be fitted with energy dissipaters or other engineered features to reduce erosion.
- P81. During construction activity, plastic shall be placed over any ground surface where fueling or equipment maintenance is to occur. Drip pans shall be placed under equipment parked on-site.
- P82. A Temporary Use Permit (TUP) shall be required for all construction trailers on site, prior to issuance of building permits.
- P83. The perimeter fence shall be architecturally treated. Staff shall review the treatment prior to issuance of building permits.

II. BUILDING AND FIRE SAFETY

Building - General Conditions

- B1. Project shall comply with the most recent adopted City and State building codes.
- B2. Plans shall be submitted by a California licensed architect and/or engineer.
- B3. Approved fire-resistive assemblies shall be provided for occupancy and/or exterior wall protection. Parapets may be required in accordance with the 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. Attached residential units shall comply with the most recently adopted State Sound Control Regulations. A sound transmission study complying with the most California Building Code may be required.

III. FIRE

Fire - Access Conditions

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

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.

IV. POLICE DEPARTMENT – No additional conditions

V. ENGINEERING

Engineering – General Conditions

- EN1. Improvement Plans are required with this development. Improvement Plans include:
- Earthwork
 - Site drainage, parking lot paving, planters & trash enclosures
 - Public improvements – Public electric, water, sewer, storm drain and surface improvements
 - Signing and striping within public and private street right-of-way
 - Connection points to utility mains for sewer laterals and water services
 - Electrical services up to and including transformer
- EN2. Improvement Plans shall be prepared by or under the supervision of a registered civil engineer.
- EN3. 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." City Standard Requirements are available at the Engineering Division.

EN4. "Development Assistance Brochures" are available at the Engineering Division to facilitate the preparation of plans and reports by the Applicant's engineer and include "Checklists for Completeness of Engineering Plans and Report Submittals." The "Development Assistance Brochures" are an essential reference for the preparation of Grading and Public Improvement Plan submittals.

EN5. A Soils Investigation/Geology Report shall be submitted to the Engineering Division with first plan check submittal of the Improvement Plans. A soils engineer shall be retained to observe, test, and certify during construction all recommendations as outlined in the Soils Investigation Report. "R" Values shall be taken to determine the street structural sections.

All slopes shall be reviewed by a Soils Engineer for stability and shall be included in the Soils/Geotechnical Investigation Report. A Soils Engineer shall sign the final Grading Plan approving all slope grading.

EN6. In conformance with Chapter 27, Section 2774.E 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 (same as or less than Version 14); DXF.

Plan Review

EN7. After the Improvement Plans have been prepared and are ready for review, the Applicant's Engineer shall submit four (4) sets of prints to the Engineering Division for first plan check. The Public Works Department, Utility Services Department, Fire Department, and Building Division will review the check prints for conformance with project conditions and City Standards.

EN8. First plan check shall include hydraulic calculations (sewer & storm drain), soils report, and all other calculations and data necessary for review of the project plans.

Permits & Fees

- EN8. An Encroachment Permit issued by the Engineering Division is required for any work within a street right-of-way or easement. Permit application will include an itemized Engineer's cost estimate for the public improvements to be constructed.
- EN9. A Grading Permit is required by the Engineering Division upon approval of the Improvement Plans and prior to clearing, grubbing, excavation, or dirt filling within the development.
- EN10. Prior to the issuance of an Encroachment Permit or Grading Permit the Applicant shall provide a letter to the Engineering division, addressed to the City Engineer, stating that the civil engineer who prepared the Improvement Plans will oversee the grading and offsite construction. (Refer to EN24.)
- EN11. A Grading Plan Review Fee shall be paid after first plan review and before any additional plan check submittals. Plan Check Fee is based on estimated grading quantities identified on the Improvement Plans.
- EN12. 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

- EN13. A Drainage/Hydrology Report shall be submitted to the Engineering Division with first plan check submittal of the Grading and Improvement Plans.
- EN14. Cross-gutters shall be constructed at intersections where there is surface drainage.
- EN15. The Improvement Plans shall be designed to provide a minimum cross slope of 2% on public and private streets.
- EN16. 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.
- EN17. Storm drains and drainage inlets in sump conditions shall be sized for a 100-year storm and shall provide positive overland escape.
- EN18. 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.

