



# CITY OF SANTA MARIA TENTATIVE TRACT MAP CONDITIONS

PLANNING DIVISION ○ 110 SOUTH PINE STREET ROOM 101 ○ SANTA MARIA, CA 93458 ○ 805.925.0951 X  
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**PERMIT NO.** TR2022 - 0007

**APPROVAL DATE** November 6, 2024

**PROJECT NAME** Bellecrest Residences Tract Map 6040

**APPLICANT/OWNER** Coastal Community Builders

**ADDRESS/LOCATION** 1571 East Main Street

**DESCRIPTION** Tentative Tract Map (TR2022-0007) for Coastal Community Builders to subdivide a 14.43-acre (net) site composed of two lots and create 142 single-family, 100-percent age-restricted for seniors, lots and four common lots for private roadways, a detention basin, and a clubhouse on a 14.43-acre site with a proposed PD/R-2 (Planned Development/Medium Density Residential) zone designation.

## FINDINGS

The Planning Commission recommends to the City council that the following findings be made in accordance with Section 11-3.03(f) of the Santa Maria Municipal Code regarding the proposed Tentative Tract Map, Tract 6040:

- A. The proposed map is consistent with The City of Santa Maria General Plan and applicable specific plans because the subdivision of the property into developable residential lots is consistent with the design, use, and future development parameters and density of the associated Planned Development permit, and meets all applicable General Plan goals, specifications, and requirements. All of the residential parcels are smaller than the R-2 standards in frontage width and lot area according to Section 12-7.07(a) of the Municipal Code. The average lot width for the proposed residential lots in the subdivision (not including the common lots) is approximately 45-feet and the average lot area is 2,500 square feet. Per Section 12-7.07(b), the City Council, through a subdivision map may create lots smaller than specified, provided the overall density of the lots is consistent with the General Plan. Per the Medium Density Residential Land Use Classification (MDR-12), lots of this size could be developed with 1 unit which would accommodate smaller living for seniors wishing to downsize to a smaller living area. Each of the newly created lots would contain one new residential unit. The proposed residential density of approximately 9.8 units per acre for the tract map area is consistent with the MDR-

12 land use density provisions of the General Plan. Further, the width of the proposed parcels is consistent with the adjacent La Ventana neighborhood to the east, where the lots are of the same land use/density and are also narrow.

- B. The design or improvement of the proposed subdivision is consistent with the City of Santa Maria General Plan because the lots of this size (2,500 square feet) could be developed with one small residential unit for seniors wishing to downsize to a smaller living area. With the approval of the requested modifications to setbacks, and corner visibility standards discussed in the Planned Development Permit (PD2022-0008), all future development on the resulting parcels will be consistent with applicable Municipal Code design measures and development standards.
- C. The site is physically suitable for the proposed density of development because no physical constraints are known to exist on the project site that would preclude the density of allowable development, and the proposed public improvements provide the infrastructure needed for the proposed development density.
- D. The site is physically suitable for the type of development because no physical constraints are known to exist on the project site that would preclude the type of allowable development. The project site does not contain any significant or unique features, is adjacent to existing roadways, and contains no physical constraints that would preclude the proposed residential development. The proposed public improvements will provide the infrastructure needed for the proposed residential development.
- E. The design of the proposed subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. These and other potential environmental impacts resulting from the development of the age-restricted senior residential subdivision were analyzed in the Initial Study/Mitigated Negative Declaration (IS/MND) (SCH#2024090050) and, where necessary, mitigation measures were applied to the project to reduce any identified potentially significant impacts to less than significant levels.
- F. The design of the subdivision or type of improvements are not likely to cause a serious public health hazard because development on the resulting parcels shall implement all applicable Municipal Code design measures and development standards to ensure for the health and safety of the users of the site(s) and for the surrounding properties. Where the project deviates from specific Municipal Code development standards, Conditions of Approval are incorporated to require the project to meet industry accepted standards as alternatives, such as the CalTrans Highway Design Manual – 405.1(2)(c) for corner visibility in this small-lot subdivision where City standards cannot be met by the proposed project design.
- G. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision because any affected easements have been identified and depicted on the proposed map. New easements for access, utilities,

landscaping, and shared use facilities shall be established through this map. The map will identify the location and depiction of all easements, and the party responsible to maintain the easement. The discharge of waste from this proposed land division into the existing community sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board because the project conditions require the installation of new sewer utility lines and wastewater facilities in conformance with Municipal Code Title 8, and the development of the new lots will be completed in accordance with the Regional Water Quality Control Board standards. The City of Santa Maria Utilities Department has reviewed the proposed map to ensure conformity with existing requirements and has included conditions of approval to ensure adequate sewer service is provided for each parcel.

