

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: SEPTEMBER 13, 2004

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: LUCILLE T. BREESE, AICP, CITY PLANNER

RE: DR 02-07 – PRELIMINARY/PRECISE
DEVELOPMENT PLAN, MINOR
MODIFICATION

AGENDA ITEM NO. 6

A request by Kyle Bruce of Blackbird Architects representing Lompoc Housing Assistance Corporation (LHAC), for Planning Commission review and consideration of minor modifications to the Preliminary/Precise Development Plan (DR 02-07) for the 35 unit apartment complex proposed at the northeast corner of College Avenue and North G Street (Assessor Parcel No. 87-132-01, 04). The modifications include relocation of the child care/community center, change from stacked units to townhouse style units, and change of materials for the proposed units. This action is exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

PROJECT BACKGROUND:

June 10, 2002 Planning Commission adopted Resolution No. 233 (02), recommending City Council approval of Zone Change ZC 02-03 from *High Density Residential (R-3)* to *High Density Residential, Planned Development (R-3, PD)*; and

 Adopted Resolution No. 234 (02), recommending City Council approval of DR 02-07 as the Preliminary/Precise Development Plan for a 35-unit apartment complex with parking, landscaping, and child care/community center at the northeast corner of G Street and College Avenue; and

 Adopted Resolution No. 235 (02), recommending City Council approval of a Conditional Use Permit CUP 02-02 for a 1,200 square foot licensed day-care center on the site.

June 18, 2002 City Council certified the Mitigated Negative Declaration for the project and adopted Resolution No. 5052 (02), approving ZC 02-03, DR 02-07, and CUP 02-02.

- June 6, 2003 Applicant requested a one-year time extension for DR 02-07, due to the lengthy application process for Low Income Housing Tax Credit Program (LIHTC) for the project – granted on June 16, 2003.
- June 16, 2004 Architectural Review Approval for DR 02-07 expired.
- August 2, 2004 Application submitted for Architectural Review of minor-modifications to the site plan layout and architecture of the approved Preliminary/Precise Development Plan, DR 02-07.

PROPOSAL:

The key objective of the Lompoc Housing Assistance Corporation (LHAC) is to provide affordable housing to the citizens of Lompoc. The applicant is requesting consideration of revisions to the architecture, elevations and site plan layout for the approved Preliminary/Precise Development Plan DR 02-07 for a 35-unit apartment complex and childcare/community center.

The following revisions are proposed:

1. The parking lot configuration has changed to provide two on-site parking lots, containing a total of fifty-three (53) covered spaces. The approved Preliminary/Precise Development Plan showed 1.5 covered spaces per unit, plus 4 spaces for the child care center, for a total of fifty-seven (57) spaces. The revised site plan shows fifty-three (53) spaces, a Condition of Approval has been added requiring the additional four (4) parking spaces (COA P-7c).

In addition to the fifty-three (53) parking spaces on-site, there are twenty (20) off-site parallel parking spaces provided along G Street which cannot be counted towards the required parking for the project. The applicant is requesting that three (3) off-site spaces be dedicated as a loading and unloading zone in front of the child care/community center. Staff will present that request to the Council when the grading permit for the project is being processed.

The applicant is proposing covered parking spaces, however, in place of the traditional roof materials the applicant is proposing a waterproof mesh fabric. The material blocks 95% of UV light, is 90% opaque to light, is non-shiny, and allows winds and hot air to pass through. There are a number of options available and staff will work with the applicant to make the determination that the material proposed is as durable as the traditional wood frame carport. The applicant is proposing this type of material instead of a traditional wood frame carport and trellis construction because of its durability, maintenance, safety, desired design aesthetic, and construction cost issues. A sample of this material will be on display at the Planning Commission meeting for review. Staff has included a Condition of Approval requiring the applicant to meet with the Planning and Building staff prior to submittal of building plans for review of the proposed material to assure that the material is equal to traditional construction methods for durability (COA P 7d).

- The site plan layout has changed subtly. The child care and community center facility location has been adjusted from the corner of College Avenue and G Street, to the G Street face of the project. This new location allows for easier access to the facilities for all residents, provides a centralized location for shared uses, and allows for more central common outdoor open space to be utilized for public functions. The childcare facility's fenced outdoor area is adjacent to the active common open space, and can be opened up after hours for use by all of the tenants as an additional play area.

