



# PLANNED DEVELOPMENT PERMIT

<b>PERMIT NO.</b>	<b><u>PD2024 – 0003</u></b>
<b>APPROVAL DATE</b>	<b><u>May 6, 2026</u></b>
<b>PROJECT NAME</b>	<b><u>Stowell Road Package Delivery Warehouse</u></b>
<b>APPLICANT/OWNER</b>	<b><u>Seefried Development Management, Inc. / Livio Bognuda, Trustee of the Livio Bognuda Revocable Trust dated August 12, 2010, Livio Bognuda, Jr., Trustee of the Livio Bognuda Jr. Revocable Trust dated April 23, 2024, Lisa E C-Bognuda, Trustee of the Lisa E C-Bognuda Revocable Trust dated April 23, 2024, Wendy Hudson, Trustee of the Wendy Hudson Revocable Trust dated April 23, 2024, John B. Bognuda, Trustee of the John B. Bognuda Revocable Trust dated December 17, 2021, Jimmy D. Bognuda and Silvia I. Bognuda, Trustees of the Jimmy D. and Silvia I. Bognuda Revocable Trust dated December 17, 2021</u></b>
<b>ADDRESS/LOCATION</b>	<b><u>1680 West Stowell Road</u></b>
<b>DESCRIPTION</b>	<b><u>Review of a Planned Development Permit (PD2024-0003) for Seefried Development Management, Inc. to construct a new 244,420 square-foot Package Delivery facility campus on a 32-acre site in a PD/CM-AG (Planned Development/Commercial Manufacturing and Agriculture Overlay) district of the West Stowell Specific Plan.</u></b>

## FINDINGS

The Planning Commission hereby makes the following findings through the process provided for by the West Stowell Specific Plan Section 3.1.1.d to consider this submitted project application as a conditional use under the Specific Plan’s Commercial Manufacturing/Agriculture Overlay (CM/AG) Zone:

- A. The proposed project is consistent with the purpose and intent of the West Stowell Specific Plan’s Commercial Manufacturing/Agriculture Overlay (CM/AG) Zone as the project establishes compatibility with the adjacent industrial and agricultural activities by avoiding the generation of significant noise, odor, lighting, traffic, hazards, growth inducement, or degradation of visual aesthetic values or public health that would negatively impact those adjacent uses, and, the potential noise, odors, lighting and traffic generated by this facility would be similar to an agriculture packing and processing plant, a produce distribution warehouse, or a wholesale supply, storage and distribution center, which are uses permitted by right by the Specific Plan, therefore the project shall not be obnoxious or detrimental to the public welfare and shall not threaten the viability of the adjacent agriculturally-related industrial uses.

- B. The proposed project is found to be similar in scope and scale to those other permitted and conditional uses listed in Section 3.1.1 of the Specific Plan's CM/AG zone district, such as agricultural packing and processing plant, produce distribution warehouse, wholesale supply storage and distribution center, and large truck sales and service facilities, subject to the conditions contained in this permit and mitigation measures of the Environmental Impact Report and Mitigation Monitoring and Reporting Program for the project.
- C. That per the West Stowell Specific Plan Section 4.7.2, a Planned Development (PD) permit is required of all new development proposals within the specific plan and fulfills the same function as a conditional use permit, consistent with the findings of Chapter 35 of the Zoning Ordinance.
- D. That the Planned Development Permit conditions and the EIR mitigation measures combine to provide for '...future industrial growth, while maintaining agricultural land uses and minimizing impacts to the environment' and will '...ensure compatibility with the protection of neighboring agricultural land uses from any negative impacts such as noise, odor, lighting, traffic, growth inducement or degradation of visual aesthetic values' in conformance with the West Stowell Specific Plan.

The Planning Commission 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 General Plan's Heavy Commercial/Manufacturing (HCM) Land Use Designation, which is the underlying Land Use Designation of the West Stowell Specific Plan.

The proposed project meets the goals of the West Stowell Specific Plan set forth in Section 1.2 in that the proposed project will achieve a unique, identifiable agricultural and industrial area that provides functional unity with the areas agricultural character in that the proposed project is similar in scope and scale to those other permitted and conditional uses listed in Section 3.1.1 of the Specific Plan's CM/AG zone district and the operation of the facility will not generate negative or adverse impacts to the existing adjacent agricultural-industrial uses within the Specific Plan. In addition, the proposed project addresses the infrastructure demands and proposes cost-effective methods of providing adequate sewer, water and drainage facilities within the Specific Plan by providing a combination of AB 1600 fee payments toward public infrastructure and construction of public infrastructure improvements adjacent to the site, including frontage improvements along Stowell Road, the accommodation of City trunk sewer line realignment across the property, as well as undergrounding existing and proposed utilities adjacent to the site, and thereby integrating the proposed project within the context of the existing and future Specific Plan developments and conforming to Section 2.2 Circulation Plan, Section 3.2 Circulation Design Standards, and Section 3.3.1 Public Improvements, and Sections 2.4 Infrastructure Plan and 3.4 Infrastructure Standards of the Specific Plan to ensure

infrastructure capacities are not exceeded or adversely impacted.

Section 2.1.1 of the West Stowell Specific Plan describes the land use of the specific plan as '*... designed to accommodate future industrial growth, while maintaining agricultural land uses and minimizing impacts to the environment.*' Additionally, this section of the Specific Plan specifies the HCM designation permits '*... heavy commercial uses which may be land extensive or require transport of materials by heavy truck*', both of which are characteristics of the project.