## **CONDITIONS OF APPROVAL**

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

### **Community Development Department**

1. Indemnification. Pursuant to Government Code §66474.9(b), the subdivider shall defend, indemnify and hold harmless the City and/or its agents, officers and employees at his/her sole expense from any claim, action or proceeding against the City and/or its agents, officers or employees to attack, set aside, void or annul, the approval by the City of this subdivision, Tract 6040, and all actions relating thereto, including but not limited to environmental review, and action taken pursuant to §66462.5 of the Subdivision Map Act. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fees which the City, its agents, officers 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 condition.
2. Agency Requirements. The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.
3. Mitigation Monitoring and Reporting Program. The mitigation measures in the Mitigation Monitoring and Reporting Program for the Initial Study/Mitigated Negative Declaration (IS/MND) (SCH#2024090050) are hereby incorporated and attached for reference.
4. Recordation. The recordable map for this project shall be prepared and submitted to the Public Works Department for review, and shall be recorded within 36 months of the approval date. If the map has not been recorded within 36 months of the date of approval, the applicant is advised to apply a minimum of 30 days prior to the expiration date for an extension of time. Said extension of time shall be reviewed by the Planning Commission.

5. Revisions. If the map is revised from the approved tentative parcel map, or if changes to conditions are sought, the procedures contained in Chapter 10 of Title 11 of the Municipal Code shall be followed.
6. Utility Easements. A minimum of five-foot public utility, cable TV, and telephone easement shall be dedicated adjacent to all street right-of-way, measured from the back of curb.
7. Main Street Basin Retaining Walls. The stormwater basin adjacent to Main Street shall use decorative masonry for all retaining walls. Prior to grading permit issuance, and in coordination with Community Development and Public Works Departments, the basin shall be redesigned to eliminate the retaining wall closest to and paralleling Main Street to eliminate the 'hidden corner' at the southwest corner of the current basin design. To retain heights over 5 feet, stepped retaining walls with a maximum height of 5 feet, separated by a three-foot terrace step-back, shall be used. Any fencing associated with the basin shall be a decorative iron design to match the fences and gates depicted on the 'perspective renderings' on the plans dated July 10, 2024.
8. Proposed Subdivision Boundary Walls. The applicant shall be responsible for repair or replacement of those sections of perimeter masonry walls identified on the Tentative Map as 'existing' and 'to remain', if they are damaged during construction, or the wall is found to be structurally deficient or unsafe.
9. Lots 1 -12 Adjustment for Boundary Wall. The applicant shall provide a continuous eight-foot-tall decorative masonry wall along the southerly project boundary, at the rear property lines of lots 1- 12, and including on the west side property line of lot 1 and the east property line of lot 12. The rear property lines for these lots shall be adjusted to provide for a minimum of three-foot deep insets, with the goal of five-foot deep insets, at intervals of 80 feet (the width of two lots), in conformance with City Standard Drawing RD-14. Decorative pilasters shall be placed at corners and at each angle in wall alignment. The wall shall match the style, materials, and detailing of the walls depicted on the project 'perspective renderings', including pilasters with stone facing and decorative caps. Final design of the wall shall be coordinated with City staff and utility companies prior to issuance of fine grading permits. The adjustment of rear lot lines for Lots 1 through 12 shall appear on the recordable Final Map.
10. Main Street. Residential lots adjacent to Main Street shall have denied access to said street. A note to this effect shall appear on the recordable Final Map.
11. Tree Removal and Replacement. Prior to any tree removal and prior to issuance of the grading permit, a tree inventory shall be prepared by a certified arborist and submitted to the Community Development Department for review. The tree inventory shall be subject to approval by the Planning Division. The tree inventory shall identify and provide the status of health for all trees on the site, including the myoporium species along the site perimeters, and note which trees are proposed

for removal. The existing trees that are healthy and viable and proposed for removal shall be replaced at a minimum one-to-one ratio within the project site.