The G Street side of the development has a ten (10) foot setback requirement, however, the childcare facility and outdoor entry plaza is located three (3) feet from the edge of sidewalk. This smaller setback was created to allow more usable community meeting space along the greenway, and for easier visibility of public function in front of the center. The remaining buildings along G Street will still have a ten foot setback. It is only the childcare facility that will encroach into the setback.



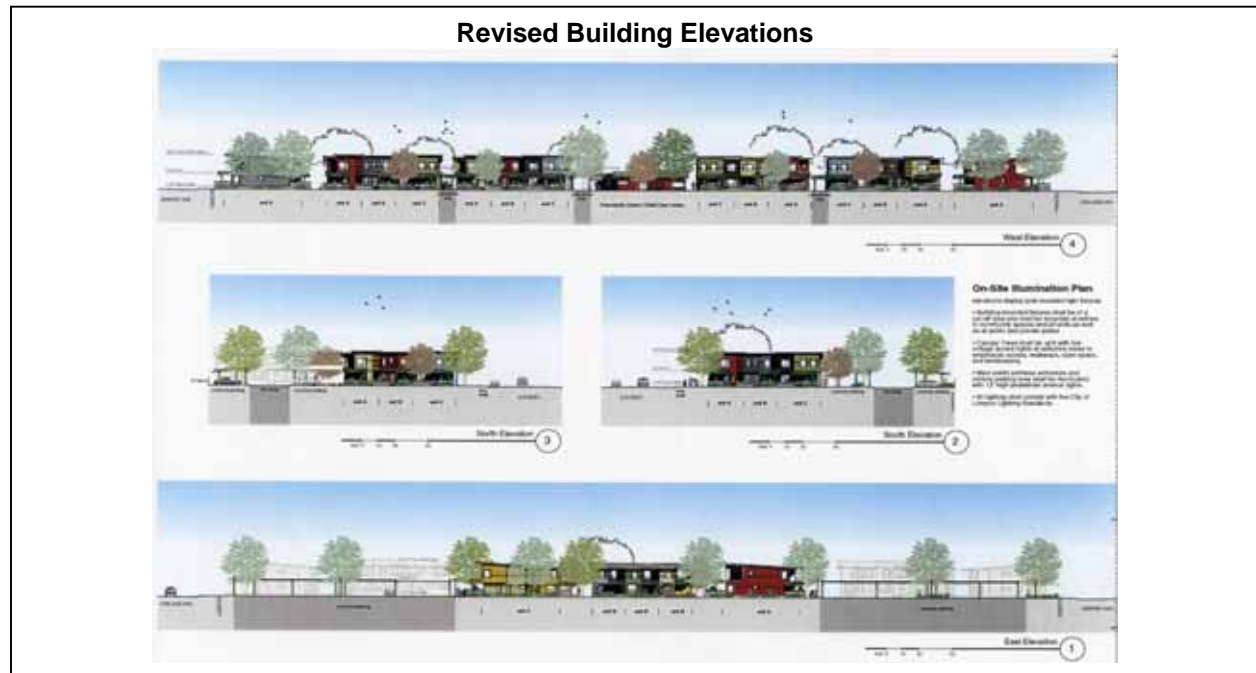
The common outdoor open space area is condensed due to the change in building layout, size, and the number of buildings on site being reduced. There are no changes on the revised site plan to the amenities required in the approved development plan.

One (1) loading space was required on the site and will have to be included in the plans submitted for Building permits (COA P 7e).

- The building layout has changed to reflect traditional town home configuration, where there is no vertical stacking of units. Each building has no more than four units, and an ADA accessible unit has been incorporated into the unit types. The number of units remain the same at thirty-five (35) as shown below. The square footage of these units have increased primarily to lender room size requirements. These changes create a better living situation for the tenants and allow simplified and more cost-effective construction.

Unit Size	Original proposal		Proposed modifications	
	Number of Units	Square Footage	Number of Units	Square Footage
Two Bedroom	11	825 sq. ft.	17	935-962 sq. ft.
Three Bedroom	14	1,000 sq. ft.	11	1,062 sq. ft.
Four Bedroom	10	1,200 sq. ft.	7	1,320 sq. ft.
Total	35	35,075 sq. ft.	35	37,276 sq. ft.

Generally, the appearance of the units will be consistent with the original approval.



Color renderings will be available at the Planning Commission meeting for review.