- EN19. 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.
- EN20. 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.
- EN21. 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.
- EN22. 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 storm drain, street or alley.

Final Approval

- EN23. Record Drawings are required for this project. Development Assistance Brochure, entitled “Record Drawings,” is available from the Engineering Division to facilitate the preparation of the Record Drawings.

The civil engineer who prepared the Improvement Plans shall prepare and submit Record Drawings to the Engineering Division prior to Engineering’s final approval of the project. A professional land surveyor licensed in the State of California may prepare the Record Drawings providing the civil engineer also signs the Record Drawing Certification on the plans. The Record Drawings shall show all changes that occurred during construction, including changes in materials, distances, lengths, locations, elevations, slopes, volumes, etc.

- EN24. After construction is complete and the City has approved the Record Drawings, the Applicant will:
- A. Provide the City Management Services Department, Information Systems Division, with a copy of the Record Drawings, in a computer format readily compatible for transfer to the City Geographic Information System. The following computer formats are acceptable for delivery: DGN (native Microstation); DWG (same as or less than Version 14); DXF.

- B. Provide the Engineering Division with record Drawings copied in PDF format (one file) on CD.

Engineering – Project Specific Conditions

- EN25. The Applicants Registered Civil Engineer shall make application to the Federal Emergency Management Agency (FEMA) for a Letter of Map Revision (LOMR-F) based on fill for all lots currently designated to be within Zone AE on the National Flood Insurance Program (NFIP) map (FIRM 060334 0736 F). The grading plans submitted for the project shall be consistent with all the requirements necessary to receive a LOMR. Applicant shall submit the approved LOMR to the Engineering Division, prior to issuance of occupancy.
- EN26. The Improvement Plans shall graphically identify the location of Zone AE, as designated on the NFIP map and show Zone AE spot elevations throughout the development.
- EN27. Construct curb sidewalk along V Street frontage per City Standard Drawing No. 615.
- EN28. Locate gate at project entry on V Street with room to store 2 vehicles on the project driveway before queuing onto V Street.
- EN29. Project monument signs at V Street entrance should be located and designed in such a way so as to not impair the sight-distance for vehicles exiting from the site.
- EN30. Structural section of all private streets shall meet City Standards.
- EN31. Lighting shall be provided on street network and at the entrance and exit of the development.

VI. AVIATION/TRANSPORTATION -- No General or Project Specific Conditions

VII. SOLID WASTE

Solid Waste – General Conditions

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

Solid Waste – Project Specific Conditions

SW2. Trash containers must be made accessible to collection trucks on day of service. Owner of all units shall sign an agreement with the City stating that they will be responsible for refuse containers being placed out to the private street on the day of service. The agreement, in a form satisfactory to the City Attorney, will be recorded prior to issuance of building permits for the project.

VIII. ELECTRIC

Electric – General Conditions

- EL1. The Applicant shall sign a Line Extension Agreement and pay all costs for the City to furnish and install electric power lines/equipment to and within the proposed development. These costs will include all labor, labor overhead, material, material handling charges and equipment/vehicle rentals necessary for the City to extend the City's electrical distribution system to serve the project. The total estimated cost, as mentioned in the Line Extension Agreement, must be paid prior to the City issuance of building permits.
- EL2. The Applicant shall provide a single line diagram showing voltage, phase, load requirements, and size of planned switchboard. Three-phase electric services up to 200 Amps shall have 7-jaw meter sockets. Three-phase electric services above 200 Amps shall have 13-jaw meter sockets and provisions for a test switch and for current transformers. The main switchboard shall conform to Electric Utility Service Equipment Requirements approved by the City of Lompoc. The Applicant shall pay the Meter Installation Fee, prior to the issuance of the building permit.
- EL3. Electric meters and main disconnect switches shall be located on the exterior of the building or in an enclosure opening only to the exterior of the building. Meter enclosures shall be accessible at all times to electric division personnel. If the enclosure is to be locked, the lock shall be keyed to Schlage Lock No. C38587.
- EL4. The Applicant shall provide all necessary trenching and backfilling to Electric specifications. This shall include trenching for primary cable, secondary cable, street light wiring and associated vaults and boxes. The Applicant shall provide transformer pads as required. The project shall be at final grade prior to trenching for installation of underground electric facilities.
- EL5. The Applicant shall furnish and install the service wire and conduit from the service panel to the transformer or secondary box. Upon approval of the building inspector, the City shall make the final connections to the transformer and energize the service.