- a. Replacement trees shall be a suitable species with a minimum size of 24" box. Final location and species shall be subject to approval by the Planning Division and the City Recreation and Parks Department staff prior to issuance of building permits.
  - b. Due to the small lot areas proposed by the project and to ensure the viability of the on-site private street trees, the private trees shall be setback (and depicted on the landscape plans) as follows:
    - i. Five-foot minimum set back from; concrete curbs, sidewalk, building foundations, building eaves, property lines. Adequate spacing from the building eaves shall be prioritized.
    - ii. Trees may be located at a minimum of three feet from concrete (including curbs, sidewalk, and driveways) where that concrete is reinforced.
    - iii. Sewer and natural gas utilities shall have a ten-foot set back from any proposed trees. All other underground utilities shall be allowed a five-foot setback.
12. 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 the recordable map.
13. Covenants, Conditions & Restrictions (CC&Rs). A copy of the proposed CC&Rs, or other maintenance agreement acceptable to the Community Development Department, Recreation and Parks Department, and the City Attorney Office, shall be submitted prior to recordation of the map that addresses the maintenance of the retention basin, retaining and perimeter walls, landscaping, common lots and private recreation facilities.
- a. Parking. The CC&Rs shall include provisions for limitations and use of guest parking spaces, call out that no on-street parking is permitted within the development, prohibit parking on those on-site driveways with a dimension less than 18 feet deep between back of curb and garage door. The CC&Rs shall clearly specify that on-site parking on the driveways of Plan Type A lots (with single-car garages) is permitted.
  - b. Recreational Amenity Facilities. The CC&Rs shall include provision for maintaining and preserving the recreational amenities proposed by the project, which includes a required City review and approval process prior to significantly

modifying or removing any of the amenities proposed. Under no circumstances shall recreational amenities be removed without an adequate replacement.

14. Deed Restriction. A deed restriction shall be recorded with the Final Map to ensure the project is developed and maintained as an age-restricted (55-years of age or older) senior housing tract in perpetuity. The City shall review and be made a party to this deed restriction.

## **Public Works Department**

### **STREETS:**

15. All underground improvements required for the development of parcels within Tract 6040 shall be installed prior to street paving.
16. The streetlight layout shall conform to the City of Santa Maria Street Lighting General Plan.
17. 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, 12-27.03 and Public Works Department standards. Revisions to the wall heights and locations shown on the tentative map may be required to achieve acceptable sight distance.
  - a. City Engineer has reviewed the plans and use of the CalTrans Highway Design Manual – 405.1(2)(c) is an acceptable standard for this project, to be applied for the interior private streets only.
18. The following public improvements will be required as a condition of tract map recordation for Tract 6040.
  - a. Utilities: Water and sewer mains as shown on Tentative Tract Map for Tract 6040. All utilities shall be installed in compliance with California Code of Regulations §64572. Water Main Separation.
  - b. Frontage Repair: The developer shall repair any cracked, broken, or uplifted curb, gutter, sidewalk, or alley within the project frontage. City Public Works Inspection staff will determine the extent of the frontage repair in the field prior to construction. An encroachment permit will be required prior to issuance of a building permit for these repairs.
  - c. Sidewalk ADA Compliance: The developer shall remove and replace any sidewalk within the project frontage that does not meet ADA cross-slope requirements. Curb ramps at project driveway on Main Street shall comply with Caltrans Standard Detail A88A.
  - d. Landscaping: All landscaping required by Recreation and Parks Department adjacent to Main Street.

#### WATER:

19. Fire hydrants shall be installed at the terminus of all cul-de-sacs, and at minimum three-hundred and fifty-foot (350') intervals along all commercial/industrial/multi-family streets and four-hundred-foot (400') intervals along residential public streets. One thousand feet (1,000') maximum spacing is allowed on collectors or arterial streets where there will be no residential or commercial frontage.
20. The subdivider shall install water service to each lot of the tentative map at a size appropriate for proposed use, including to the retardation basins, open space lots and landscaped areas. In a residential subdivision, the minimum size shall be one-inch (1") service.