CONFORMANCE WITH ADOPTED CITY POLICIES:

Architectural Review Guidelines:

The approved exterior building finishes were stucco (three different textures) with three primary paint colors (light green, cream, and gray) and three accent paint colors (dark red, blue, and green). The original proposal included window mullions which were dark green, and shingled roofs which were red, gray, and green asphalt. The trellises and trim were stained wood. The applicant is proposing revisions to the roofing material and paint schemes. The roofing material will be a simple gray asphalt composition. The exterior finishes are HardiPlank, and vary in color with seven paint colors (light yellow, dark yellow, light olive green, dark olive green, light blue, medium blue and red).

Zoning Ordinance:

The High Density Residential (R-3) development standards, the approved project, and the proposed revisions are noted below:

Category	Required/Maximum	Approved Project	Revised Project
Height	35 feet	25 feet	No Change
Lot Coverage	60% of building, parking, driveway, covered patio	Building/covered patio 26,515 Parking/driveway 20,700 Total 47,215 or 56%	Building/covered patio 24,275 Parking/driveway 34,101 Total 58,376 or 69%
Front Yard	15 feet	15 feet (south, College Avenue) 10 feet (west, G street)	3 foot setback at the Childcare building
Rear Yard	10 feet	10 feet (north, Airport Avenue)	5 feet on interior lot line
Side Yard	10 feet on street side 5 feet on interior lot	5 feet (east)	10 feet on street side
Maximum Density	2,000 sq ft of land area per dwelling unit	84,984 net sq. ft. (2,000 sq ft x 35 units = 70,000)	No Change
Parking	1 garage space and 1 open space per unit	1.5 open space per unit plus 4 spaces for child care center – total 57	1.5 covered spaces per unit *53 spaces on-site
Off-Street Loading	1 space	No off-street loading space proposed	None proposed off-street; on-street proposed in front of child care center
Misc. Parking Regulations	Asphalt or concrete surface	Permeable parking surface	No Change

As conditioned, the proposed project is consistent with the City of Lompoc General Plan, Zoning Ordinance, and Architectural Review Guidelines.

STAFF REVIEW:

A Development Review Board (DRB) meeting was held for this project on August 16, 2004. The applicant representative met with staff to discuss the proposal and draft Conditions of Approval were formulated. The following comments were received:

Solid Waste: Trash and recycling receptacles have been added to each parking lot on-site. Adequate accessibility to the receptacles is not available on-site since the City vehicles would have to backup onto College Avenue. The applicant is currently working with the Solid Waste division on an agreement for the on-site maintenance/manager to roll out the receptacles on the appropriate pickup date (COA SW 1).

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

The DRB recommends approval of the architectural review and minor changes to Preliminary/Precise Development Plan DR 02-07, subject to the attached Conditions of Approval.

Environmental Determination:

A Mitigated Negative Declaration was adopted by the City Council with the approval of Resolution No. 5052 (02) on June 18, 2002. The proposed project modifications are considered minor and are exempt pursuant to the provisions of the California Environmental Quality Act (CEQA).

Noticing:

Notice of the Public Hearing was published in the Lompoc Record on August 31, 2004 and all property owners of record within 300 feet of the subject site were notified by U.S. Mail on August 31, 2004.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 378 (04) approving the revised Architecture and minor modifications to the approved Preliminary/Precise Development Plan (DR 02-07) for the LHAC project at 201 East College Avenue based on the Findings of Fact noted in the Resolution and subject to the attached Conditions of Approval.

ATTACHMENTS:

1. Draft Resolution No. 378 (04) and Conditions of Approval
2. Site Plan and Elevations
(Planning Commission only – plans available in Planning Division for review)

RESOLUTION NO. 378 (04)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING MINOR MODIFICATIONS TO THE PRELIMINARY/PRECISE DEVELOPMENT PLAN (DR 02-07) FOR A 35-UNIT APARTMENT COMPLEX AND CHILDCARE FACILITY LOCATED AT 201 AND 207 EAST COLLEGE AVENUE.

