

**CITY OF LOMPOC  
PLANNING COMMISSION STAFF REPORT**



**MEETING DATE:** SEPTEMBER 11, 2006  
**TO:** MEMBERS OF THE PLANNING COMMISSION  
**FROM:** KEITH C. NEUBERT, ASSOCIATE PLANNER  
**RE:** DEVELOPMENT PLAN REVIEW – DR 06-11

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**AGENDA ITEM NO. 3**

A request by Steve Rarig of Rarig Construction, representing the property owner, for Planning Commission consideration of a proposal to construct an 18,000 square-foot warehouse building including parking and landscaping. The proposed project is located on the north side of the 1200 block of West Chestnut Avenue in the *Commercial Industrial (CM)* Zoning District (Assessor Parcel Number: 91-040-61). This action is exempt pursuant to the California Environmental Quality Act (CEQA).

**SITE DATA:**

1. Property Owners..... Hazen Family Trust
2. Site Location..... north side of the 1200 block of West Chestnut Avenue
3. Assessor Parcel Number..... 91-040-61
4. Site Zoning..... Commercial Industrial (CM)
5. General Plan Designation..... General Industrial
6. Site Use..... Vacant Land
7. Surrounding Uses/Zoning..... North: Industrial (CM)  
South: Residential (R-2, PD)  
East: County Facility (CM)  
West: City Yard (CM)
8. Parcel Size..... Approximately 1.09 acres

**PROPOSAL:**

The proposal is for the construction of an approximately 18,000 square-foot warehouse building, with parking and landscaping, on a 1.09-acre vacant parcel fronting Chestnut Avenue in the *Commercial Industrial (CM)* Zoning District. Surrounding uses include the existing Wilco building to the north; multi-family residences to the south; the City yard to the east; and a County facility to the west. The warehouse will expand the storage capacity for the adjacent Wilco Distributors facility.

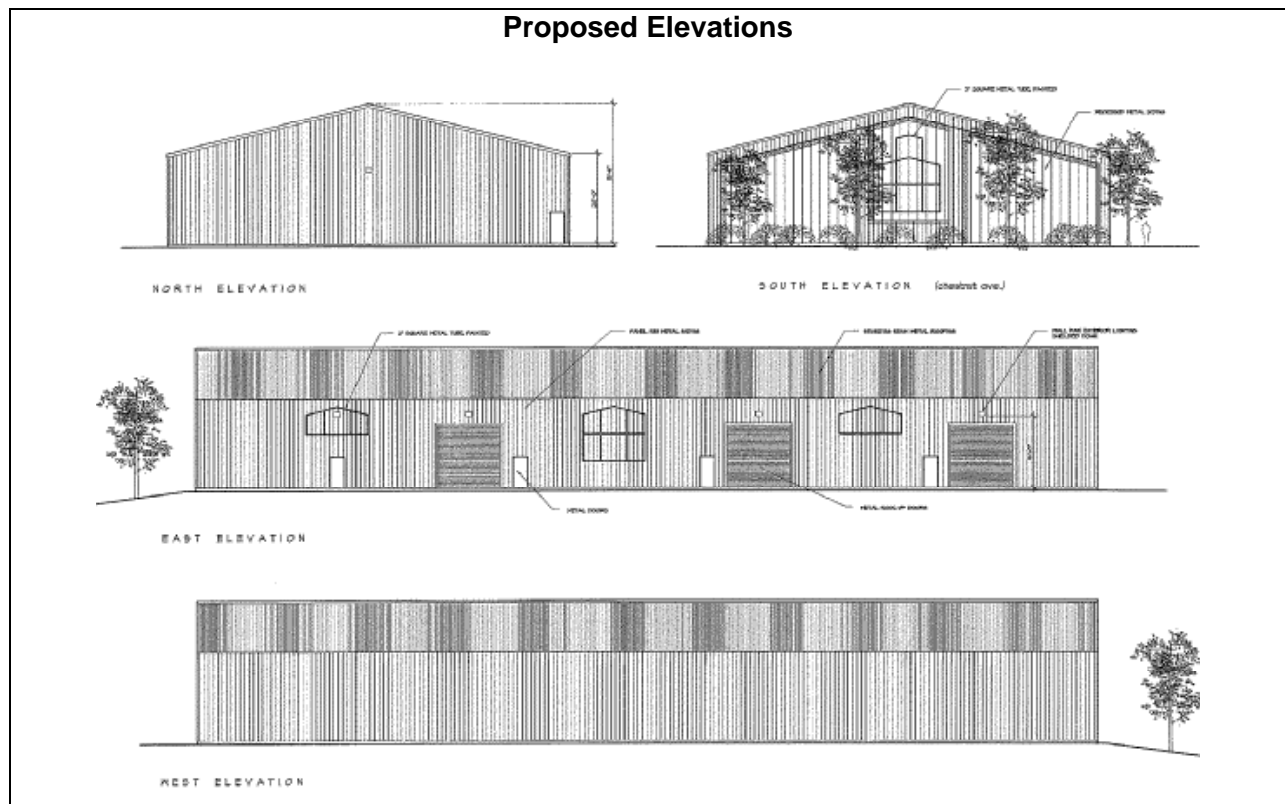
**CONFORMANCE WITH ADOPTED CITY POLICIES:**