#### SEWER:

21. The subdivider shall install sewer laterals to each buildable lot of the tentative map at a size appropriate for proposed use. The minimum size shall be four inches (4").
22. For maintenance purposes, straight grades between manholes shall be provided unless otherwise approved by the City Engineer. Curved lines that follow the centerline of the road will be allowed if it would take an excessive number of manholes to achieve straight alignment.

#### STORM DRAINAGE:

23. Flood hazard areas, based on one-hundred-year storm frequency, shall be delineated on tentative map based on approved flood control district methodology and, if applicable, included in an inundation easement and offered for dedication to the district. Buildable sites, as designated in the soils report (see Section 11-3.08), shall be located outside of flood hazard areas. Drainage requirements of the Santa Barbara County Flood Control and Water Conservation District Standards also apply.
24. An on-site grading plan incorporating a retarding basin with discharge to a public facility will be required upon development in accordance with Public Works and Community Development requirements.
25. The retardation basin shall be fully constructed in accordance with approved plans prior to occupancy of parcels within Tract 6040.
26. Storm drain improvements will require review by the Santa Barbara County Flood Control District and the City of Santa Maria Public Works Department.
27. Provide calculations demonstrating that the proposed retardation basin and street drainage system are adequate. These calculations shall be submitted by the applicant to the City of Santa Maria and the Santa Barbara County Flood Control District for review and approval prior to approval of the public improvement plans or grading plans for Tract 6040.
28. The funding arrangement for the perpetual maintenance of the retarding basin shall be submitted to the City for review and approval. Any maintenance agreement required for said funding arrangement shall be recorded simultaneous

with the recordation of the Final Map. A copy of the recorded document shall be submitted to the City.

#### PUBLIC UTILITIES:

29. All new public utilities shall be underground to comply with the Municipal Code, Section 9-2-09.
30. All existing on-site public utilities shall be placed underground as a condition of Tract 6040 [S.M.M.C. Sections 11-8.04(g) and 9-2.09].
31. Streetlights shall be operational prior to occupancy of any parcel within Tract 6040.
32. At time of Public Improvement Plan review, plans shall be submitted to Pacific Gas and Electric (PG&E), Verizon, Cable TV and The Gas Company for review. Comments from the utilities regarding transformer locations, etc., shall be forwarded to Public Works Department for review and approval.

#### EASEMENTS:

33. Private street right-of-way to back of sidewalk, or back of curb where no sidewalk is proposed, shall be dedicated on the final map as a public utility easement.
34. All existing easements to be abandoned by separate document will require the applicant to provide legal descriptions, sketches (8 ½" x 11" City Standard format) closure calculations, and payment of current Public Works Department Fees for processing through the City. All paperwork shall be in an approved form and processed through Planning Commission and City Council prior to issuance of building permits. The abandonment shall be recorded prior to occupancy.
35. All easements to be abandoned by the map [Government code Section 66434(g) or 66445(j)] shall be clearly identified as such with City-approved notation on the tentative map, final map and/or parcel map.

#### SOILS:

36. A preliminary soils report, prepared by a civil engineer registered in this state, and based upon adequate test borings, shall be required and submitted to Public Works Department prior to filing of the final map to comply with Government Code 66490 (Subdivision Map Act).
37. A soils analysis will be required for the determination of street structural sections.
38. Soil borings in the area of the retardation basin will be required prior to development of the basin. A minimum of two (2) borings shall be analyzed to a depth of fifteen (15) feet +/- beyond the proposed final basin floor elevation. Additional borings will be required if analysis is inconclusive with respect to permeability.

#### INDEMNITY:

Pursuant to Government Code §66474.9(b), the subdivider shall defend, indemnify and hold harmless the City and/or its agents, officers and employees from any claim, action or proceeding against the City and/or its agents, officers or employees to attack, set aside,



void or annul, the approval by the City of this subdivision. Tract 6040 and all actions relating thereto, including but not limited to, environmental review and action taken pursuant to §66462.5 of the Subdivision Map Act.