- B. That the site for the proposed use is adequate in size and topography to accommodate the 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, as the project plans document conformance with the West Stowell Specific Plan requirements for minimum parcel size, accessory uses, building setbacks, design and screening of loading areas, parking lot design and the number of parking spaces provided for employees and fleet vehicles, fencing, landscape area, lighting, and refuse collection, as noted in Zone Standards of Sections 3.1.1 and the Private Improvement provisions of Section 3.3.2 of the West Stowell Specific Plan.
- C. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use. The project plans document conformance with the public improvements required in Section 3.3.1 of the West Stowell Specific Plan and shall pay traffic mitigation fees for future roadway improvement projects. A component of the project's conformance is providing the widening of the south side of Stowell Road to the City's Secondary Arterial roadway standards, with a paved shoulder and curb, gutter, and sidewalk facilities, and providing a two-way left-turn lane to ensure adequate ingress and egress is provided to and from the site. Additionally, the project shall optimize the signal timing at the intersections along the W. Stowell Road corridor with Blosser Road, Broadway, Bradley Road, and the southbound Columbia/I-101 on and off ramp intersection. The onsite and offsite improvements have been reviewed by the City's Public Works Engineering Division and the Fire Department for compliance with access and safety standards.
- D. That the proposed use will have no adverse effect upon abutting properties. The Package Delivery facility shall not involve significant quantities of hazardous materials, and shall not generate adverse degrees of noise, odor, glare, or produce inordinate quantities of solid or liquid wastes. The facility site is designed to comply with stormwater retention requirements. The developed site will be self-contained by providing adequate on-site parking for employees, fleet vehicles, and line hall trucks. Additionally, the proposed setback area, building placement, landscaping and fencing would ensure a functional and aesthetically pleasing urban design, creating a unified effect with the neighboring agriculturally related industrial facilities.

- E. That the establishment, maintenance and/or conducting of the use for which the planned development 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 use and will not, under the circumstances of the particular case, be detrimental to the public welfare, injurious to property or improvements in the neighborhood; nor shall the use be inconsistent with the character of the industrial or agricultural uses in the neighborhood or contrary to its orderly development. The Package Delivery Facility is similar in scope and scale to those other permitted and conditional uses listed in Section 3.1.1 of the West Stowell Specific Plan's CM/AG zone district, such as agricultural packing and processing plant, produce distribution warehouse, and wholesale supply storage and distribution center. The Package Delivery Facility operations will be self-contained, provide sufficient parking to accommodate employees, and fleet vehicles and line-haul trucks. The facility shall comply with the regulations of the Santa Barbara Air Quality District to minimize and control air pollution and particulate matter. The facility's peaks in traffic generation are timed so they do not occur simultaneously with area wide peak hours of traffic, nor do they correspond with the peak traffic hours generated by the adjacent agriculturally related industrial facilities within the West Stowell Specific Plan.

The mitigation measures from the Environmental Impact Report, conditions of approval and development standards required for this project address and alleviate potentially adverse impacts to neighboring properties that could result from the proposed project. 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.

- F. That the conditions stated in the decision are necessary to protect the public health, safety and general welfare.
- G. The West Stowell Specific Plan requires building height not be '*... in excess of 35 feet in height unless allowed with a use or planned development permit.*' The applicant requests a modification to allow an approximately 45-foot-tall building. Other than this request for an additional ten feet of height, the proposed project is consistent with the General Plan, Municipal Code and the West Stowell Specific Plan.
- H. The project includes superior design elements that mitigate or compensate for any potential impact of the proposed height modification on the surrounding area. The required front yard setback requirement of the West Stowell Specific Plan permits a 35-foot-tall building to be located as close as 40 feet from the street, with no side or rear setbacks required. The proposed project provides over 140 feet of front building setback, with this closest portion of the building being only 26 feet tall. The 45-foot-tall portion of the building is setback over 210 feet from the street. This design provides a stepped height transition oriented toward the street frontage. The warehouse building is also over 200 feet from the rear property line, and over 500 feet from either side property lines. Landscape areas incorporating trees are provided on all perimeters of the site and will provide screening of the building.

The building front elevation's stepped building design, in addition to the perimeter landscaping and very large setbacks, will make the ten-foot building height increase imperceptible from the public street and neighboring properties, and therefore shall compensate for the height modification.

- I. The proposed building height modification is driven by, and essential to, the operational demands of the Package Delivery Warehouse, with six of the additional 10 feet of requested height serving to provide a building parapet sufficient to screen the rooftop equipment;
- J. The proposed modification for ten feet of additional building height achieves the internal functional needs for the applicant. The additional building height has been minimized to the maximum extent possible consistent with Subsections (a) through (c) of Section 12-35.203 of the Municipal Code.
- K. Environmental review for this project was completed through the preparation of an Environmental Impact Report (SCH# 2025080640) pursuant to the California Environmental Quality Act State Guidelines. 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 ensure the project substantially conforms with the project description, plan set entitled Seefried Industrial Properties Distribution Center consisting of 19 pages dated April 7, 2025, and Conditions of Approval of this permit. Any substantial 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. Mitigation Monitoring Program. The mitigation measures in the Mitigation Monitoring Program for the Environmental Impact Report (State Clearinghouse Number SCH# 2025080640) shall remain in full force and effect and are hereby incorporated by reference.
- 3. Trip Monitoring. For the first three years of project operations, the applicant shall provide the City with an annual report documenting the total number of daily trips, including employee vehicles, line haul trucks, delivery vans, and private carrier vehicles. If the reports show that project trips are Substantially consistent with the Site Traffic Schedule and traffic analysis completed by NV5, dated May 28, 2025, no further reporting will be required, unless an annual report is requested by the Community Development Director. If the reports show that project trips materially exceed the projections, then the applicant shall use good faith efforts to bring its operations into conformance and continue to submit annual reports for an additional three years. If these reports indicate that the facility continues to exceed the projected number of daily trips by 10% or more, with a frequency averaging

more than one day per week over the year, then the applicant shall prepare and submit an additional traffic impact analysis evaluating the effect of the excess trips on the City's roadway network. If that analysis shows significant new level of service impacts, then the facility may be subject to additional environmental review and/or amendment to this conditional use permit/planned development permit per Section 12-35.502 of the Municipal Code.

