



CITY OF SANTA MARIA PLANNED DEVELOPMENT PERMIT

PLANNING DIVISION • 110 SOUTH PINE STREET ROOM 101 • SANTA MARIA, CA 93458 • 805.925.0951 X 2244

PERMIT NO. PD2022-0006

APPROVAL DATE January 17, 2023

PROJECT NAME Skylight Homes

APPLICANT/OWNER Sheryl Flores, People's Self-Help Housing

ADDRESS/LOCATION 3170 Santa Maria Way

DESCRIPTION Review of a Planned Development Permit (PD2022-0006) for People's Self-Help Housing to subdivide an 8.89-acre site into 50 lots to allow for the construction of 49 affordable single-family residences with associated private streets and infrastructure improvements in a PD/R-1 (Planned Development/Single-Family Residential) district.

FINDINGS

The City Council hereby approves the following project in accordance with the application submitted and hereby makes the required findings in accordance with Section 12-35.105 and 12-35.203 of the Municipal Code, including the following:

- A. That the project meets the vision, intent, and requirements of the City's General Plan. The project would allow for the construction of a single-family residential development which would establish a residential use on a site zoned for Single Family Residential development (PD/R-1). The project site has been previously approved for a General Plan Amendment and Zone Change to allow for a housing development of the same design as this project.
- B. That 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 adapt such use with the land and uses in the vicinity because, the project is designed to comply with the City of Santa Maria Municipal Code standards for the PD/R-1 zone, including but not limited to parking, landscaping, setbacks, building height and vehicular access. The site is adequately sized to accommodate the proposed residential use, and the construction of the single-family residential development would adapt with the land and uses in the vicinity which includes a similar land use pattern of lower density residential development.

- C. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quality and kind of traffic generated by the proposed use because the proposed construction of the project would not lead to inadequate street and highway conditions. A traffic and circulation study was prepared by Associated Transportation Engineers (ATE) in 2020 for the General Plan Amendment and Zone Change associated with this project. The City of Santa Maria General Plan Circulation Element states that a Level of Service (LOS) D or better is acceptable for roadway and intersection operations. The traffic study determined that the existing area intersections operate within acceptable LOS ranges. The same determination was also made for the existing plus project conditions and cumulative project conditions with no changes to the LOS at the area intersections requiring mitigation to meet the City's acceptable LOS requirements.

Sight distances were reviewed by ATE at the proposed Santa Maria Way driveway entrance and include 550' looking north and 1000' feet looking south, which are both adequate for the posted speeds of 45 Miles Per Hour (MPH) heading northbound and 50 MPH heading southbound on the secondary arterial project frontage. It was noted in the ATE study that the sight distance for drivers looking to the south from the roadway connection is somewhat obscured by a mailbox, signs, overhanging trees and a row of oleander shrubs located along the Del Cielo Mobile Estates development south of the site. Staff has included in the Permit (Condition of Approval #2) a requirement that the sight distance visibility issue be cleaned up prior to issuance of a building permit. The City's Public Works Department reviewed this study and determined that no further analysis to traffic LOS, access, circulation or sight distances are required.

The project is exempt from Vehicle Miles Traveled (VMT) analysis per the City of Santa Maria Environmental Procedures because the project is 100% affordable housing. Any affordable housing project where a minimum of 20% of the units are deed restricted for low or very low income residents are presumed to have a less than significant VMT impact and are exempt from further review.

- D. That the proposed use will have no adverse effect upon abutting property as the construction of the single-family residential development and the establishment of the residential use would be self-sustained by providing adequate on-site parking including a two car garage and driveway space for two vehicles in an area of the City that has established residential development of a similar density and scale.
- E. That the establishment, maintenance and/or conducting of the use for which the planned development permit review is sought will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or welfare of persons residing or working in the neighborhood of such project and will not, under the circumstances of the particular case, be detrimental to the public welfare, injurious to property or improvements in said neighborhood or contrary to its orderly development because the construction of the residential project and the establishment of such use would adapt with the land and uses in the vicinity. The project would provide adequate space for setbacks, parking and landscaping to

ensure no nuisances would be created by the establishment of the project. The conditions of approval and development standards required for this project address alleviate any potentially adverse impacts that could result from the proposed use. Therefore, the project would be compatible with the adjoining land uses and would not be more obnoxious or detrimental to the health of the public than any of the uses established at the project area, or any of the uses listed in the PD/R-1 section of the Municipal Code.