FEES:

**NOTE:** The fees given at this time are an estimate calculated using rates currently in effect. The actual amount due shall be calculated using fee rates in effect at the time of payment.

39. Map Checking Fee: \$9,325 > 51 lots, plus \$80 per lot over 50 lots (Fiscal Year 2024-2025 fee rate). The rate changes each July in accordance with City Council Resolution 2005-101). This fee will be collected prior to approval of the plans.
40. Public Improvement Plan Check Fee: Based on approved estimated cost of public improvements or on a proposal submitted by a consultant assigned to review the project plans. The fee shall be collected prior to review of the plans.
41. Public Improvement Inspect Fee: Based on approved estimated cost of public improvements. The fee shall be collected prior to issuance of a public encroachment permit or approval by the City Council of the project final map, whichever comes first.
42. Traffic Mitigation Fee: The fees shall be based on the codes and rates in effect at the time of building permit issuance.
43. Water Mitigation Fee: The fee shall be based on the codes and rates in effect at the time of building permit issuance.
44. Wastewater Mitigation Fee: The fee shall be based on the codes and rates in effect at the time of building permit issuance.
45. State Water Reimbursement Fee: The fee shall be based on the codes and rates in effect at the time of building permit issuance.

BONDS/SURETY:

46. Faithful Performance – One-hundred (100) percent of the approved cost of all public improvements.
47. Labor & Materials – Fifty (50) percent of the approved cost estimate.
48. One-Year Guarantee – Ten (10) percent of the approved cost estimate.
49. Monumentation – Amount set by the developer’s engineer and approved by the Public Works Department or the monuments are to be set and accepted by the City prior to recordation of the final map.
50. Subdivision Tax Bond – A bond for property taxes is required by the Santa Barbara County Treasurer-Tax Collector for property being subdivided in the county. This bond must be in place before the County will allow the recordation of the final map. In order to not delay the recordation of the final map, it is suggested that the applicant apply for and process a “Subdivision Tax Bond Request” from the Santa Barbara County Treasurer-Tax Collector at the same time the map is submitted to

the City of Santa Maria for plan check. The Santa Barbara County Treasurer-Tax Collector may be contacted at: 105 East Anapamu Street, Santa Barbara, CA (805) 568-2933.

COMMENTS:

51. An up-to-date preliminary title report will be required prior to the filing of the final map.
52. Public improvement plans prepared by a registered civil engineer and approved by the Public Works Department will be required. Improvement plans shall include surface improvements plan and profile, underground improvements plan and profile, and signing and striping plans for all arterial streets.
53. Should at a later date, construction of public improvements be proposed to be phased, additional review and conditioning will be required.
54. The Public Improvement Plan submittal shall include landscaping and irrigation plans for any area of Public R.O.W. where landscaping is required (such as medians) and/or landscaping is to be maintained by a City landscape maintenance district. The Engineer shall submit four (4) prints of the landscaping and irrigation plans to the Public Works Department for checking purposes (one (1) set for Community Development and two (2) sets for Recreation and Parks). The landscape plans, when approved, shall be submitted to Public Works Department as reproducible Mylar prints.
55. The developer shall be responsible during construction for cleaning city streets, curbs, gutters and sidewalks of dirt tracked from the subject site. The flushing of dirt and debris to storm drain or sanitary sewer facilities shall not be permitted. The cleaning shall be done after each day's work or as directed by the Director of Public Works or the Community Development Director.
56. All required improvements shall be designed and constructed in accordance with the City of Santa Maria Standard Specifications and Drawings.
57. Except as modified by other conditions of approval of this project, the following documents, submitted in connection with the application for this project and retained in Engineering Division File TR2022-0007 are hereby incorporated by reference as conditions of this project: Tentative Map received April 9, 2024

**Fire Department**

58. Key Box/Switch. A SMFD approved key box shall be provided at the main entrance to the community building and a Knox switch at all vehicle gates. The box shall contain all keys necessary to allow Fire Department access to all portions of the building or tenant space.
  - 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.
  - 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.