**Authority:**

The Planning Commission has the authority to approve, conditionally approve, or deny project architecture (Lompoc City Code Section 8826 et seq.).

**Architectural Review Guidelines:**

The proposed structure is an architecturally treated metal warehouse building. The building consists of beige and tan siding, a beige metal roof and burgundy metal details.



**Architectural Review Guidelines:**

The *Architectural Review Guidelines* state:

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

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*Metal buildings may be approved if they are well designed and compatible with surrounding buildings.*

The south and east elevations are highly visible from Chestnut Avenue. These elevations are enhanced with building popouts and insets, attached metal details, and colors. The north elevation is not visible from public view. As proposed, the west elevation will be partially visible from the street. In order to conform to the Architectural Review Guidelines, the west elevation shall be revised to show additional architectural detail or slats shall be placed in the existing chain link fence along the property line to the west (COA P40). The changes shall be reviewed by staff at plan check and approved, if appropriate.

Landscaping is proposed around the building and in the parking lot. The landscape plan will be reviewed by the Planning Division Staff and a Landscape Maintenance Agreement will be required for the project (COA P23 & P24). As conditioned, the project is consistent with the City's Architectural Review Guidelines.

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

**General Plan:**

General Plan designation for this property is *General Industrial* and the stated purpose is:

*To provide areas for a wide range of industrial uses that involve outdoor activities.*

The proposed warehouse building would allow the expansion of the adjacent Wilco industrial facility. It would be consistent with the General Plan designation and all applicable policies.