- F. That the conditions stated in the decision are necessary to protect the public health, safety and general welfare.
- G. The proposed modification(s) are otherwise consistent with the General Plan, Municipal Code and applicable Specific Plans. No modifications to development standards per Section 12-35.202 of the Municipal Code are proposed.
- H. The project includes superior design elements that mitigate or compensate for any potential impact of the proposed modification(s) on the surrounding area. The project is consistent with all applicable development standards in the Municipal Code and no modifications to development standards per Section 12-35.202 of the Municipal Code are proposed.
- I. The proposed modification(s) are essential to the design of the project. The project is consistent with all applicable development standards in the Municipal Code and no modifications to development standards per Section 12-35.202 of the Municipal Code are proposed.
- J. The proposed modification(s) have been minimized to the maximum extent possible consistent with Subsections (G) through (I) of the findings above. The project is consistent with all applicable development standards in the Municipal Code and no modifications to development standards per Section 12-35.202 of the Municipal Code are proposed.
- K. That the environmental impacts of the project are adequately reviewed in the Mitigated Negative Declaration (MND) for the People's Self Help Housing General Plan Land Use and Zone Amendment (GPZ2021-0001) and there is no substantial evidence in the record that the project, as mitigated, may have a significant effect on the environment. There is no substantial evidence in the whole record before the City Council supporting a fair argument that the project as described in the MND will produce the conditions as provided in Section 15162 of the CEQA Guidelines under which a subsequent Negative Declaration must be drafted and distributed for public review. No further environmental review is required.

CONDITIONS OF APPROVAL

The project is approved subject to the following Conditions of Approval:

Community Development Department

1. Project Description. The permittee shall comply with the project description, plan set entitled Skylight Homes consisting of 11 pages dated August 17, 2022, and

Conditions of Approval of this permit. Any changes from the project description, Plan Set, or conditions may require a permit amendment. Contact the Planning Division prior to changing anything described on the Plan Set or in the project description.

2. Sight Line. A mailbox, signs, overhanging trees and a row of oleander shrubs located along the Del Cielo Mobile Estates development south of the site is partially obscuring the southern site line for drivers exiting the project site. Prior to the issuance of a building permit, the applicant shall work with the neighboring property owner to improve the visibility at the project intersection by removing or relocating the visual obstructions.
3. Eucalyptus Tree Maintenance. The two eucalyptus trees adjacent to 3147 and 3148 Rod Drive shall be trimmed within 45 days of City Council approval of the project. An arborist or other qualified landscape specialist shall be utilized for the trimming.
4. Pedestrian Access. The project site shall be completely separated from the Rolling Hills Subdivision by a continual perimeter wall. No pedestrian access shall be provided between the project site and the Rolling Hills Subdivision. All final project plans shall be designed to reflect this requirement.
5. Color and Materials. A sample of all paint colors and materials to be used on the project site shall be submitted to the Planning Division for review for consistency with City Council approval prior to issuance of building permits. Paint colors shall be provided in the form of paint chips.
6. Parking Area. 98 covered parking spaces are required, and 98 covered parking spaces are provided through the proposed single family home two-car garages.
7. Ongoing Site Maintenance. The entire site shall be permanently maintained free of accumulated dirt and litter and in an otherwise neat and attractive manner and adhere to the requirements of the Santa Maria Municipal Code. Any graffiti on the property shall be promptly painted out. All landscaping areas on the property shall be permanently maintained with healthy, growing plant material, free from weeds. Dead or dying plant material shall be replaced within one month of plant deterioration.

Failure to comply with this condition is a public nuisance and is subject to the adopted Citation Ordinance of the City of Santa Maria.
8. Covenants, Conditions & Restrictions (CC&Rs). CC&Rs shall be reviewed and approved by the Planning Division prior to first occupancy.
9. Landscape Plan. A Landscape Plan, which includes the size and species of plants, a layout of the irrigation system incorporating time clocks and/or moisture sensors, and a maintenance and watering schedule, shall be submitted to the Community Development Department for plan checking and approval. The specific planting

design of the landscape area and species of trees and plants shall be subject to approval of the Planning Division during the plan check review process. The landscape plan shall be prepared in accordance with Chapter 12-44 of the Municipal Code, Landscape Standards. Backflow prevention devices shall be screened with plant material and located to maximize aesthetics. Landscape Plans are required for the common areas and for the front yards of each lot (may be a typical plan).