59. 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 (6) inches for single family residential buildings and a minimum of (12) twelve inches for the community building.
60. 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.
  - a. All weather surface access roads shall be installed and approved by the SMFD prior to vertical combustible construction.
  - b. Speed bumps are prohibited in emergency access roads.
  - c. 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.
61. 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.
62. Temporary Access Roads. Plans for temporary access roads shall be reviewed, inspected and approved by the SMFD prior to construction in accordance with 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. Please place this note on the plans.
  - a. 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 Fire Lane No Parking signs per Santa Maria Fire Department standards.
63. Fire Flow. Fire flow shall comply with CFC, Appendix B. The minimum fire flow for this project shall be 1,125 gallons per minute (based on Type 5B Construction, with fire sprinklers, as required).
64. 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. The new hydrants shall be spaced at an average of 500 feet and at no point shall exceed 250 feet from a fire hydrant on a fire apparatus access road.

Fire hydrants shall be installed and operational prior to vertical combustible construction. Hydrant location approved as shown on plans.

- b. The SMFD, or a designated representative, shall inspect and approve all fire hydrant installations for operational readiness prior to combustible construction.
65. Fire hydrant Outlets. Fire hydrants shall be equipped with one (1) four and a half inch (4 ½") outlet and one (1) two and a half inch (2 ½") outlet. Please place this note on the plans.
  66. 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.
  67. Water Mains. Water Mains shall be installed per City of Santa Maria Public Works and NFPA standards. Minimum main size shall be 8", or as determined by hydraulic calculations.
  68. Hydrant Markers. Reflective blue dot fire hydrant location markers shall be installed.
  69. Fire Sprinkler Systems. An automatic fire sprinkler system shall be installed in each residence in accordance with NFPA 13D and NFPA 13 for the community building.
    - 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.
  70. Fire Department Connection (FDC). FDCs shall be located on the front access side of the community building, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the Fire Chief or his/her designee. The FDC 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.

## Recreation and Parks Department

71. Public Street Trees. Large street trees shall be planted along Main St. at a 40-foot spacing and shall be selected from the Medium/Large City Approved Street Tree List. The Arbutus 'Marina' and Ulmus parvifolia 'Drake' shown on the Landscape Plan dated October 16, 2024 are not approved. Incorporate Coast Live Oaks & Chinese Pistache trees into the proposed design along with other selections that will compliment/match the existing plant material existing along Main Street to the east of the proposed project.
  72. Tree Specifications. All proposed street trees, both public and private, shall be 24-inch box in size and have a minimum caliper of 1.5 inches. The trees shall be planted in accordance with the plans and specification of the Recreation and Parks Department. An irrigation system shall be provided for the trees.
  73. Tree Bonding. Street tree bonding shall be for plantings at \$275 each. Tree bonds are to cover a one-year establishment starting at the 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.
  74. Development Fees. Per the Municipal Code, several Recreation and Parks Development Fees may apply to this project.
    - a. Subdivision in Lieu \$2,379.00
    - b. Residential Development Tax \$185.00
    - c. Single Family Growth Mitigation \$2.18/ square foot
    - d. Multi-family/Senior Growth Mitigation \$3.27/square foot
- Note: fees are reviewed annually and are subject to change.
75. Landscape District. This project will be included in the Northeast Landscape Maintenance District and the La Ventana 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 11-13.02 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 11-3.06 of the Municipal Code, this permit shall expire thirty-six (36) months from the date the official tentative map is approved or conditionally approved. However, the approval body may consider extensions of time based on the requirements of the Subdivision Map Act. Failure to file a final or parcel map with the County Recorder within these time limits shall make the official tentative map null and void and will require that a new tentative map with a new tract number be processed. A written request justifying the need and the appropriate filing fee filed with the Community

Development Department shall be submitted at least 30 calendar days prior to the expiration date.

Failure to comply with any of the conditions stated above may be cause for enforcement according to Title 11 of the Santa Maria Municipal Code, in addition to any other penalties provided by law.

All conditions of approval are to be completed by the subdivider within 12 months from the recordation of the final or parcel map unless otherwise stated, and are to be maintained in perpetuity.