4. Van Delivery. The applicant's van delivery drivers shall utilize mapping and routing software to reduce delivery trip lengths, improve efficiency, and avoid congested corridors, and that will favor routing on Arterial and Collector classified streets within the City. The applicant will provide Van deliver drivers with such technology for daily deliveries.
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 Planning Commission approval prior to issuance of building permits. Paint colors shall be provided in the form of manufacturer's labeled paint chips.
6. Architectural Elements. All architectural elements such as parapet walls, tower features, and architectural features shall include architectural details on all sides to provide 360-degree architecture and eliminate the appearance of a false façade.
7. Parking Area. The Project exceeds the Municipal Code required minimum of two hundred and eight employee/guest parking spaces. In addition, separate on-site parking spaces are provided in sufficient number to accommodate fleet vehicles. The site access shall be paved and double striped in accordance with City parking standards. The parking area shall be maintained and resealed and restriped as needed. Please note that a building permit is required for restriping. The striping shall be visible at all times and the parking area shall be void of potholes and depressions.
8. Bike Racks/Storage. Long-term bicycle racks and/or storage to accommodate a minimum of 16 bicycles shall be installed. The location and design shall comply with the Active Transportation Plan recommendations, the Association of Pedestrian and Bicycle Professionals Essentials of Bike Parking publication and shall be approved by the Planning Division during the building permit review process.
9. Trash Enclosure. Each trash receptacle shall be stored in an enclosure. The final development plan submitted for the building permit shall specify size and location of all trash collection areas and the enclosure shall be constructed in accordance with the approved plan. The location and design shall be approved by the Community Development Department and the Public Works Department. The trash enclosure shall meet City Standards as well as be designed in keeping with the architecture and style of the project.

As depicted on the concept plans, the Municipal Code requires trash areas that are located adjacent to parking spaces shall be set back a minimum of ten feet to provide adequate sight distance for automobiles backing out of the parking space.

10. 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.  
  
Failure to comply with this condition is a public nuisance and is subject to the adopted Citation Ordinance of the City of Santa Maria
11. Landscape Plan. A Landscape and Irrigation Plan shall be submitted to the Community Development Department with the building permit application, which shall substantially conform to the Planned Development Permit landscape plans approved by the Planning Commission.
  - a. The plan set shall be prepared in accordance with Chapter 12-44 of the Municipal Code and shall include the quantity, size and species of all plants, a layout of the irrigation system incorporating time clocks and/or moisture sensors, Water Efficient Landscape water budget calculations, and maintenance and watering schedule.
  - b. 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.
  - c. No invasive plant species may be used on this site, and the landscape plans shall include an acknowledgment of the plan's compliance with this prohibition by the landscape architect.
  - d. Backflow prevention devices shall be screened with plant material and located to maximize aesthetics.
12. Tree Planting. The tree species selected and number of trees shall be subject to Planning Staff review with the building permit application and shall substantially conform to the Planned Development Permit landscape plans approved by the Planning Commission. Trees shall be a minimum of 15-gallon size. The project shall provide trees in number and variety as depicted on the landscape plans approved through the building permit process.
13. 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.
14. 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. 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.
15. Light Standards. All on-site lighting shall comply with the Municipal Code Performance Standards. A photometric plan is required at the building permit stage, subject to Planning Division approval. Parking lot light standards on the project site shall have a maximum overall height of 35 feet above the adjacent grade elevation and all exterior fixtures, including under canopies, shall be dark sky compliant (fully shielded/hooded and directed downward). The photometric plan shall document conformance with California Building Efficiency Standards (Title 24) for exterior lighting.
16. Utilities. All electrical, telephone, television and communication utility distribution and services wires shall be placed underground in accordance with Santa Maria Municipal Code Section 12-28.06.
- The proposed locations 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, placed in inconspicuous areas out of public view, outside of street and driveway corner cutback visibility areas, and screened with landscape plantings.
17. Mechanical Equipment. Mechanical equipment located on the roof of a building shall be completely screened. The height of the screening shall be as high, or higher, than the top of the mechanical equipment. The screening may be provided by an architecturally designed screen wall of solid material surrounding the equipment, or by the building wall parapet.
18. Business License. A City business license is required for the permittee.
19. Merger. Prior to issuance of the building permit, a complete property owner-initiated merger application shall be submitted to the Community Development Department to remove the existing lot lines on the property. The Notice of Merger shall be recorded prior to issuance of the occupancy permit.
20. Performance Standards. The requirements of the City's performance standards with respect to odor, noise, smoke, vibration and discharge of liquid and solid waste shall be maintained.