10. Landscape and Tree Maintenance. The applicant shall develop landscape and tree maintenance standards that shall be provided to any landscape contractor hired to work on the site. The standards shall be reviewed and approved by the Planning Division prior to first occupancy. The program shall require:
 - A. All on-site trees be properly maintained to retain a natural shape and size for the long-term health of the tree consistent with the natural growth pattern of its particular species and current ANSI A300 standards;
 - B. Any tree topped, severely pruned or severely thinned out, subject to the determination of the Planning Division, shall require a large-size replacement.
 - C. Ground cover and shrubbery shall be regularly maintained and pruned in a manner that encourages healthy growth and flower production. Shrubs shall not be severely sheered or formed into unnatural shapes.
11. Tree Planting. The project shall provide the trees depicted on the landscape plan. The trees species selected shall be subject to Planning Staff review according to City Council approval. Trees shall be a minimum of 15-gallon size.
12. Landscape Irrigation Water Meter. A separate appropriately-sized irrigation meter is required for new non-residential projects with irrigated landscape areas totaling 1,000 square feet or greater, and for new residential projects with irrigated landscape areas totaling 5,000 square feet or greater. If a sub-meter is proposed for irrigation, it shall be a privately held and maintained meter, provided by the applicant, installed after the main water meter.
13. Utilities. All new public utility services, including electrical, telephone and community television antenna services, shall be placed underground in accordance with City requirements. Location of all transformer boxes and utility equipment shall be approved by the Planning Division prior to installation. All transformer boxes and utility equipment shall be underground wherever feasible. If undergrounding is not possible, the equipment should be painted to match the surroundings and placed in inconspicuous areas out of public view.
14. AB 1600 Fees. AB 1600 fees apply to this project and are based on the fees in effect at the time the building permit is issued.
15. Agency Requirements. The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.

16. Mitigation Monitoring Program. The mitigation measures in the Mitigation Monitoring Program for the Mitigated Negative Declaration for the People's Self Help Housing General Plan Land Use and Zone Amendment (GPZ2021-0001) are hereby incorporated.
17. Construction Documents. A copy of these conditions shall be incorporated into all construction documents.
18. California Residential Building Code. The project shall be plan checked under the California Residential Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code, California Energy Code, California Green Building Standards Code effective at the time of plan check application.
19. Soils Report. A soils report is required for the project.
20. Registered Design Professional. The plans for each building of the project shall be the product of a registered design professional.
21. Fire Sprinkler System. A 13D fire sprinkler system is required for all new Single Family Dwellings (SFD) including Fire sprinkler systems require separate review, approval and permit and are not within the scope of the building permit application for the structures.
22. Photo Voltaic. Photo voltaic systems are required for all newly constructed SFD's
23. Truss Calculations. The City of Santa Maria does not permit truss calculations and their design to be a deferred and are required to be submitted at the time of building permit application.
24. Indemnification. The applicant shall agree to indemnify, defend (with counsel reasonably approved by the City), and hold harmless the City of Santa Maria and its officers, officials, employees, and agents from and against any and all claims, demands, actions, proceedings, lawsuits, losses, damages, judgments and/or liabilities by third parties arising out of, related to, or in connection with the project application or to attack, set aside, void, or annul, in whole or in part, an approval of the project application by the City and any related environmental approvals, development approvals or project conditions. The Applicant shall reimburse the City, its agents, officers, officials, or employees, for any court costs and attorney's fees that the City, its agents, officers, officials, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve Applicant of his/her obligations under this provision.

Public Works Department

25. Public Improvement Plans (PIPs). PIPs shall be reviewed and approved by the City Engineer prior to building permit issuance. The PIPs shall include the following:
- A. Plan and profile drawings for all surface and underground improvements
 - i. In addition to the sanitary sewer public mains to be constructed within the Skylight Homes (People's Self Help Housing Tract), the developer shall construct 8" sanitary sewer public main from proposed tract entrance to Dauphin Street. This new sewer main shall tie-in to the sanitary sewer manhole located at the intersection of Santa Maria Way/Dauphin Street.
 - ii. Skyview Estates (previously known as Northman Estates) is conditioned to construct an 8" public sanitary sewer main from the Skyview Homes tract entrance to the intersection of Santa Maria Way and Sunrise Drive. The flows previously directed to Laguna Sanitary District on Waller Lane shall be redirected to this public sewer main.