- EL6. For three-phase electrical service over 200 Amps, the Applicant shall run a telephone service wire to the meter location for remote meter readings.
- EL7. Provide and install one 2-inch conduit, from the pull box in the street easement to the building, in same trench with the electrical service conduit.

Electric – Project Specific Conditions

- EL8. The existing overhead electric lines, telephone, and cable TV lines along the frontage of the project shall be installed underground at the Applicants expense.
- EL9. Public Utility Easements shall be dedicated on the Final Map for public electric facilities installed within the development.

IX. WATER

Water – General Conditions

- W1. This facility must comply with plumbing cross-connection control standards as required by City Ordinance and State law for the protection of water supplies. Information on acceptable back-flow assemblies is available from the City Water Division.
- W2. The size and location of all water meters shall be determined by the Engineer/Architect or authorized representative. All water meters will be furnished and installed by the Water Division at the expense of the Applicant.
- W3. All meter protection shall be by an approved Reduced Pressure Principle Backflow Prevention Assembly (RP) at the service connection. Information on acceptable assemblies is available from the City Water Division.
- W4. All public water system components must be constructed within public right-of-way or public easements.
- W5. When a fire sprinkler system is required or proposed, the utility plan shall show the location of Fire Department Connection FDC with reference dimensions to the nearest fire hydrant. Fire Department requires fire department connections to be within 150' of a fire hydrant.
- W6. When a fire sprinkler system is required or proposed the utility plan shall show the fire line connection point to water main.
- W7. All requests for information needed to design fire sprinkler systems and to determine available or needed fire hydrant flow shall be made with the City Water Division

Water – Project Specific Conditions

- W8. Show existing water meter and service location on the Improvement Plans. Make note if existing meter and service is to be incorporated into the development. If existing meter and service are not to be used then note on the Improvement Plans that they are to be removed per City Standards and at the Developer's expense.
- W9. Show on the Improvement Plans the size and location of all water meters.
- W10. All water meters and public water lines shall be installed within public easements.
- W11. The size and location of the water meter(s) for open space landscape areas and the pool shall be noted on the Improvement Plans. RP backflow assemblies are required to be installed at these water meters per City Standard Specifications.

X. WASTEWATER

Wastewater – General Conditions

- WW1. All new sewer main and lateral installations will be of Polyvinyl Chloride Plastic (PVC) SDR35 sewer pipe, including all pipe fittings and miscellaneous appurtenances. No glue joints are permissible.
- WW2. All PVC SDR35 sewer piping shall be furnished in the following lengths:
 - Piping from 8" to 12" in diameter – 20' maximum length
 - Piping from 15" to 60" in diameter – 12.5' maximum length
- WW3. For cut-in to an existing sewer, a wye tie-in shall be used. Saddles are not allowed.
- WW4. No steps shall be installed in new or replacement maintenance holes. Steps will be removed for any coatings of maintenance holes.
- WW5. Bedding will be 3/8" float rock or compacted sand.
- WW6. In existing paved streets or alleys trench backfill, from one-foot above sewer pipe to subgrade, shall be one-sack cement slurry. Slurry cement backfill shall conform to the provisions of Subsection 19-3.062, "Slurry Cement Backfill," of the Caltrans Standard Specifications.
- WW7. Maintenance hole reducer/cone will be concentric molded construction.
- WW8. Outer and inner drop maintenance hole connections are not allowed.