**Zoning Ordinance:**

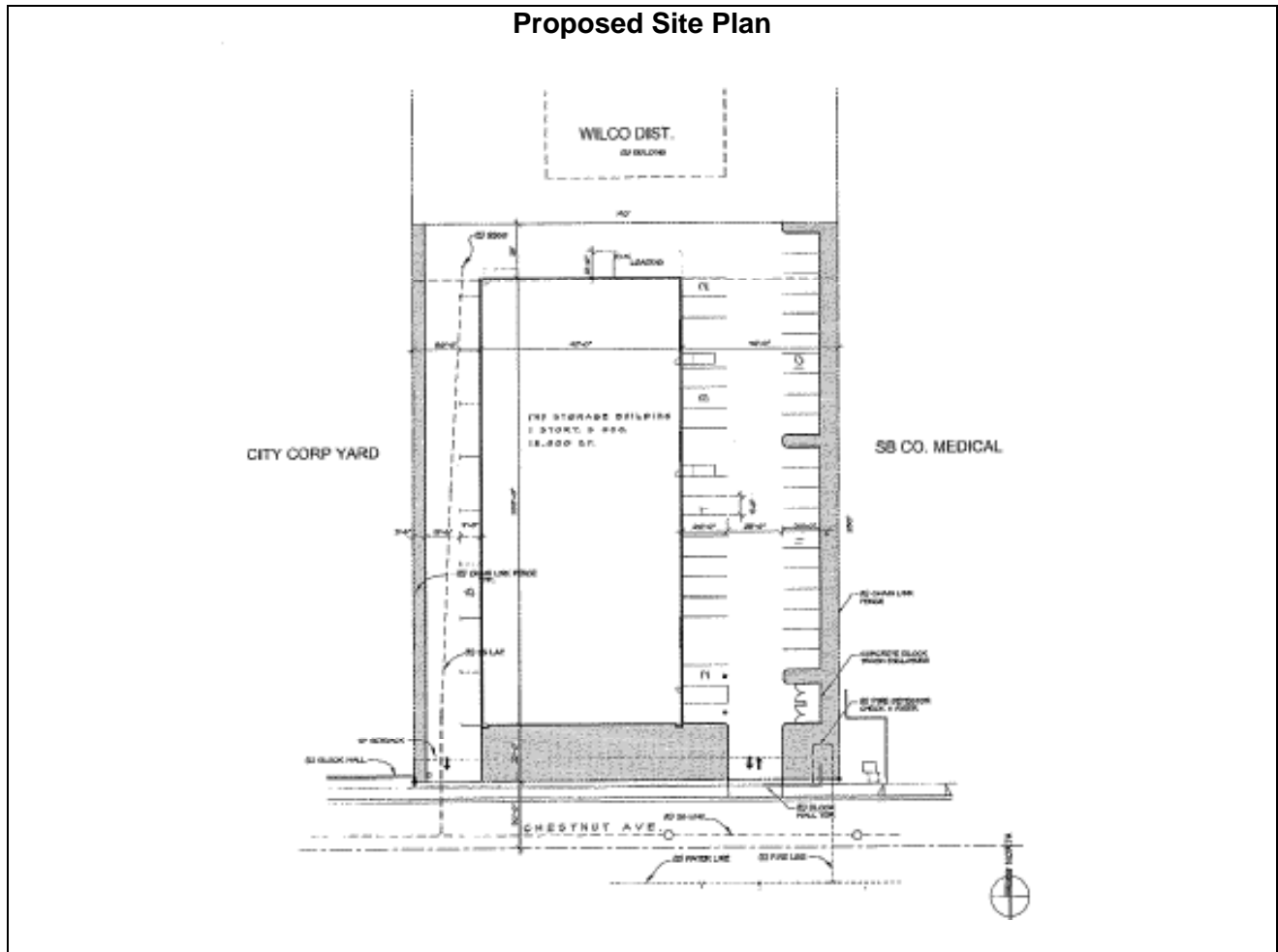
The proposed zoning for the site is *Commercial Industrial (CM)*. The stated purpose is:

*Section 8300 Purpose – To provide for light industrial and limited commercial uses, wherein operations are such that they will be compatible with adjacent residential and commercial environs of the community.*

Planning Commission review and approval of the development plan for this project will assure compatibility with adjacent residential and commercial industrial areas.

**Site Plan –**

The project is located on an approximately 1.09-acre parcel located on the north side of the 1200 block of West Chestnut Avenue.



As shown in the table below, the project meets Zoning Ordinance Section 8304 Property Development Standards for the CM zone.

Category	Required/Maximum	Proposed
Height	35 feet	31 feet, 6 inches
Setbacks	None 10 feet when adjacent to an "R" zone	25 feet (Chestnut Avenue, south) 30 feet (west) 70 feet (east) 25 feet (north)

The property is adjacent to a *Medium Density Residential, Planned Development Zoning District (R-2, PD)* across Chestnut Avenue to the south. Zoning Ordinance Section 8304.4 Yards states:

*None except when adjacent to an "R" zone, then a yard of ten (10) feet shall be provided...*

It further states that the ten (10) foot yard shall be landscaped and maintained, and no storage, loading or parking shall be permitted within said required yard.

The site plan shows a 25-foot landscaped yard along Chestnut Avenue.

Parking –

- A. Parking Spaces – Zoning Ordinance Section 8851 Schedule of Off-Street Parking Requirements requires one space for each 500 square feet of gross floor area for warehousing. Office uses are required to provide one space for each 250 square feet of floor area.

Required:  
 $16,200 \text{ sq ft} / 500 = 32$   
 $+1,800 \text{ sq ft} / 250 = 7$   
 Total = 39 parking spaces

Proposed:  
 43 parking spaces

- B. Loading Spaces – A non-residential structure containing less than 25,000 square feet of gross floor area is required to provide one off-street loading space. The minimum size of the loading space is 12 feet wide, and a net area of not less than 360 square feet, per Section 8852 Off Street Loading Requirements of the Zoning Ordinance.

The proposed site plan includes an off-street loading zone that is adequate in size.

Signage –

The applicant is not requesting review of signage by the Planning Commission. Signage will be reviewed at staff level for compliance with the Sign Ordinance (COA P7).