Skylight Homes shall construct this 8" sanitary sewer main extension (from existing manhole located at Santa Maria Way/Waller Lane intersection, to the manhole located at the Santa Maria Way/Sunrise Drive intersection) and redirection if not constructed by Skyview Estates.
 - B. Landscaping and irrigation plans for any area of public right-of-way where landscaping is required (such as medians) or where landscaping is to be maintained as part of a city landscape maintenance district.

The Engineer shall submit four (4) copies of the landscaping and irrigation plans to the Public Works Department for review. All public improvements shall be constructed according to City and State standards. Plan check and inspection fees per City Council Resolution 2005-101 will apply. The developer shall submit a cost estimate completed by a registered civil engineer for the proposed public improvements and make a monetary deposit with the City. The form of security shall be subject to the approval of the City Attorney.

26. Building Plans. At time of building plan submittal, the developer shall identify the following items on the site or utility plan for the subject project:
- A. Location and sizes of all proposed and existing water mains, sewer mains, water meters, water service lines, backflow prevention devices, private sewer lateral connections, and storm drainage facilities in abutting streets or on the project site.
 - B. All parcel lines and easements crossing the project site.
 - C. Locations and dimensions of all existing and proposed driveways and sidewalks
 - D. Location of existing and proposed fire hydrants
 - E. Required public improvements.
 - F. Limits of frontage improvements

FEES

27. Utilities Connection Fees. For all development projects already connected to the utility system, the water and wastewater fees shall be based **solely on an increase in water meter size or a change in use** and shall be calculated and collected prior to installation of the larger meter or making a change in use. The State Water Reimbursement Fee shall be collected concurrently with the Growth Mitigation Fee. The following fees are to be paid by the applicant and will be collected at time of request for connection at the Building Division, 110 South Pine Street, Suite 101.
- A. Water Mitigation Fee: The fee is calculated based on the size of water meters (domestic, landscape, fire) serving the site. The fee shall be based upon the codes and rates in effect at the time of building permit issuance (Santa Maria Municipal Code (S.M.M.C.) Sections 8-15.01 through 8-15.15 and 8-15.19).
 - B. Wastewater Mitigation Fee: The fee is calculated based on the size of water meters (domestic) serving the site. The fee shall be based on the codes and rates in effect at the time of building permit issuance (S.M.M.C. Sections 8-15.01 through 8-15.15 and 8-15.20).
 - C. State Water Reimbursement Fee: The fee is calculated based on the size of water meters (domestic, landscape, fire) serving the site. The fee shall be based on the codes and rates in effect at the time of building permit issuance (S.M.M.C. Section 8-10.05.01).

28. Traffic Mitigation Fee. The traffic mitigation fee shall be paid by the applicant at time of occupancy. The fee is based on the size and proposed use of the project. The final fee calculation is based on the fee schedule in effect at the time of building permit issuance (S.M.M.C. Sections 8-15).

Except as provided in the Downtown Specific Plan, the City Council may consider allowing qualifying commercial and industrial development the ability to pay growth mitigation fees as outlined in the current fee schedule over a period of time. The maximum amount of time for payback shall be five (5) years. The payments shall be made yearly, and interest shall be paid. Interest calculations shall be based on the average annual interest rate for the Local Agency Investment Fund. Qualifying companies who wish to pursue this option shall sign an agreement, in a form approved by the City Attorney, and shall provide financial security guaranteeing payment.