- WW9. No clean-out connections to City main sewer lines.
- WW10. A grease trap/interceptor is required to be installed in community buildings where commercial appliances will be used.
- WW11. All food handling establishments must 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. No approval for connection to dispose of industrial waste into the public sewer shall be made until a permit for industrial wastewater discharge has been applied for and approved by the Wastewater Division and before final approval of a development plan for said connection.
- WW13. All wastewater improvements must comply with Federal, State and City laws/ordinances for the protection of the Wastewater System.

Wastewater – Project Specific Conditions

- WW14. Sewer for this project must flow from west to east and connect to Maintenance Hole No. 22-008.

RESOLUTION NO. 493 (06)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A VESTING TENTATIVE SUBDIVISION MAP TO SUBDIVIDE AN APPROXIMATELY 3.09-ACRE PARCEL FOR RESIDENTIAL DEVELOPMENT (LOM 557)

WHEREAS, a request was received from Carlos Yanez representing Coastal Meadows, Inc., for consideration of a Vesting Tentative Subdivision Map for the Coastal Meadows development located on an approximately 3.09-acre site at 1275 North V Street. The request is to subdivide the current site (Assessor Parcel Number: 93-070-36) into forty (40) residential parcels for condominium purposes; and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on June 12, 2006; and

WHEREAS, at the meeting of June 12, 2006, _____ were present, and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of June 12, 2006, _____ spoke in favor of, and _____ spoke in opposition to, the project; and

WHEREAS, the Planning Commission has recommended City Council certification of the Mitigated Negative Declaration (SCH No. 2006031092) for the project as required by the California Environmental Quality Act (CEQA).

NOW, THEREFORE, THE LOMPOC PLANNING COMMISSION RESOLVES AS FOLLOWS:

SECTION 1: After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that:

- A. The General Plan designations for the site are: *Medium Density Residential* and *Open Space*. The zoning is consistent with the General Plan: *Medium Density Residential, Planned Development (R-2, PD)* and *Open Space (OS)* and the staff analysis provides a basis for the recommendation; therefore, the design and improvements of the proposed subdivision are consistent with the applicable General Plan designation and policies.
- B. The proposed parcels are of reasonable size to support the type of development proposed by the applicant; therefore, the site is physically suitable for the type and density of the development proposed.

- C. The proposed subdivision of land is in compliance with the City's policies and ordinances, as conditioned; therefore, the design of the proposed subdivision and improvements are not likely to cause environmental damage or substantially and unavoidable injure fish or wildlife or their habitat.
- D. The design of the proposed subdivision of land, as conditioned, and the type of improvements will not conflict with easements of record or established by judgment, acquired by the public at large, for access through or use of, property within the proposed subdivision; therefore it can be found that the proposed conditions of approval are necessary to provide adequate access to the public.

SECTION 2: The Initial Environmental Study and Mitigated Negative Declaration prepared for the project show that there is no substantial evidence that the proposed project may have a significant effect on the environment, therefore, it can be found that:

- E. The proposed Vesting Tentative Subdivision Map does not have a significant effect on the environment; and
- F. Any effect of the proposed map upon fish and wildlife are de minimis and therefore no filing fee is required pursuant to Fish and Game Code Section 711.4 and Public Resources Code Section 21089.

SECTION 3: Based upon the foregoing it is recommended that the Planning Commission approve LOM 557 as the Vesting Tentative Subdivision Map for the Coastal Meadows project as reviewed on June 12, 2006, 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 Planning Commission meeting of June 12, 2006 by the following vote:

AYES:

NOES:

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

Attachment: Exhibit A – Conditions of Approval

**DRAFT CONDITIONS OF APPROVAL
LOM 557 – VESTING TENTATIVE SUBDIVISION MAP
1275 NORTH V STREET – APN: 93-070-36**

The following Conditions of Approval apply to the plans for LOM 557, prepared by Triad Holmes and Associates Engineering, received by the Planning Division on December 16, 2005, and reviewed by the Planning Commission on June 12, 2006.