21. Construction Hours: Construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction activities are to occur on Sundays or holidays. A note to this effect shall appear on all grading and building permits.
22. 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.
23. Sphere of Influence Reimbursement Fee. The applicant shall pay the Sphere of Influence reimbursement for the two parcels comprising the development site, as specified in Section 4.2 of the West Stowell Specific Plan, prior to issuance of building permits.
24. Agency Requirements. The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.
25. Construction Documents. A copy of these conditions shall be incorporated into all construction documents.
26. Tier 4 Equipment. For any and all construction equipment with engines greater than 50 horsepower, only Tier 4 equipment may be used in the construction of the project. This statement shall be included as a note on the Grading Plan Set.
27. Oil Well Re-Abandonment. The applicant shall work with CalGem to re-abandon the oil well head identified on the site, and shall comply with applicable CalGEM rules, regulations and standards to maintain required access, and implement safety measures consistent with current guidelines. Oil Well information shall be recorded in the property title documents for disclosure to future owners.
28. Potential Soil Contamination. If contaminated soils are discovered during oil well re-abandonment or other earth-moving activities, the applicant shall contact the Santa Barbara County Air Pollution Control District (SBCAPCD ) to determine the District's permit requirements. District permits are required for all soil vapor extraction activities and for the excavation ("dig-and-haul") of more than 1,000 cubic yards of contaminated soil. Excavation projects less than or equal to 1,000 cubic yards are eligible for a written permit exemption. The applicant shall provide the City with documentation of a permit or permit exemption from the District prior to grading permit issuance.  
  
If contaminated soils are discovered during oil well re-abandonment or other earth-moving activities, the applicant shall also contact and coordinate with Santa Barbara County Health Site Mitigation Unit, and shall comply with their rules, regulations and standards for soil remediation.
29. Air Quality Related Measures. The applicant shall implement the SBCAPCD Fugitive Dust Control Measures (District Rules 302, 303, and 345) and shall implement SBCAPCD's Construction Diesel Particulate and NOX Emission Reduction Measures. The measures shall be also by provided as notes on the Grading and Construction plan sets.

30. Operational Air Quality. The applicant shall implement SBCAPCD's Operational Diesel Particulate and NOX Emission Reduction Measures.
31. Diesel-Powered Emergency Fire Pump. The proposed diesel-powered emergency fire pump requires a SBCAPCD 'District Authority to Construct' permit which is subject to the District's review and approval of a Health Risk Assessment (HRA) provided by the applicant.
32. Building Permit. A building permit application, plans and specifications demonstrating compliance with current California Building Code (CBC) requirements must be submitted and permits obtained prior to construction.
  - a. Additional Permit will be submitted for the PV & BESS system within 6 months of Building permit issuance for facility. PV & BESS system will be design above minimum requirements.
  - b. PV & BESS installation to be substantially complete within 12 months of Certificate of Occupancy issued.
33. Design Professional Required. Plans for the project shall be prepared, signed and sealed by a California registered design professional, i.e. architect or engineer.
34. Soils Report Required. A soils report will be required for the project and must be submitted with the building permit application per CBC 1803.
35. Accessibility. Project must comply with all applicable accessibility requirements of CBC chapter 11B including but not limited to accessible routes from public right of way, accessible routes from other buildings/facilities on same property and from accessible parking facilities.
36. Egress. This project must comply with CBC Chapter 10, Section 1009, Accessible Means of Egress.
37. 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

### ENGINEERING

38. Traffic Study Requirements. A comparison of the 2024 Existing, 2026 No-Build and 2026 Build traffic analysis results indicate that the proposed site will have a small impact on overall intersection Level of Service (LOS) along nearby roads. All study area unsignalized intersections, including driveways, are expected to operate at an acceptable LOS.

The two signalized intersections are experiencing Levels of Service (LOS) E or F during both AM and PM peak hours for existing, No-Build, and Build conditions. Improvements for the two existing signalized intersections include the optimization of the corridor along West Stowell Road which will improve the overall levels of service. The developer shall prepare a corridor study to optimize the signal timing on Stowell Road from Blosser Road to Bradley Road. The timing optimization shall include the Bradley/Columbia/US-101 intersection. The applicant shall include modifications to the signals on the Stowell corridor to allow for communication between signals and all necessary hardware for adaptive timing, Emergency Vehicle Preemption (EVP), and Transit Signal Priority (TSP) shall be purchased and installed by the developer, which may include but may not be limited to video detection, traffic signal cabinet switches, and radio data networking equipment. The study and its recommendations shall be reviewed and approved by the Public Works Department and Caltrans prior to implementation. The applicant shall coordinate with both the Public Works Department and Caltrans prior to commencement of the study or data collection. All signal timing improvements shall be fully implemented and accepted by the City Engineer prior to issuance of any Certificate of Occupancy.

The signals that shall be studied and modified are

- Stowell/Blosser
- Stowell/Western
- Stowell/Depot
- Stowell/Broadway (SR-135)
- Stowell/Miller
- Stowell/College
- Stowell/Bradley
- Bradley/Columbia/US-101

Instead of constructing the signal timing improvements described herein, the applicant may provide an in lieu payment to the City of Santa Maria equal to the estimated cost to implement EVP/TSP/Adaptive timing communications for each of the signals listed above. The payment amount shall reflect all time and materials necessary to deliver the improvements, including but not limited to equipment procurement, installation, project management, and prevailing wage labor costs. The payment amount shall be based on a cost estimate mutually agreed upon by the applicant and the City Engineer prior to the issuance of any building permit.

This project will also pay growth mitigation fees which will contribute to capacity improvement projects required for the signalized intersections that are experiencing delays in excess of what is identified as acceptable in the City's General Plan Circulation Element. The capacity improvement projects are identified in the City's Capital Improvement Plan.