STREET AND FRONTAGE CONDITIONS

29. ADA Compliance. Curb ramps shall be installed on the corners of intersections. The curb ramp shall comply with California Administrative Code, Title 24 Requirements.
30. Frontage Repair. The developer shall repair any cracked or broken curb, gutter, sidewalk, or alley within the project frontage. City Streets and Facilities staff will determine the extent of the sidewalk and curb and gutter repair in the field prior to construction. Contact the Public Works Streets and Facilities Division at (805) 925-0951, ext. 2229. (S.M.M.C. Section 12-28.03)
31. New Frontage Improvements. The developer shall be required to install full frontage improvements including curb, gutter, sidewalk, streetlights, and landscaping wherever missing or required by the Public Works Department.
32. Undergrounding of Overhead Utilities. The developer shall be responsible to underground all overhead utilities within the project frontage per S.M.M.C. Section 11-8.04(g).
33. Sidewalk ADA Compliance. The developer shall remove and replace any sidewalk within the project frontage that does not meet ADA cross-slope requirements.
34. Intersections. Sight distance requirements shall be maintained at the intersection of any street, alley, or driveway improved for vehicular traffic per S.M.M.C. Sections 12-27.02 and 12-27.03.
35. City Encroachment Permit. The developer shall obtain an encroachment permit from the Public Works Engineering Division prior to any work in public streets, alleys, or easements (S.M.M.C. Section 8-6.06).

36. Facility Easements. Prior to issuance of building permits, the developer shall provide reciprocal access or utility and drainage easements if required by the Public Works Department for the subject project.

Access and drainage easements will be required across common lot (street and basin) for all units.

37. City Dedicated Easements. If any easements are required to be dedicated or vacated, the developer shall submit legal descriptions, sketches (8.5" x 11" City Standard Format), closure calculations, current title report, and payment of processing fees. All paperwork shall be approved prior to issuance of building permits and recorded prior to occupancy.

Public Utility Easement will be required on private streets for access and maintenance of City infrastructure.

38. Chip Seal. Developer shall be required to restore asphalt pavement surface to the pre-development condition by placing chip seal compliant with City Standards along the property frontage where trenching and utility cuts are required within City right-of-way. The chip seal shall be applied for the full width of the roadway for 50' beyond all cuts within the asphalt pavement and the roadway striping shall be restored to pre-construction layout. The developer may elect to deposit an in-lieu fee to the City Public Works Department to perform the chip seal as a part of the City's annual chip seal project.

WASTEWATER CONDITIONS

39. Acceptance of Public Infrastructure. Prior to issuance of Certificate of Occupancy, the developer shall clean and verify the integrity of all sanitary sewer infrastructure to the satisfaction of the Public Works Inspector. Inspections at installation do not waive the requirement for re-inspection prior to acceptance by the City.
40. Municipal Code. Discharge into the City's sewer system shall comply with municipal code discharge restrictions and requirements (S.M.M.C. Section 8-12).
41. Sewer Pipe Abandonment. Any existing sewer services not to be utilized by this development shall be abandoned by the developer at the property line per City requirements.
42. New Sewer Lines. All sewer pipes crossing or parallel to public water facilities shall be constructed according to the requirements of the State Water Resources Control Board Division of Drinking Water.
43. New Sewer Lateral. All sewer laterals shall be constructed in compliance with City Standard Drawing SS-14B. Sewer laterals shall be privately maintained infrastructure and connect to City infrastructure with a wye connection. Sewer laterals shall not tie in at a Public manhole.

STORM WATER CONDITIONS

44. Acceptance of Public Infrastructure. Prior to issuance of Certificate of Occupancy, the developer shall clean and verify the integrity of all storm drain infrastructure to the satisfaction of the Public Works Inspector. Inspections at installation do not waive the requirement for re-inspection prior to acceptance by the City.
45. Construction Storm Water Requirements (Site > 1 Acre). The developer shall obtain a Storm Water Pollution Prevention Plan (SWPPP) prepared by Qualified SWPPP Developer (QSD). The SWPPP must be reviewed and approved by the Public Works Department prior to issuance of grading and encroachment permits. The developer shall submit the SWPPP and file a Notice of Intent (NOI) with the Central Coast Regional Water Quality Control Board. The submittal is typically handled online through the Regional Board's SMARTs website. (<https://smarts.waterboards.ca.gov/smarts/>).
46. SWPPP Review Fee. The developer shall submit a hard copy and an electronic copy of the SWPPP for review and approval prior to permit issuance. A SWPPP review fee will be invoiced prior to approval.
47. Cost Estimate and Treasurer's Trust. A detailed cost estimate for the installation and maintenance of the Best Management Practices (BMPs) to be implemented as defined by the SWPPP will be generated from the City's SWPPP review. Prior to grading permit issuance, the developer shall submit a cash deposit in the amount of the approved cost estimate to be held as a Treasurers Trust. The Treasurer's Trust is intended to guarantee installation and maintenance of the required BMPs. The City will draw from this Treasurer's Trust in the event the developer/contractor does not install or maintain the required BMPs. The Treasurer's Trust shall be returned after Certificate of Occupancy is issued, minus any funds expended by the City to install/maintain the required BMPs on behalf of the developer/contractor.
48. SWPPP Encroachment Permit. Prior to issuance of grading permits, the developer shall obtain an encroachment permit from the Public Works Office to cover inspection of the approved SWPPP. Permit and inspection fees will be due when the permit is released.