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

**Staff Review:**

A Development Review Board (DRB) meeting was held for this project on July 6, 2006. The applicant met with staff to discuss the proposal and draft Conditions of Approval were formulated. The following comments were received:

Engineering Division – Stated that the project must include an ADA compliant commercial driveway approach at each of the two Chestnut Avenue access points (COA EN34); that the ramp slope from the back of the driveway approaches at Chestnut Avenue shall comply with City standards (COA EN35); that the existing retaining wall along Chestnut Avenue be relocated behind the street right-of-way and onto the private property (COA EN 36); and that the sidewalk/curb drains shall be designed to minimize the impact flow velocity to gutter by angling discharge towards the direction of the gutter flow (COA EN 37).

Solid Waste Division – Stated that the owner/tenant must open gates to trash enclosures on collection days to allow for automated trash pickup (COA SW6) and that if the building is only for warehouse/storage, than recycling is not required (COA SW7).

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

**ENVIRONMENTAL DETERMINATION:**

The project is categorically exempt from review pursuant to Section 15332, Infill Development Projects, of the California Environmental Quality Act (CEQA). A Notice of Exemption will be filed for the project following the Commission action.

**NOTICING:**

On September 1, 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 \$36.70.

**RECOMMENDATION:**

**It is recommended that the Planning Commission:**

**Adopt Resolution No. 510 (06) approving DR 06-11 allowing the construction of a warehouse building, based upon the Findings of Fact in the Resolution and subject to the attached draft Conditions of Approval.**

**ATTACHMENTS:**

1. [Draft Resolution No. 510 \(06\) and Conditions of Approval](#)
2. Site Plan and Elevations  
(PC only with staff report, documents available for review in Planning Division)

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

RESOLUTION NO. 510 (06)

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING A DEVELOPMENT PLAN FOR A WAREHOUSE BUILDING ON THE NORTH SIDE OF THE 1200 BLOCK OF WEST CHESTNUT AVENUE WITH PARKING AND LANDSCAPING (DR 06-11)**

**WHEREAS**, a request was received by Steve Rarig of Rarig Construction, representing the property owner, for Planning Commission consideration of a proposal to construct an 18,000 square-foot warehouse building including parking and landscaping. The proposed project is located on the north side of the 1200 block of West Chestnut Avenue in the *Commercial Industrial (CM)* Zoning District (Assessor Parcel Number: 91-040-61); and

**WHEREAS**, the request was considered by the Planning Commission at a duly-noticed public meeting on September 11, 2006; and

**WHEREAS**, at the meeting of September 11, 2006, \_\_\_\_\_, was present and answered Planning Commissioners' questions and addressed their concerns; and

**WHEREAS**, at the meeting of September 11, 2006, \_\_\_\_\_ spoke in favor of, and \_\_\_\_\_ spoke in opposition to, the project; and

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

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

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

- A. The site for the proposed use is adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, parking, loading, and landscaping are adequate to properly adjust such use with the land and uses in the vicinity.
- B. The site of the proposed use relates to streets and highways adequate in width and pavement to carry the quantity and kind of traffic generated by the proposed use.
- C. The proposed use will have no adverse effect upon the abutting and surrounding property from the permitted use thereof.

**SECTION 2:** Based upon the foregoing DR 06-11 is approved as proposed on September 11, 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 regular Planning Commission meeting of September 11, 2006, by the following vote:

**AYES:**

**NOES:**

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

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

Attachment: Exhibit A - Conditions of Approval

**CONDITIONS OF APPROVAL**  
**DR 06-11 – Wilco Warehouse Building**  
**North side of the 1200 block of West Chestnut Avenue– APN: 91-040-61**

The following Conditions of Approval apply to the plans for DR 06-11, received by the Planning Division and stamped August 7, 2006, and reviewed by the Planning Commission on September 11, 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 number and the applicant's signed affidavit agreeing to comply with the conditions.
- P5. All revisions made by the Planning Commission and specified in the planning conditions of approval shall be shown on a revised site plan, which shall be reviewed by the Planning Division prior to submittal of construction drawings.
- P6. Minor changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Community Development Director and approved if acceptable. Major changes to the site plan, architectural elevations, or landscape plans shall be reviewed by the Planning Commission and approved if acceptable.