39. Public Improvement Plans. Public Improvement Plans (PIPs) are required for the development of this site. The improvement plans shall show complete plans, profiles, and details for all required improvements to be constructed, both public and private, including common areas. Reference may be made to the Standard City Engineering Specifications and Drawings in lieu of duplicating the standard drawings. All standards of agencies other than the City of Santa Maria shall appear on the plans in full and not by reference. PIPs shall be reviewed and approved by the City Engineer prior to building permit issuance and incomplete submittals may delay building permit issuance. The PIPs shall include the following:
- A. Plan and profile drawings for all surface and underground improvements. Plans and profiles shall be drawn to the scale of one inch equals 40 feet or larger unless otherwise approved by the City Engineer. Details shall be drawn to a scale that clearly shows the facility being constructed. The scales for various portions of the plans shall be shown on each sheet. These may include, but are not limited to:
    - i. Public Water Mains
    - ii. Public Sewer Mains
      - a. Sewer improvements identified in Wastewater section below are required to be shown on Public Improvement Plans and are subject to the requirements of this COA.
    - iii. Public Storm Drain Mains
    - iv. Frontage Improvements
      - a. Curb
      - b. Gutter
      - c. Sidewalk
      - d. Driveways
      - e. Streetlights
      - f. Fire Hydrants
    - v. Signal Warrant Analysis and Improvements
      - a. Due to the anticipated increase of vehicles on Stowell Road resulting from this project and the proximity of Santa Maria Joint Union High School District facilities, the applicant shall conduct a signal warrant analysis for the Stowell Road/Thornburg Road intersection in accordance with the California Manual on Uniform Traffic Control Devices (CA MUTCD). The analysis shall be submitted to and approved by the City Engineer prior to issuance of a building permit. If the signal warrant analysis determines that

a traffic signal is warranted, the applicant shall design and install a traffic signal at the Stowell Road/Thornburg Road intersection to the satisfaction of the City Engineer prior to issuance of a certificate of occupancy. If the signal warrant analysis determines that a traffic signal is not warranted, the applicant shall design and install a Pedestrian Hybrid Beacon (PHB) at the Stowell Road/Thornburg Road intersection to the satisfaction of the City Engineer prior to issuance of a certificate of occupancy.

vi. Pavement Improvements

a. Due to the anticipated increase in roadway loads from project traffic, applicant shall remove the existing asphalt concrete roadway and replace with 8 inch portland cement concrete over 12 inch Class II Aggregate Base of through lane approaches on the Stowell corridor. This removal and replacement shall consist of full 12 feet wide lane and any adjacent bicycle lane, for 250 linear feet before the signal up to the traffic signal limit line. The applicant may pay an in-lieu fee acceptable to the City instead of performing these pavement improvements. The payment amount for the in-lieu fee shall be based on an Engineer's Estimate prepared by the developer and approved by the City Engineer.

1. In Lieu Fee shall be paid prior to building permit issuance. The amount of the fee shall be dependent on date paid, and shall follow the amounts below. If paid after 6/30/2028, the amount shall be increased by 10 percent year over year to account for increased construction costs and inflation.

- a. \$4,162,299.41 by 06/30/2026
- b. \$4,576,529.35 by 06/30/2027
- c. \$5,036,382.29 by 06/30/2028.

2. Intersections shall be the following:

- a. Stowell/Blosser
- b. Stowell/Western
- c. Stowell/Depot
- d. Stowell/Broadway (SR-135)
- e. Stowell/Miller
- f. Stowell/College
- g. Stowell/Bradley
- h. Stowell/Nicholson
- i. Bradley/101 SB Ramps

B. Traffic signs and striping plans for all streets. These may include, but are not limited to:

- i. Regulatory signs
- ii. Warning signs
- iii. Guide signs
- iv. Centerlines
- v. Lane lines
- vi. Bike lanes
- vii. Pavement markings

C. 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. Confirm requirements with the Recreation and Parks Department regarding necessary landscaping, irrigation, and water meters to be installed.

The Engineer shall submit four full-size copies of the Public Improvement Plans to the Public Works Department for review, in addition to an electronic copy.

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. Cost estimates shall include a separate item for contingencies in the amount of ten percent of the estimated actual cost. The estimate submitted by the applicant's engineer shall be subject to review and approval by the City Engineer. An approved final estimate shall be used to establish construction inspection fees, to establish the plan checking fee, and for establishing required amounts of security as required by Section 11-8.06 of the City of Santa Maria Municipal Code. The form of security shall be subject to the approval of the City Attorney.

Public improvements shall be constructed prior to occupancy of any building associated with this development, or at the direction of the Public Works Director.

Developer shall provide a performance security in the amount of 100 percent of the total estimated construction cost to guarantee the construction or installation of all improvements.

An additional security of 50 percent of the estimated construction cost shall be required to guarantee payment to the subdivider's contractor, subcontractors, and to persons furnishing labor, materials, or equipment for the construction or installation of improvements.

In addition, a warranty security shall be posted in the amount of 10 percent of the total estimated cost of the improvements for the maintenance of the work for a period of one year following the completion and acceptance thereof against any defective work or labor done, or defective materials furnished in the performance of the subdivision improvement agreement with the City.

The form of security shall be subject to the approval of the City Attorney and is typically a bond or bonds by one or more duly authorized corporate securities.

40. Underground Utilities. All above-ground utility lines adjacent to and serving the project site shall be placed underground. Prior to the issuance of building permits, the applicant shall provide plans demonstrating that all existing and proposed electrical, telephone, television, and communication utility distribution and service lines located along, across, or otherwise adjacent to any boundary of the project site, or serving the project site, will be placed underground in accordance with Santa Maria Municipal Code Section 12-28.06.