WHEREAS, a request was received from Kyle Bruce of Blackbird Architects, representing the Lompoc Housing Assistance Corporation (LHAC), for Planning Commission consideration of a minor modification to the approved Preliminary/Precise Development Plan (DR 02-07) for the 35-unit apartment complex and childcare facility. The proposed revision is to relocate the child care/community center, change the architecture from stacked units to townhouse style units, and change the materials for the proposed units. The project is located at the northeast corner of College Avenue and North G Street (Assessor Parcel Number: 87-132-01,04), and is zoned High Density Residential, Planned Development (R-3, PD), and

WHEREAS, the request was considered by the Planning Commission at a duly-noticed public meeting on September 13, 2004; and

WHEREAS, at the meeting of September 13, 2004, _____, was present and answered Planning Commissioners' questions and addressed their concerns; and

WHEREAS, at the meeting of September 13, 2004, _____ spoke in favor of, and _____ spoke in opposition to, the project; and

WHEREAS, this project is 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 minor modifications and revised architectural treatment to Preliminary/Precise Development Plan DR 02-07 for a 35-unit apartment complex and childcare center as conditioned meet the requirements of the Architectural Review Guidelines and are minor in nature, therefore it can be found that the changes are in substantial conformance with the approved Preliminary/Precise Development Plan approved by the City Council.

SECTION 2: Based upon the foregoing, the requested minor modification to the Preliminary/Precise Development Plan (DR 02-07) is approved as proposed on September 13, 2004, 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 13, 2004 by the following vote:

AYES:

NOES:

Arleen T. Pelster, AICP, Secretary

Jack Rodenhi, Chair

Attachment: Exhibit A - Conditions of Approval

**CONDITIONS OF APPROVAL – DR 02-07
LOMPOC HOUSING ASSISTANCE CORPORATION – 35-UNIT APARTMENT COMPLEX
COLLEGE AVENUE & G STREET – APN: 87-132-01, 04**

The following Conditions of Approval apply to the plans for the 35-unit apartment complex, prepared by Blackbird Architects, dated July 30, 2004 and reviewed by the Planning Commission on September 13, 2004.

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. 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.
- P3. 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.
- P4. The Conditions of approval noted herein are in addition to those imposed by the City Council review of June 18, 2002.
- P5. 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

- P6. The Architectural Review approval granted by the Planning Commission is valid for one year from date of approval and will expire on September 13, 2005. A one-year extension may be granted by the Community Development Director if the applicant so requests prior to the expiration date.

Planning – Project Specific Site Plan Conditions

- P7. The site plan submitted for Building Permits shall reflect the changes approved by the Planning Commission, including:
- a) Revised building footprints for the apartments units;
 - b) Relocation of the childcare center;
 - c) Fifty-three (53) on-site, covered parking spaces;
 - d) the applicant shall meet with Planning & Building staff prior to submittal to review the proposed mesh fabric for use on the carports to assure that it is equal to traditional roof material; and
 - e) The addition of one loading space on-site.

Stormwater Conditions

- P8. 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.
- P9. 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 Division for approval, prior to issuance of the grading permit.
- P10. 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.
- P11. All storm water flowing from paved surfaces shall be filtered for sediment, trash, oil and grease, prior to discharge into City streets, storm drains or waterways.
- P12. 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 - Landscape Conditions

- P13. Two sets of the landscape and irrigation plans, shall be submitted to the Engineering Division with the grading plans for review and approval

A separate submittal of two sets of plans shall be made to the Planning Division for review and approval prior to issuance of grading or encroachment permits. After the final review 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 approval blocks for the Community Development Director and Parks & Urban Forestry Manager; and shall show all existing and proposed public utilities within the project limits.

- P14. A Landscape Maintenance Agreement, in a form satisfactory to the City Attorney, shall be recorded prior to issuance of a certificate of occupancy for the project.
- P15. The project must conform with the Urban Forestry Administrative Guidelines.

Irrigation Conditions

- P16. The project must conform with sections 3331.1 - 3331.6 of the Lompoc City Code Water Efficient Landscape Standards.
- P17. All irrigation must be low-water use, per manufacturer's specifications. A copy of the specifications must be provided to the Parks & Urban Forestry Manager before installation. Installation must include check valves as needed to prevent runoff.
- P18. All irrigation under paving must be Schedule 80 PVC or greater with tracer wires and sleeves.

Tree Conditions

- P19. The number and size of trees installed on the 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.
- P10. All trees must be planted at least ten feet away from public utility, to include but not limited to water, sewer, electric, storm drain, cable, telephone, etc.
- P21. All trees must be installed with support staking. All nursery stakes must be removed from trees.
- P22. All trees and plant material selection shall be made with the concurrence of the Parks & Urban Forestry Manager.