- P7. Prior to the installation of any signage or sign related construction the applicant shall obtain all appropriate permits. Approval of these plans with signage indicated does not imply approval of signage.
- P8. Owner agrees to and shall indemnify, defend, protect, and hold harmless City, its officers, employees, agents and representatives, from and against any and all claims, losses, proceedings, damages, causes of action, liabilities, costs and expenses, including reasonable attorney's fees, arising from or in connection with, or caused by (i) any act, omission or negligence of Owner, or their respective contractors, licensees, invitees, agents, sublessees, servants or employees, wherever on or adjacent to the Property the same may occur; (ii) any use of the Property, or any accident, injury, death or damage to any person or property occurring in, or on or about the Property, or any part thereof, or from the conduct of Owner's business or from any activity, work or thing done, permitted or suffered by Owner or its sublessees, contractors, employees, or invitees, in or about the Property, other than to the extent arising as a result of City's sole active negligence or to the extent of any willful misconduct of the City; and (iii) any default in the performance of any obligations of Owner's part to be performed under the terms of this Agreement, or arising from any negligence of Owner, or any such claim or any action or proceeding brought thereon; and in case any action or proceedings be brought against the City, its officers, employees, agents and representatives, by reason of any such claim, Owner, upon notice from City, shall defend the same at its expense by counsel reasonably satisfactory to City.

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

### **Planning - Architectural Conditions**

- P9. The Architectural Review approval granted by the Planning Commission is valid for one year from date of approval and will expire on September 11, 2007. A one-year extension may be granted by the Community Development Director if the applicant so requests prior to the expiration date.
- P10. All facades which extend above the roof line shall be finished on all elevations exposed to public view.
- P11. 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.
- P12. Protective bollards shall be installed near all down spouts that are adjacent to traffic.

- P13. Foam material shall not be used for architectural features from the ground level to six (6) feet above ground level. Foam material may be used on portions of the building which are a minimum of six feet above ground level.
- P14. The use of trellis shall be limited to ornamental plants only. The trellis shall not be used to display banners or signs of any kind.

### **Planning - Site Plan Conditions**

- P15. No outside vending machines, except fully enclosed newspaper racks, shall be allowed on site. All newspaper racks shall be pedestal-mounted.
- P16. The applicant shall submit a lighting plan that 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 - Stormwater Conditions**

- P17. All storm water flowing from paved surfaces shall be collected and filtered for sediment, trash, oil and grease, prior to discharge into City streets, storm drains or waterways. Filter(s) location(s) and type(s) shall be shown/detailed on grading and drainage plans.
- P18. On construction sites that 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 Division for approval, prior to issuance of the grading permit.
- P19. This facility may also be required to apply for and obtain an industrial storm water permit from the Regional Water Quality Control Board, Region 3, as it is handling and storing rodenticides in association with their manufacture.
- P20. 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.
- P21. All toxic and/or poisonous materials shall be stored under cover.
- P22. Filters installed shall be adequately maintained and replaced. 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.

## **Planning - Landscaping General Conditions**

P23. One set of the landscape and irrigation plans, shall be submitted to the Engineering Division with the grading plans. A separate submittal of two sets of the landscape and irrigation plans shall be made to the Planning Division simultaneously. The landscape and irrigation plans shall be reviewed and approved by the Planning Division prior to issuance of grading or encroachment permits. After the final review and approval of these Plans, mylar copies shall be submitted to the Engineering Division with the grading and/or improvement plans.

These landscape and irrigation plans shall be prepared by a licensed landscape architect or other qualified professional project designer as designated by City staff; shall have overall dimensions of 24" x 36"; shall contain an approval block for the Community Development Director; and shall show all existing and proposed public utilities within the project limits.

P24. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of building permits for the project.

P25. The project must conform to the Urban Forestry Administrative Guidelines.

P26. The final landscaping Conditions of Approval shall be printed on the landscape plans filed with the City.

## **Planning - Landscaping Irrigation Conditions**

P27. The project must conform with sections 3331.1 - 3331.6 of the Lompoc City Code Water Efficient Landscape Standards.

P28. 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.

P29. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

## **Planning - Landscaping Tree Conditions**

P30. 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.

P31. 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.

P32. All trees must be installed with support staking. All nursery stakes must be removed from trees.

P33. All trees and plant material selection shall be made with the concurrence of the Planning Division.