FLOOD CONTROL CONDITIONS

49. Santa Barbara County Flood Control District. Developer shall submit the hydrologic and hydraulic study, plans, and plan check fee for Santa Barbara County Flood Control District review. Santa Barbara County Flood Control District shall approve the studies and plans prior to issuance of the rough grading permit.
50. Storm Drainage. The applicant shall provide on-site retardation facilities designed and constructed to Public Works and Community Development requirements prior to occupancy. The facilities shall be designed to accommodate the increased drainage water flow of a twenty-five (25) year storm event as a result of new

development. Developer shall provide hydrologic and hydraulic study detailing assumptions, calculations, and design of the on-site retardation.

The applicant shall submit a grading plan for review and approval by Public Works and Community Development prior to issuance of building permits. Refer to the "Grading Plan Information" handout distributed by Community Development for guidance. The developer shall also submit the preliminary grading plan to the Santa Barbara County Flood Control District for review and approval prior to issuance of building permits. The developer shall obtain Flood Control District certification on all new flood control facilities prior to bond release.

POST-CONSTRUCTION STORM WATER CONDITIONS

51. Post-Construction Storm Water. The Central Coast Regional Water Quality Control Board requires that all new projects that create or replace 2,500 square feet or more of impervious area must follow the post-construction requirements (PCRs). The Stormwater Technical Manual and further guidance on completing an SCP are available online (<http://www.sbprojectcleanwater.org>).
- A. The developer shall demonstrate project compliance with the PCRs by submitting a Stormwater Control Plan (SCP) using the template provided in the Stormwater Technical Guide.
 - B. The SCP shall include a site plan, Stormwater Control Measure (SCM) sizing calculations, details of bioretention design, and dimensions of drainage management areas.
 - C. The SCP shall include an Operation and Maintenance (O&M) plan, detailing how the site and required post-construction improvements shall be maintained into perpetuity by the owner.
 - D. A SCP is required and shall receive preliminary approval from the Public Works Department prior to discretionary approval of the Planning Permit. The developer shall resubmit the SCP with the Building Plan submittal for final review and approval. The resubmittal is to account for any necessary changes to the site plan between entitlement and construction.
 - E. As required by *Section D, Field Verification of Post-Construction Stormwater Measures, of the California Central Coast Regional Water Board Resolution R3-2013-0032, Post-Construction Stormwater Management Requirements for Developments Projects in the Central Coast Region*, the Developer shall secure a qualified third-party (registered professional engineer, geologist, architect and/or landscape architect) for purposes of inspection, verification, and certification of all Stormwater Control Measures (SCMs) to ensure site design, water quality treatment, runoff retention, and/or peak management controls have been implemented

in accordance with the Regional Water Board's Post-Construction Requirements.

- F. Grading plans shall include the following language:
- i. Provide installation elevation by licensed surveyor to Public Works Department, Engineering Division within 7 calendar days of installation.
 - ii. Provide basin dimension and depth, including outlet structure cross section with elevations, signed and stamped by the Engineer of Record who prepared the Stormwater Control Plan to the Public Works Department, Engineering Division, within 7 calendar days of installation.
 - iii. Provide copy of invoice of installed gravel and bioretention soil media, along with photo-documentation of complete structure cross sections to Public Works Department, Engineering Division, within 7 calendar days of installation.
- G. The following shall occur prior to final SCP approval:
- i. Engineer of Record that prepares the SCP shall provide documentation of critical design elements in structures that are underground, buried, or otherwise hard to verify after installation. Critical elements include elevations of the bottom of bioretention, top of gravel, and overflow structures.
 - ii. The property owner shall sign a Post-Construction Stormwater Control Measures Maintenance Agreement form with the City of Santa Maria. The form will be provided by Public Works after the final review of the SCP. The agreements shall be approved, signed, and attached to the property address prior to issuing the Certificate of Occupancy.