This requirement includes the conversion of any existing overhead utility services located along all sides of the property boundaries to underground service and coordination with all affected utility providers to complete such conversions prior to final occupancy.

Exceptions to this requirement may be granted only upon a finding by the Building Official that special or unique topographical, soil, or similar conditions make underground installation unreasonable or impractical, consistent with SMMC 12-28.06.

41. 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 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.
    - i. Each unit or lot shall be served by a sanitary sewer system, adequate domestic water system, natural gas, electric, and telephone facilities. Cable television facilities shall be provided pursuant to Chapter 15 of Title 9 of Santa Maria's Municipal Code.
  - B. Location and sizes of all proposed 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.
    - i. Each unit or lot shall be served by a sanitary sewer system, adequate domestic water system, natural gas, electric, and telephone facilities. Cable television facilities shall be provided pursuant to Chapter 15 of Title 9 of Santa Maria's Municipal Code. If these do not exist, they shall be proposed to be installed as part of this project.
  - C. Location, quantity, and orientation of trash enclosures
  - D. All parcel lines and easements crossing the project site.
  - E. Locations and dimensions of all existing and proposed driveways and sidewalks

- F. Location of existing and proposed fire hydrants
- G. Required public improvements.
- H. Limits of frontage improvements

## FEES

42. 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).
43. 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 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

44. Street Light Conduit Location. Refer to City Standard Drawing RD-31 regarding typical utility location and spacing.
45. At-Grade Driveway. Driveways shall be installed per City Standard Drawing RD-18A/RD-19A. Driveways shall have a minimum throat width of 24 feet and minimum curb return radius of 20 feet.

The nearest edge of driveway shall be located a minimum of five feet from any above-ground utility such as streetlights or fire hydrants, and ten feet from any street trees. A minimum 20-foot separation between driveways is required and the aggregate width of all driveways shall not exceed fifty (50) percent of the property's frontage along the street (S.M.M.C. Section 8-6.07).
46. Frontage Parking. Proposed gates across site driveways shall provide a minimum of 25-foot setback from back of sidewalk so vehicles can park completely off the traveled way when opening the gates.
47. 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. Stowell Road is a two-lane road along the project's frontage and includes 12-foot lanes in each direction with dirt shoulders. The project applicant shall be responsible for widening the south side of Stowell Road to the City's Secondary Arterial roadway standards as part of the frontage improvements to provide a paved shoulder and curb, gutter, and sidewalk facilities. Additionally, a two way left turn lane shall be required to ensure adequate ingress and egress will be provided at the site.
48. 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.
49. 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).
50. City Dedicated Easements. If any easements are required to be dedicated or vacated, the developer shall submit legal descriptions, sketches (8.5 inches x 11 inches 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.
  - A. Stowell Road Public Right-of-Way (ROW) Dedication
  - B. Ten feet Public Utility Easement (PUE) along property frontage, south of Stowell Road ROW dedication identified above in 40.A.

- C. Ten feet Tree Planting Easement, coincident with 10 feet PUE identified above in 50.B.
  - D. The sanitary sewer main relocation will require a quitclaim of the existing easement and a new easement to be recorded over the area adjacent to the relocated sanitary sewer main. The details of this sewer main relocation are still in design and shall be in a form acceptable to the City of Santa Maria and easement recorded prior to issuance of certificate of occupancy of the proposed development.
51. Chip Seal. Developer shall be required to restore asphalt pavement surface to the pre-development condition by placing chip seal along the property frontage where trenching, utility cuts, or roadway striping modifications 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 or modifications to the roadway striping within the asphalt pavement. Any disturbed or destroyed striping shall be restored.

#### WATER CONDITIONS

52. Privately Owned On-site Water Lines. Water lines for fire suppression shall be separated from water lines used for domestic water.
53. Fire Suppression Line. Fire suppression lines shall be constructed with appropriate Double Check Detector Assembly (DCDA) fire service backflow prevention assemblies per Standard Detail WA-27F at connection to the public main, located at the property line. These fire service backflow prevention assemblies separate privately owned and maintained water lines from public water lines. On-site fire hydrants and fire sprinklers shall be supplied from this on-site water line and connections shall occur after the backflow prevention assembly. If multiple connections or a looped system is required to meet fire flow requirements, each connection to the public main shall have an appropriate DCDA.
54. Fire Hydrants. The location, placement, and sizing of on-site water lines and fire hydrants shall be approved by the City Fire Department and Public Works Department.
55. Backflow Prevention. Reduced pressure principle (RP) type backflow prevention assemblies shall be installed on all domestic and landscape water services. The assemblies shall be installed within 10 feet of the water meter, and no connections or tees are allowed between the meter and the assembly. Installation of backflow assemblies shall be completed by a California State certified General Engineering Contractor and/or C-36 Plumbing Contractor. Assemblies shall be tested by a City approved certified backflow prevention tester with test results submitted to the City's Utilities Department Regulatory Compliance Division prior to final occupancy.

## WASTEWATER CONDITIONS

56. Sanitary Sewer Public Main Relocation. A 30-inch Sanitary Sewer Trunk Main, known as the Southwest Trunk, currently crosses the existing site in a location that would make future upsizing or maintenance difficult. To minimize future disruption to this site and its operations, the developer shall remove and replace the Southwest Trunk with a 48-inch pipe. The increase in capacity is necessary for anticipated growth for the General Plan Buildout of the City, as documented in the City's adopted Utility Capacity Study. The line shall be relocated to further minimize any potential disturbance to site operations that would be caused by maintenance activities. This replacement and relocation will require the developer to prepare Public Improvement Plans to the satisfaction of the Public Works and Utilities Departments. The Public Improvement Plans shall be approved, and the encroachment permit to construct the improvements shall be issued prior to the issuance of Building Permits. This replacement and relocation shall occur prior to the issuance of the Certificate of Occupancy for the building.
57. 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.
58. 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).
59. Vehicle Washes. Water runoff from the vehicle wash area shall not be directed to the public storm drain system. If the water runoff is directed to the public sewer, a sand and oil clarifier with a sample box shall be provided. The clarifier shall be maintained in good operating condition at all times.
60. 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.