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 8900, 8935, and 8936 of the Lompoc City Zoning Ordinance, the violation of any condition listed herein shall constitute a nuisance and a violation of the Lompoc City Zoning Ordinance and the Lompoc City Code. In conformity with Section 0107 and 0128 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 to specifically enforce the Conditions of Approval. 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. 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.

- P4. Approval of Tentative Subdivision Map (LOM 557) is contingent upon City Council approval of Zone Change (ZC 05-07) and Preliminary/Precise Development Plan (DR 05-39).
- P5. Planning Commission approval of LOM 557 is valid for twenty-four (24) months, prior to the expiration of the Map the applicant may request a twelve (12) month extension. LOM 557 shall expire on June 12, 2008 unless the applicant requests a time extension as outlined by City standards.

II. BUILDING AND FIRE SAFETY -- No General or Project Specific Conditions

III. POLICE DEPARTMENT -- No General or Project Specific Conditions

IV. ENGINEERING

Engineering – General Conditions

- EN1. A Final Map shall be prepared in accordance with the Subdivision Map Act, Section 66426. Upon approval or conditional approval of the Tentative Map by the Planning Commission, a complete review by the Engineering Division of all plans and documentation required by the Subdivision Ordinance of the City of Lompoc shall be required before the acceptance of the Final Map by the City Engineer.
- EN2. The Final Map shall be prepared by or under the direction of a registered civil engineer or licensed land surveyor.
- EN3. In conformance with Chapter 27, Section 2824 of the Lompoc City Code, the Final Map 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. The Final Map shall indicate and identify the control monuments utilized in the preparation thereof. The Final Map shall be delivered in a computer format readily compatible for transfer to the City Geographic Information System at the time of map approval. The following computer formats are acceptable for delivery: DGN (native Microstation); DWX (same as or less than Version 14); DXF.
- EN4. After the Final Map has been prepared and is ready for review, the Applicant's Engineer shall submit three (3) sets of prints to the Engineering Division for first plan check.

- EN5. Final Map shall comply with Engineering Division's "Development Assistance Brochure" entitled "Checklist For Completeness of Subdivision Maps," available at the Engineering Division.
- EN6. Final Map shall show street centerline monuments set in standard street monument wells per City Standards.
- EN7. At the completion of plan review for the Final Map, and before the City Counsel will consider acceptance of the Final Map, the required plans, fees and documentation shall be submitted to the Engineering Division. The fees and documentation typically include, but are not be limited to, the following:
- A Title Report current within the last ninety days
 - Final Map original mylars signed and notarized by the owner, and signed and stamped by the engineer
 - Improvement Plan original mylars signed and stamped by the engineer
 - Three sets of signed Improvement Agreement
 - Final Map Application and the Plan Check fee
 - Improvement Security:
 - Faithful Performance Security
 - Labor and Materials Security
 - Monuments Security
 - Final Map and Improvement Plans delivered in a computer format readily compatible for transfer to the City Geographic Information System
 - Certificate of Insurance
 - Encroachment Permit and Fee
 - Proof "Tax bond" has been recorded with the County of Santa Barbara
 - Recording Fee
 - Map Duplicating Fee

V. ELECTRIC -- Project Specific Conditions

- EL1. Public Utility Easements shall dedicate on the Final Map for public electric facilities installed within the development.

VI. SOLID WASTE -- No General or Project Specific Conditions

VII. WATER -- Project Specific Conditions

- W1. Public Utility Easements shall dedicate on the Final Map for public water facilities installed within the development.

VIII. WASTEWATER – Project Specific Conditions

W1. Public Utility Easements shall dedicate on the Parcel Map for public wastewater facilities installed within the development.

IX. AVIATION/TRANSPORTATION -- No General or Project Specific Conditions

I, Gloria Torrones, as Executor of the Gaitan Estate, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the Tentative Subdivision Map. As property owner, I agree to comply with these conditions and all other applicable laws and regulations at all times.

Name

Date