SOLID WASTE CONDITIONS

52. Single Family Housing Solid Waste Facilities. Due to the size and nature of this development, rolling container service collection is required. Solid waste pick-up for the subject site shall be accommodated if the following criteria are met:
- A. The developer shall provide a hard surface for rolling container to curbside from storage area. Site plan shall identify proposed path and material for review and approval prior to issuance of building permits.
 - B. The City of Santa Maria has initiated an automated Solid Waste Collection Service utilizing one City supplied container per wastewater service.

Additional containers may be obtained through the Utility Office at City Hall, 110 East Cook Street. Any enclosures built to hold these containers shall be large enough to provide adequate maneuvering area. The dimensions of these containers are: 30-3/4" wide, 38" deep, and 43-1/2" tall.

- C. Automated Solid Waste pick-up for this site will begin at five-thirty (5:30) a.m. on collection days.

MODIFICATION OF CONDITIONS

- 53. The Director of Public Works, Planning Commission, and Council reserve the right to modify these conditions if they deem it necessary to ensure compliance of the project with Chapter 8-6 of the S.M.M.C. (S.M.M.C. Section 8-6.09).

Fire Department

- 54. Address Numbers. Numbers shall be clearly visible from the centerline of the roadway fronting the building and contrast with their background. Number height shall be a minimum of (6) inches for single family residential buildings. The proposed location and design of address numbers or this note shall be shown on plans.
- 55. Additional Emergency Access. An emergency access gate shall be provided between Lots 16 & 17 to access Diane Drive. The gate and driveway access shall be design and approved by the Fire Department including 24 feet in width and 4-inch class II road base compacted to 95% and all-weather surface.
- 56. Access Roads. An approved SMFD access road shall extend to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building.

All weather surface access roads shall be installed and approved by the Santa Maria Fire Department (SMFD) prior to vertical combustible construction.
- 57. Minimum Road Standards. The roads shall be a minimum of 4-inch class II road base compacted to 95% with 15 1/2-foot overhead clearance: 24-foot net minimum width for buildings below 30 feet in height.
- 58. Turning Radius. The minimum turning radius shall be designed to accommodate the SMFD's ladder truck. The proposed fire access turning radii shall be verified by submittal of design drawings created by Auto Turn software or equivalent. Turn radius specifications are available by request.
- 59. Temporary Fire Access Road Signage. Temporary access signage shall be placed at each entrance to the project (when necessary) to delineate construction and fire access. Signage design is provided in SMFD Development Guidelines. These signs shall be installed prior to combustible construction.

60. Temporary Access Roads. Plans for temporary access roads shall be reviewed, inspected and approved by the SMFD prior to construction in accordance with California Fire Code (CFC) Section 501. Temporary access roads shall be constructed with compacted base, curbs and gutters prior to vertical combustible construction. Access roads shall be maintained clear and unobstructed for the duration of the construction project.
61. Fire Lane Signs. Where the minimum widths for access are applied "No Parking, Fire Lane" signs shall be posted. Signs shall be designed per SMFD Development Guidelines. All curbing in a designated Fire Lane or fire access way shall be painted red with "Fire Lane, No Parking" graphics stenciled every 100 linear feet or as otherwise designated on approved plans.
62. Fire Flow. Fire flow shall comply with CFC, Appendix B. The minimum fire flow for this project shall be 500 gallons per minute (based on Type V Construction, with automatic fire sprinklers, as required by the California Residential Code, Section R313.3).
63. Fire Hydrants. Fire hydrants shall be installed per City of Santa Maria Public Works Standards.
 - A. Fire hydrant spacing and distribution shall comply with CFC Section 507 and CFC Appendix C. Fire hydrants shall be spaced at distances not to exceed 500 feet. Fire hydrants shall be installed and operational prior to vertical combustible construction.
 - B. The SMFD, or a designated representative, shall inspect and approve all fire hydrant installations for operational readiness prior to combustible construction.
64. Fire Hydrant Protection. Private on-site fire hydrants shall be protected from impact in accordance with City of Santa Maria Public Works Standards and SMFD Development Guidelines.
65. Water Mains. Water Mains shall be installed per City of Santa Maria Public Works and National Fire Protection Association (NFPA) standards. Minimum main size shall be 8", or as determined by hydraulic calculations.
66. Hydrant Markers. Reflective blue dot fire hydrant location markers shall be installed.
67. Fire Sprinkler Systems. Each residence shall be equipped with an automatic fire sprinkler system in accordance with California Residential Code, Section R313.3. Please note on the plans the automatic fire sprinkler systems shall be submitted under a separate permit.