## STORM WATER CONDITIONS

61. 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/>).
62. SWPPP Review Fee. The developer shall submit a hard copy and an electronic copy of the SWPPP for review and approval prior to any building permit issuance. A SWPPP review fee will be invoiced prior to approval.

63. 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.
64. SWPPP/Post-Construction Requirement Monitoring 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 and installation of required Post-Construction Requirements. Permit and inspection fees will be due when the permit is issued, and expiration of the encroachment permit will be based on the construction schedule identified in the SWPPP Notice of Intent. Time extensions will require additional funds to be provided to cover the additional inspections.

#### FLOOD CONTROL CONDITIONS

65. 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 building permit issuance.
66. 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 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

67. 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 (<https://www.countyofsb.org/2324/New-Redevelopment>).

- 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 in 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. The 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

68. Multi-family and Commercial/Industrial Facilities: As mandated by state law, this development is required to comply with all applicable laws and regulations pertaining to solid waste disposal and recycling, the City of Santa Maria Mandatory Organic Waste Disposal Reduction Ordinance No. 2021-10, Chapter 8-21, and Title 8, Chapter 8-11 of the City of Santa Maria Municipal Code.
- A. The developer shall submit a site plan identifying locations of each solid waste enclosure (“Enclosure”) to contain refuse and recycling (including single stream recycling and organics) bins/containers. The proposed location of each enclosure shall enable tenants to dispose of their refuse and recyclable materials safely and efficiently. The site plan shall be reviewed and approved by the City prior to issuance of building permits.
  - B. All Enclosures shall be constructed per City standard drawing MS-16B.
  - C. The proposed quantity of Enclosures for the subject site shall be reviewed and approved by the City.
  - D. The service frequency of each bin/container shall be determined by the City.
  - E. Enclosures shall be oriented to provide vehicle fork-in access when possible.
  - F. In cases where Enclosures are proposed to be installed abutting structures, the common wall shall be of a non-combustible masonry-type material with no openings for vents or windows.
  - G. Enclosures shall be reserved exclusively for solid waste bins/containers storage. Miscellaneous boxes, bins, racks, grease containers, etc., are not permitted within the enclosure.
  - H. If City collection vehicles (“Collection Vehicles”) will be traveling through a gated area to service bins/containers, the gates shall be equipped with a coded electronic keypad system.

- I. The developer shall design site travel ways, entrance, and exit areas with sufficient space, free of obstructions (trees, oversized islands, etc.) to allow for Collection Vehicles to safely enter/exit the subject site to avoid damage to site property or Collection Vehicles. See City standard drawing MS-16B for guidance.
- J. The developer shall design all site vehicle travel ways to withstand loads imposed by Collection Vehicles.
- K. The developer shall submit a truck turning template route for solid waste service area. The Collection Vehicles must be able to enter and exit the site to gain access to the Enclosures with minimal backing. Collection Vehicles have an inside turning radius of 38 feet and an outside turning radius of 55 feet. See City standard drawing MS-16B for guidance.

### **Fire Department**

- 69. Emergency Contact Information. An "Emergency Contact Information" form shall be provided to the Santa Maria Fire Department (SMFD) prior to the issuance of Building Permits. Please place this note on the plans.
- 70. Key Box. SMFD approved key boxes shall be provided at the main entrance to each building/tenant space and locations required by the fire code official. The boxes shall contain all keys necessary to allow Fire Department access to all portions of buildings and/or tenant spaces.
  - A. The box shall be installed in accordance with the manufacturer's specifications and placed so the bottom of the box is 60 inches above the adjacent grade. The proposed location of the box shall be shown, or this note placed on the plans.
  - B. Key box application is available online at <http://www.ci.santa-maria.ca.us/40463-KnoxBoxRequestForm.pdf>. The key box shall be ordered prior to occupancy request.
  - C. Knox Box 3200 Series is the minimum acceptable box for commercial installations. Knox boxes identified as "Residential" shall not be used for commercial applications.
- 71. Address Numbers. Numbers shall be clearly visible from the centerline of the roadway fronting the building and shall contrast with their background. Number height shall be a minimum of 12 inches for commercial and industrial buildings. The proposed location and design of address numbers shall be shown, or this note placed on the plans.
- 72. 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 and clearly shown on the plans.
  - A. All weather surface access roads such as asphalt pavement or cement shall be installed and approved by the SMFD prior to vertical combustible construction.