## **Planning - Landscaping Installation Conditions**

- P34. 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. Before the final inspection by the Planning Division, the project landscape designer must submit a letter confirming substantial conformance with the approved plans.
- P35. 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.
- P36. 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**

- P37. Dust (PM<sub>10</sub>) - a dust abatement program shall be prepared by the applicant. The program shall be reviewed and approved by the City Engineer, Senior Environmental Coordinator, and City Planner prior to issuance of grading permits. The dust abatement program shall include the following dust control measures:
- a. Sprinkle all construction areas with water (recycled when possible) at least twice a day, during excavation and other ground-preparing operations, to reduce fugitive dust emissions.
  - b. Construction sites shall be watered and all equipment cleaned in the morning and evening to reduce particulate and dust emissions.
  - c. Cover stockpiles of sand, soil, and similar materials, or surround them with windbreaks.
  - d. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces or have adequate freeboard to prevent spillage.
  - e. Post signs that limit vehicle speeds on unpaved roads and over disturbed soils to 10 miles per hour during construction.
  - f. Soil binders shall be spread on construction sites, on unpaved roads, and on parking areas; ground cover shall be re-established through seeding and watering.
  - g. Sweep up dirt and debris spilled onto paved surfaces immediately to reduce resuspension of particulate matter through vehicle movement over those surfaces.

- h. Require the construction contractor to designate a person or persons to oversee the implementation of a comprehensive dust control program and to increase watering, as necessary.
- i. The name and 24/7 contact information for the person responsible for dust control shall be provided to the City prior to issuance of grading permits.
- j. If dust is not controlled on the site, the City shall shut down work on the project until the applicant can provide adequate dust control.
- k. Streets and alleys surrounding the project shall be kept clean and free of dirt.

P38. Ozone (O<sub>3</sub>) Precursors: (NO<sub>x</sub> and ROC)

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

**Planning – Mitigation Monitoring Conditions**

P39. 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 Community Development Director.

**Planning – Project Specific Conditions**

P40. In order to conform to the Architectural Review Guidelines, the elevations shall be revised to show additional architectural detail added to the west elevation or slats shall be placed in the existing chain link fence along the property line to the west. The changes shall be reviewed by staff at plan check and approved, if appropriate.

P41. No outdoor storage of any kind is allowed on-site.

P42. A detail of the proposed concrete block trash enclosure shall be provided. The detail shall be reviewed by staff at plan check and approved if appropriate.

## 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. Types and quantities of all hazardous or flammable materials shall be provided to the Building/Fire Department for review. A hazardous materials management plan may be required do the types, amounts and storage of materials.
- B4. Hazardous material storage/use shall comply with the most recent adopted Building and Fire Codes.
- B5. High Pile Storage shall comply with Article 81 of the California Fire Code and the most recent adopted Building Code.
- B6. 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.
- B7. Dimensioned building setbacks and property lines, street centerlines, and between buildings or other structures shall be designated on plot plans.
- B8. All property lines and easements must be shown on the plot plan. A statement that such lines and easements are shown is required.
- B9. 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)
- B10. California disabled access regulations shall be incorporated within the plans.
- B11. Project shall comply with current City and State water conservation regulations.
- B12. Dust and erosion control shall be in conformance with standards and regulations of the City of Lompoc.
- B13. A licensed surveyor/engineer shall verify pad elevations, setbacks, and roof elevations.
- B14. Stairs, decks, platforms shall meet the strict guidelines in the most recent adopted Building Code.
- B15. Buildings shall comply with the State's Energy Regulations.

### **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.

#### **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 General or Project Specific Conditions

#### **V. ENGINEERING**

##### **Engineering – General Conditions**

EN1. Improvement Plans are required with this development. Improvement Plans include:

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

EN2. All public utilities such as water mains, sewer mains, electric lines, electric transformers, etc., within the development shall be located within public utilities easements (PUE).

PUE's shall be dedicated by grant deed and prepared by a licensed land surveyor or qualified civil engineer. The grant deed form to be used will be provided by the Engineering Division and is available in electronic format.