Recreation and Parks Department

68. Public Improvement Plan. As a condition of approval, public landscaping will be installed concurrently with construction of any roadway modifications or improvements. See Tract TR2022-0005 conditions for specifics.
69. Trees. There shall be a minimum of one private street tree in front of each residence. Trees shall be picked from the City of Santa Maria approved street tree list, species should be picked for design theme and not be a random selection. Trees shall be planted laterally a minimum of ten feet from all underground utilities. A minimum ten-foot-wide tree planting easement, behind the sidewalk shall be dedicated to the City.
70. Tree Specifications. The street trees shall be 24 inch box in size and have a minimum caliper of 1.5 inches. The trees shall be planted six feet behind the sidewalk by a licensed landscape contractor in accordance with the plans and specifications of the Recreation and Parks Department. An irrigation system shall be provided for the trees.
71. Tree Bonding. Street tree bonding shall be for five tree plantings at \$275.00 each totaling \$1,100.00. Tree bonds are to cover a one-year establishment starting at issuance of the Occupancy Permit. Street tree requirements and bond amount are a maximum subject to change during building permit review. The tree bond is due at time of building permit issuance as a cash or surety bond delivered to Recreation and Parks at 615 S. McClelland St.
72. Tree Easement. A minimum ten-foot-wide tree planting easement shall be dedicated to the City to allow adequate space for planting and maintenance of street trees. The easement shall not have any impervious pavement other than vehicle and pedestrian approaches, nor be dual purposed as a storm water mitigation area. The applicant shall apply for the easement through the Public Works Department with necessary fees, a recent copy of a title report, closure calculations and sketch. The property owner is responsible for the upkeep of the trees, landscaping, and irrigation within the easement area.
73. Development Fees. Per the Municipal Code, several Recreation and Parks Development Fees may apply to this project including the following,
 - A. Subdivision in Lieu \$2,379.00 per unit
 - B. Residential Development Tax \$185.00 per unit
 - C. Single Family Growth Mitigation \$2.18/ square foot

Please note fees are reviewed annually and are subject to change.

74. Landscape District. This project will be required to join the Southeast Landscape Maintenance District and Santa Maria Way Special Benefit Zone. The signed and notarized "Petition Requesting Annexation" form is due at time of building permit issuance. It can be returned to the Recreation and Parks Department, 615 S. McClelland, Santa Maria, CA 93454.

NOTES:

In accordance with Section 12-35.109 of the Municipal Code, this permit is not valid until the 15th calendar day following the issuance of the permit, providing no appeal is filed; or if an appeal is filed, this permit is not valid until the effective date of the final action on the appeal.

In accordance with Section 12-35.501 of the Municipal Code, the City may modify conditions of approval of the permit, or may revoke the permit for non-compliance with any of the conditions of approval, or if any operations under the approved permit result in detriment to the public health, safety or welfare.

This permit will not be valid until the applicant and property owner have submitted signed acknowledgment of their consent to the conditions, in accordance with Section 12-35.109 of the Santa Maria Municipal Code, to the Planning Division of the Community Development Department.

In accordance with Section 12-35.501 of the Municipal Code, this permit shall become null and void if the development authorized is, or has been, unused, abandoned, discontinued, or development has not been commenced within a period of three (3) years. However, the approval body may consider extensions of time for additional periods of up to two (2) years each, for a maximum overall permit life of seven (7) years. A written request justifying the need and the appropriate filing fee filed with the Community Development Department shall be submitted prior to the expiration date.

Failure to comply with any of the conditions stated above may be cause for revocation or modification of this permit, in addition to any other penalties provided by law.

All conditions of approval are to be completed prior to occupancy unless otherwise stated, and are to be maintained in perpetuity.