Installation Conditions

- P23. 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 Parks & Urban Forestry Manager, the installation shall be approved by the project designer.
- P24. A layer of bark two to four inches deep must be applied in all landscape areas. Quality of the bark is subject to approval by the Parks and Urban Forestry Manager prior to installation.
- P25. All plant material is subject to inspection by the Parks & Urban Forestry Manager and must be guaranteed for one year from the date of final inspection.

II. BUILDING / FIRE SAFETY – No additional conditions

III. AVIATION/TRANSPORTATION – no additional conditions

IV. POLICE DEPARTMENT – no additional 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.

If a Public Utility Easement (PUE) is required a draft deed on a City provided Grant Deed Form shall be submitted to the Engineering Division for review and approval. The draft deed submittal shall include a deed map, all referenced documents, and a preliminary title report current within the last ninety days.

After review is complete the Developer shall submit the original deed and deed map to the Engineering Division for recordation. The deed shall 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 Grading and Improvement Plans.

- EN3. All public improvements shall be provided at the Developer's expense and constructed to City Standard Specifications as determined by the City Engineer.
- EN4. Improvement Plans shall be prepared by or under the supervision of a registered Civil Engineer or Architect.
- EN5. 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.
- EN6. 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.
- EN7. 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.

Plan Submittal

- EN8. After Improvement Plans have been prepared by Developer'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 calculations, 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 Developer 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. 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

- EN16. Site drainage shall conform to Section 3315, Appendix Chapter 33 of the 2001 California Building Code.
- EN17. All drainage plans must take into account Section 2506.5, "Application of Metal Plaster Bases" of the 1997 Uniform Building Code.
- EN18. Foundation elevation must be as required by Section 1806.5.5 of the 1997 Uniform Building Code.
- EN19. 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.
- EN20. 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.
- EN21. Pre-development flow from adjacent properties onto the project site shall be maintained or accounted for in the final design.

Parking Lots

- EN22. Parking lot design and structural section shall conform to the City's Standard Requirements, Section 8.
- EN23. Asphalt Concrete – Asphalt Concrete in parking lots shall conform to the provisions in Section 39, "Asphalt Concrete," and Section 92, "Asphalts," of the Caltrans Standard Specifications, current edition, the plans and these specifications.

- EN24. The grade of asphalt binder to be mixed with aggregate shall be AR-4000.
- EN25. Areas of the parking lot that will be used for truck traffic shall be designed with a heavier structural section than areas for passenger cars.
- EN26. An "R" value shall be determined by the Soils Investigation and included in the Soils Report. A note shall be placed on the Grading Plan stating that "R" value samples shall be obtained and tested at the completion of rough grading, and the pavement sections confirmed or revised, to the satisfaction of the City Engineer.

Streets

- EN27. Asphalt Concrete for paving within street right-of-way shall conform to the provisions in Section 39, "Asphalt Concrete," and Section 92, "Asphalts," of the Caltrans Standard Specifications, current edition.
- EN28. The grade of asphalt binder to be mixed with aggregate shall be AR-4000.
- EN29. Asphalt used as binder for asphalt concrete pavement shall conform to Section 39-2.01, "Asphalts," of the Caltrans Standard Specifications.
- EN30. Asphalt concrete shall be Type A, ¾ inch maximum, medium, grading.

Sidewalk/Driveways

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

Final Approval

- EN32. Prior to final approval, any damaged public improvements shall be repaired in conformance to City of Lompoc Standard Plans and Specifications.
- EN33. Prior to final approval, Improvement Plan Record Drawings (As-Build Plans) shall be submitted to the Engineering Division for review and approval.

Record Drawings are prepared by the civil engineer who prepared the plans, except that Record Drawings may be prepared by a professional land surveyor licensed in the State of California providing the civil engineer also signs a Record Drawing Certification on the plans.

- EN34. A Development Assistance Brochure, entitled "Record Drawings," is available from the Engineering Division to facilitate the preparation of the Record Drawings.
- EN35. After construction is complete and the City has approved the Record Drawings, the Developer 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

EN37. STREET IMPROVEMENT and TRAFFIC SIGNAL IMPACT FEES – The City of Lompoc Development Impact Fees for this development are estimated to be:

Street Improvement Impact Fee: \$86,625.00

Traffic Signals Impact Fee: \$4,445.00

The above 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.