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

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

- EN3. All public improvements shall be provided at the Applicant's expense.
- EN4. Improvement Plans shall be prepared by or under the supervision of a registered Civil Engineer or Architect.
- EN5. Grading and public improvements shall be designed in accordance with the City's "Standard Requirements for The Design and Construction for Subdivisions and Special Developments," as last revised. Said Standard Requirements are available at the office of the City Engineer.
- EN6. Improvement Plans shall be prepared in conformance with City of Lompoc Development Assistance Brochures, available upon request from the Engineering Division, and shall comply with Appendices Chapter 33 of the 2001 California Building Code, including all supplementary pamphlets.
- EN7. 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, electrical system, and other surface and subsurface improvements, shall be prepared based upon the control monuments as established by the City of Lompoc Coordinate Control System by Record Of Survey filed August 22, 2003, in Book 172, Pages 4 through 7, Santa Barbara County Records. All drawings, improvement plans and survey maps shall be prepared in accordance with the requirements currently in effect.

#### Plan Submittal

- EN8. After Improvement Plans have been prepared by Applicant's Engineer/Architect and are ready for City review, **FOUR** sets of prints shall be submit to the Engineering Division for the first plan check. Plan submittal shall include additional information as required herein.
- EN9. First plan check submittal shall include estimated grading quantities, a current soils investigation report, retaining wall calculations, drainage analysis, and all other pertinent information relating to the Improvement Plans and their approval.
- EN10. The Soils Investigation Report shall be prepared by a Soils Engineer who will be retained by the Applicant to observe, test, and certify that all recommendations outlined in the Soils Investigation Report are fulfilled during construction.

## Permits & Fees

- EN11. Grading and Encroachment fees are based on the City fee schedule in effect at the time first plan check is submitted.
- EN12. 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.
- EN13. A Grading Permit issued by the Engineering Division is required prior to any excavation or filling on the site. Any stockpiling of fill dirt will require a Temporary Grading Permit.
- EN14. An Encroachment Permit shall be obtained from the Engineering Division for any work within City street right-of-way or easement. An itemized Engineer's cost estimate for construction of the required public improvements shall be submitted to the Engineering Division and is used for determining the Encroachment Permit Fee.
- EN15. Prior to the issuance of an Encroachment Permit or Grading Permit, the Applicant shall provide a letter to the Engineering Division, addressed to the City Engineer, stating that the engineer who prepared the Improvement Plans, or his/her designated representative, will perform periodic site observations of the grading and offsite construction. (Refer to condition EN32.)
- EN16. Street Improvement and Traffic Signal Impact Fees will be imposed upon the issuance of a building permit and are based on the City of Lompoc Development Impact Fee Schedule in effect at the time of permit issuance.

## Drainage

- EN17. Drainage out to the street shall be directed through Curb and/or Parkway Drain(s) per APWA Standard Plan No. 150-2 and 151-1. Submit drainage calculations to support sizing for drain.
- EN18. Drainage from parking lots to the public right-of-way will be filtered through a City approved filter system. The filter shall be located on the development property and maintained by the property owner.
- EN19. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.
- EN20. The on-site drainage system must be properly designed to maximize infiltration of roof and/or surface runoff into the underlying soil before discharging into public storm drain, street or alley.

### Parking Lots

- EN21. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8.
- EN22. Asphalt Concrete – Asphalt Concrete in parking lots shall conform to the provisions in Section 39, "Asphalt Concrete," and Section 92, "Asphalts," of the Caltrans Standard Specifications, current edition, the plans and these specifications.
- EN23. The grade of asphalt binder to be mixed with aggregate shall be AR-4000.
- EN24. Areas of the parking lot that will be used for truck traffic shall be designed with a heavier structural section than areas for passenger cars.
- EN25. An "R" value shall be determined by the Soils Investigation and included in the Soils Report. A note shall be placed on the Grading Plan stating that "R" value samples shall be obtained and tested at the completion of rough grading, and the pavement sections confirmed or revised, to the satisfaction of the City Engineer.

### Streets

- EN26. Asphalt Concrete for paving within street right-of-way shall conform to the provisions in Section 39, "Asphalt Concrete," and Section 92, "Asphalts," of the Caltrans Standard Specifications, current edition.
- EN27. The grade of asphalt binder to be mixed with aggregate shall be AR-4000.
- EN28. Asphalt used as binder for asphalt concrete pavement shall conform to Section 39-2.01, "Asphalts," of the Caltrans Standard Specifications.
- EN29. Asphalt concrete shall be Type A,  $\frac{3}{4}$  inch maximum, medium, grading.

### Sidewalk/Driveways

- EN30. All driveways shall provide a minimum 4-foot sidewalk area behind the apron, at 2 percent slope toward the street, for ADA compliance.