73. Minimum Road Standards. The roads shall be a minimum of four-inch class II road base compacted to 95 percent with 15 1/2-foot overhead clearance: 24-foot net minimum width for buildings below 30 feet in height. Access roads shall be 26-foot net minimum width when the building height is between 30-35 feet, and 30-foot net minimum width when the building height exceeds 35 feet.
- Buildings exceeding 30 feet in height may require additional access improvements for aerial access roads in accordance with CFC Section D105.1.
74. 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.
75. 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.
76. Fire Lane Signs. "No Parking, Fire Lane" signs shall be posted at entrances. 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.
77. Fire Flow. Fire flow shall comply with CFC, Appendix B. The minimum fire flow for this project shall be 2,000 gallons per minute (based on Type III-B Construction, with fire sprinklers, as required).
78. Fire Hydrants. Fire hydrants shall be installed per City of Santa Maria Public Works Standards and shown on the plans.
- A. Fire hydrant spacing and distribution shall comply with CFC Section 507 and CFC Appendix C. Fire hydrants shall be spaced at an average of 450 feet and at no point shall exceed 225 feet from a fire hydrant on a fire apparatus access road. Fire hydrants shall be installed and operational prior to vertical combustible construction.
  - B. Fire hydrants shall be equipped with two four and a half inch outlets, and one two-and-a-half-inch outlet.
  - C. The SMFD, or a designated representative, shall inspect and approve all fire hydrant installations for operational readiness prior to combustible construction.
79. Fire Hydrant Protection. On-site fire hydrants shall be painted red and protected from impact in accordance with City of Santa Maria Public Works Standards and SMFD Development Guidelines.

80. Water Mains. Water Mains shall be installed per City of Santa Maria Public Works and NFPA standards. Minimum main size shall be eight inches, or as determined by hydraulic calculations.
81. Hydrant Markers. Reflective blue dot fire hydrant location markers shall be installed.
82. Fire Sprinkler Systems. An automatic fire sprinkler system in accordance with NFPA 13 and if combustibles are stored above 12', CFC Chapter 32 High-Piled Combustible Storage is required.
  - A. All fire sprinkler systems shall be equipped with a local water flow alarm.
  - B. Deferred submittal of fire sprinkler plans, and calculations is required. The plans and calculations shall be wet stamped, on every sheet, by a registered Fire Protection Engineer (FPE) licensed in California.
83. Standpipe Systems. A standpipe system shall be installed in accordance with CFC Section 905 and NFPA 14 and shall be noted on the plans.
84. Fire Department Connection (FDC). FDCs shall be located on the front access side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire code official. The FDCs shall:
  - A. Face the public street or fire lane fronting the protected building and be installed so the center line of the connection is a minimum of 36 inches above finished grade.
  - B. Within 40 feet of an approved roadway or driveway and arranged so that hose lines can be readily attached to the inlets without interference.
  - C. Within 75 feet of an approved fire hydrant.
  - D. Be equipped with Knox Brand locking caps.
85. Fire Alarm System. A fire alarm system shall be installed in accordance with the CFC and NFPA 72 standards. The fire alarm system shall be certificated by Underwriters Laboratories or an equivalent nationally recognized organization.
  - A. Deferred submittal of fire alarm plans is required. The plans shall be wet stamped, on every sheet, by a registered FPE licensed in California.
  - B. A Fire alarm system, at a minimum incorporating tamper switches on control valves and a Central Station service for the water flow alarm shall be installed for the fire sprinkler system.
86. Fire Extinguishers. Fire extinguishers shall be located and sized in accordance with CFC Section 906. Please place this note on the plans.

87. Emergency Responder Radio Coverage. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building.
88. Digital Site Plan. Prior to Fire Department final approval, a site plan in a PDF format shall be provided with the following information if applicable: On site hydrants, FDC/OS&Y locations, Standpipes, Sprinkler Control Valves (Riser), Fire alarm panel (FACP) Utilities (Gas/Electric/Water) Knox box/switch locations, Ingress/Egress, Stairwells, Individual floor control valves, Individual floor plans including unit numbers, Laundry rooms, Elevator rooms, Roof access, Solar Panels and DC shutoff locations.

### **Recreation and Parks Department**

89. Tree Species. Twenty-four street trees at a spacing of 40 feet will be required along the frontage of Stowell Road. Proposed Mexican Sycamore, Coast Live Oak, and Paperbark trees on plan set dated August 7, 2024, by RRM Design Group is acceptable as presented. To meet spacing requirements, the entirety of the parkway shall be utilized for street tree plantings.
90. 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.
91. Tree Bonding. Street tree bonding shall be for twenty-four tree plantings at \$275 each totaling \$6,600.00. 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 street tree bond is due at submittal of building permit application as a cash or surety bond delivered to Community Development Building Division at 110 South Pine Street Room 101.
92. 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 shall be required along the frontage of Stowell Road. 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.

93. Tree Planting. Any nursery stock tree planted without inspection and approval by the Recreation and Parks Department shall be deemed defective and be removed by the persons responsible for the planting at their own expense. All plant material shall not be root bound or contain girdling roots. Street tree locations shall be approved onsite by the Special Districts Supervisor prior to installation.

94. Landscape Plans. The street tree easement shall be clearly identified on the planting and irrigation plans. Only street trees shall be planted in the easement area. All other on-site private tree planting shall be planted behind the easement area.

The following shall be noted on the landscape plan: "The final locations of street trees shall be determined on-site by the Special Districts Supervisor. Twenty-four-hour notice is required for inspection prior to planting, (805) 925-0951 ext. 2346. Installation shall be in accordance with Recreation and Parks Department specifications."

A. Development Fees. Per the Municipal Code, Recreation and Parks Development Fees apply to this project. Includes as follows:  
Commercial Growth Mitigation \$0.01/square foot

Note: fees are reviewed annually and are subject to change.

95. Landscape Maintenance District. This project will be included in the Southwest Landscape Maintenance District. 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 12-35.504 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 extension of time for an additional period of up to two (2) 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. The expiration date of a discretionary permit issued in conjunction with a tentative subdivision map shall correspond with the expiration of that map, including any extensions.

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.