EN38. Widen the east half of G Street from College to Airport Avenue to its full build-out width. This work will include widening the street with asphalt pavement and the construction of PCC curb, gutter and sidewalk. Street build-out dimensions are as follows:

- 1. Centerline of right-of-way to east curb face - 22 feet
- 2. East curb face to back of sidewalk and right-of-way line (property line) - 6 feet
- 4. Total width of east half of "G" Street right-of-way - 32'

Engineering Division records indicate that the existing easterly "G" Street right-of-way line is 9-feet east of the "G" Street centerline. The Developer will dedicate to the City of Lompoc, by grant deed, a public street easement for the additional 19-feet of right-of-way required to provide a total 28-foot wide half street to the east (see EN2 for details on deed submittal to Engineering).

EN39. The Developer shall dedicate to the City of Lompoc by grant ded a 4-foot public utility easement along the westerly project boundary (See EN2 for details on deed submittal to Engineering)

EN40. Sidewalk access ramps shall be construct at the "G"/Airport and "G"/College curb returns per City Standards.

EN41. Along College Avenue frontage replace existing driveway approach with sidewalk, curb and gutter per City standards.

EN42. A Loading Zone adjacent to the Child Care Center on "G" Street will need to be requested in writing. Submit written request, including an 8-1/2" x 11" exhibit showing location and dimensions, to the Engineering Division.

Establishment of a Loading Zone requires City Council approval. The Engineering Division will act upon the Developer's written request for a Loading Zone after the Improvement Plans have been approved and permits have been issued for construction.

VI. SOLID WASTE

SW1 Applicant shall enter into an agreement with the City detailing provisions for pick up of Solid Waste containers, including dates that the containers are to be provided for pick-up and hours that they may remain in the public right-of-way.

VII. ELECTRIC

ELECTRIC – GENERAL CONDITIONS

EL1. The Developer shall sign a Line Extension Agreement and pay all costs for the City to furnish and install electric power lines/equipment to and within the proposed development. These costs will include all labor, labor overhead, material, material handling charges and equipment/vehicle rentals necessary for the City to extend the City's electrical distribution system to serve the project. The total estimated cost, as mentioned in the Line Extension Agreement, must be paid prior to the City issuance of building permits.

EL2. The Developer shall provide a single line diagram showing voltage, phase, load requirements and size of planned switchboard. Three-phase electric services up to 200 Amps shall have 7-jaw meter sockets. Three-phase electric services above 200 Amps shall have 13-jaw meter sockets and provisions for a test switch and current transformers. The main switchboard shall conform to Electric Utility Service Equipment Requirements approved by the City of Lompoc. The Developer shall pay the meter installation fee prior to the issuance of the building permit.

EL3. Electric meters and main disconnect switches shall be located on the exterior of the building or in an enclosure opening only to the exterior of the building. Meter enclosures shall be accessible at all times to electric division personnel. If the enclosure is to be locked, the lock shall be keyed to Schlage Lock No. C38587.

EL4. The Developer shall provide all necessary trenching and backfilling to Electric Specifications. This will include trenching for primary cable, secondary cable, street light wiring and associated vaults and boxes. The Developer shall provide transformer pads as required. The project shall be at final grade prior to trenching for installation of underground electric facilities.

EL5. The Developer shall furnish and install the service wire and conduit from the

service panel to the transformer or secondary box. Upon approval of the building inspector, the City will make the final connections to the transformer and energize the service.

EL6. For three-phase electrical service over 200 Amps, the Developer shall run a telephone service wire to the meter location for remote meter readings.

ELECTRIC – PROJECT SPECIFIC CONDITIONS

EL7. Developer shall grant an electric easement for the pad mount transformer(s).

VIII. WATER – PROJECT SPECIFIC CONDITIONS

W8. The 6-inch water main in G Street will be required to be looped to the tee connection at F-G Alley in Airport Avenue.

W9. Water meter sizes and locations shall be shown on the Improvement Plans. RP backflow assemblies will be required at all water metes.

W10. Water meters shall be installed within public easements.

W11. Improvement Plans shall show the size of all water meters.

IX. WASTEWATER – PROJECT SPECIFIC CONDITIONS

WW1. The sewer lateral designed to serve this development shall connect to an existing "wye" in the newly constructed 15-inch sewer main in College Avenue. Contact City Wastewater Division for "wye" location.