### Final Approval

- EN31. Prior to final approval, any damaged public improvements shall be repaired in conformance to City of Lompoc Standard Plans and Specifications.

EN32. Prior to final approval, Record Drawings shall be prepared by the civil engineer / architect who prepared the Improvement Plans, except that Record Drawings may be prepared by a professional land surveyor licensed in the State of California providing the civil engineer /architect also signs the Record Drawing Certification on the plans. The Record Drawings are required to show all changes that occurred during construction, including changes in materials, distances, lengths, locations, elevations, slopes, volumes, etc. Approved Record Drawing originals will be filed in the office of the City Engineer.

Requirements for the preparation of Record Drawings are available at the Engineering Division.

EN33. After construction is complete and the City has approved the Record Drawings, the Applicant shall:

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**

EN34. Construct a commercial driveway approach at each of the two Chestnut Avenue access points per City Standard Drawing No. 610. To comply with ADA requirements modify the Standard Drawing to include a minimum 4-foot wide sidewalk, 8" thick, behind the driveway approach at 2 percent slope toward the street.

EN35. The elevation difference from the Chestnut Avenue grade and existing lot grade is 3-4 feet. The ramp slope from back of driveway approaches at Chestnut Avenue shall comply with City Standard Drawing No. 802. On each side of the two driveway ramps a retaining wall will need be constructed for a distance into the property.

EN36. The existing retaining wall along Chestnut Avenue is located inside the public street right-of-way. Relocate the existing retaining wall behind the street right-of-way and onto the private property. Any sidewalk damaged during demolition and construction shall be repaired as directed by the Public Works Inspector.

EN37. Sidewalk/curb drains (refer to EN17) shall be designed to minimize impact of flow velocity to gutter by angling discharge toward the direction of the gutter flow.

## **VI. AVIATION/TRANSPORTATION**

No General or Project Specific Conditions

## **VII. SOLID WASTE**

### **Solid Waste – General Conditions**

- SW1. Trash enclosures shall be designed in accordance with City standards for up to 440-gallon automated containers accessible to automated trash collection trucks and in locations as approved by the City Solid Waste Superintendent. The trash collection trucks are side loading and have a 40-foot turning radius. On-site circulation for the trucks shall be designed so trash collection trucks will not need to back up in order to turn around and exit.
- SW2. Trash enclosures shall not have any doors and shall be enclosed on three sides with a six-foot wall, which is architecturally compatible with the on-site buildings as approved by the City Planner.
- SW3. Trash enclosure access openings must be placed no more than one-foot from drive aisle.
- SW4. Trash containers must be kept side-by-side and parallel with alley or drive aisle. Enclosures with more depth than the minimum required seven-foot depth of one container must be constructed with a wheel-stop sufficient to keep the containers at the front edge of the enclosure so that the operator of the trash collection truck does not have to move containers out for collection.
- SW5. The project must provide adequate areas for collecting and loading recyclable materials. The recycling area(s) shall be located so they are convenient for those persons who deposit, collect, and load the recyclable materials. Whenever feasible, areas for collecting and loading recyclable materials shall be adjacent to the solid waste collection areas. A sign clearly identifying all recycling and solid waste collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to the recycling area(s). (See SW7.)

### **Solid Waste – Project Specific Conditions**

- SW6. The owner/tenant must open gates to trash enclosures on collection days to allow for automated trash pick up. If gates are not opened on collection days the trash will not be collected.
- SW7. If building is for warehousing/storage only then recycling is not required.

## 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.

## **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.

## **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 pipefittings and miscellaneous appurtenances. No glue joints are permissible.
- WW2. For cut-in to an existing sewer, a wye tie-in shall be used. Saddles are not allowed.
- WW3. In existing paved streets or alleys trench backfill, from one-foot above sewer pipe to subgrade, shall be one-sack cement slurry. Slurry cement backfill shall conform to the provisions of Subsection 19-3.062, "Slurry Cement Backfill," of the Caltrans Standard Specifications.

WW4. All wastewater improvements must comply with Federal, State and City laws/ordinances for the protection of the Wastewater System.

I, Charles Wilks of Wilco Distributors, the property owner, do hereby declare under penalty of perjury that I accept all conditions imposed by the Planning Commission in their approval of the industrial building. As property owner, I agree to comply with these conditions and all other applicable laws and regulations at all times.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date