



# CITY OF SANTA MARIA PERMIT AMENDMENT

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

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**PERMIT NO.** **A2024 – 0012**

**APPROVAL DATE** **March 19, 2025**

**PROJECT NAME** **Weyrick Lumber Planned Development Permit Amendment**

**APPLICANT/OWNER** **Urban Planning Concepts/Colin Weyrick (Weyrick Lumber)**

**ADDRESS/LOCATION** **1306 White Court**

**DESCRIPTION** **Review of a Permit Amendment (A2024-0012) for Weyrick Lumber to construct four new pole supported 4,500-square-foot lumber storage canopies and site improvements on a combined 2.88-acre site in a PD/M-1 (Planned Development/Light Industrial) and PD/M-2 (Planned Development/General Manufacturing) zoning district.**

## FINDINGS

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

- A. That the project meets the vision, intent, and requirements of the General Plan. The project would be consistent with the purpose of the General Industrial (GI) land use designation of the site which includes a range of industrial uses such as heavy manufacturing and trucking operations. The proposed canopies will support the existing operations on the property which were previously reviewed and permitted by the City through a Planned Development Permit and found to be in conformance with the General Plan.
- 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. The project complies with all applicable development standards of the Santa Maria Municipal Code and the proposed canopies will not conflict with any prior conditions of approval included in Planned Development Permit PD-98-08 and PD2001-011. The eastern portion of the existing site will sufficiently support the canopy development and are compatible with the land and uses in the vicinity of the site.
- 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 proposed canopies will not result in the generation of new traffic beyond what is existing with the current operations of the business on the property. The streets located within the area of the project will continue to operate at an acceptable level of service. Ingress and egress will be through the abutting parcel to the west of the project site.

- D. That the proposed use will have no adverse effect upon abutting property as this is an existing site and the project will be adequately screened by landscaping along the property frontage and the eastern perimeter adjacent to Farnel Road. The site layout provides space for the proper functionality of the on-site parking and on-site vehicular circulation.
- 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 neighborhood or contrary to its orderly development.

The proposed canopies would be used to store lumber and would therefore support the existing business and uses that were permitted on the site under Planned Development Permits PD-98-08 and PD2001-011. All applicable conditions of approval will continue to be in effect ensuring that the proposed canopies will not be detrimental to the health, safety, morals, or welfare of persons residing or working in the neighborhood of the use. The proposed pole barns are designed to be compatible with the existing and surrounding structural development and will be located toward the rear of the project site, out of public view, and screened adequately by landscaping and the existing 12-foot-tall screening wall on the eastern (Farnel Road) property boundary. Therefore, the proposed canopies will be consistent with the character of the neighborhood and not contrary to orderly development.

- F. That the conditions stated in the decision are necessary to protect the public health, safety and general welfare.
- G. The proposed modifications are otherwise consistent with the General Plan and Municipal Code. No modifications to development standards are proposed.
- H. The project includes superior design elements that mitigate or compensate for any potential impact of the proposed modifications on the surrounding area. The project is consistent with all applicable development standards in the Municipal Code and no modifications to development standards are proposed.
- I. The proposed modifications are essential to the design of the project. The project is consistent with all applicable development standards in the Municipal Code and no modifications to development standards are proposed.

- J. The proposed modifications have been minimized to the maximum extent possible consistent with Subsections (a) through (c) of Section 12-35.203 of the Municipal Code. The project is consistent with all applicable development standards in the Municipal Code and no modifications to development standards are proposed.
- K. This project qualifies as a Class 32 (In-fill Development) Categorical Exemption pursuant to Section 15332 of the California Environmental Quality Act (CEQA) Guidelines since the project site is less than 5 acres and is substantially surrounded by urban uses. The project is consistent with the General Plan and Municipal Code requirements, and will pose no significant effects on traffic, noise, air, and water quality. No further environmental review is required.

## CONDITIONS OF APPROVAL

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

### Community Development Department

1. Project Description: The permittee shall comply with the project description, plan set entitled *Weyrick Lumber Storage Canopies* consisting of 12 pages dated January 16, 2025, and Conditions of Approval of this permit. Any changes from the project description, Plan Set, or conditions may require a permit amendment. Contact the Planning Division prior to changing anything described on the Plan Set or in the project description.
2. Prior PD Conditions: All applicable conditions from PD98-08 and PD2001-011 shall remain in full force and effect. In the event of a conflict between the conditions on the prior permits and this amendment, the conditions of this amendment shall be enforced.
3. Parking Area: 18 parking spaces are required, and 18 spaces are provided. The off-street parking area and access shall be paved and double striped in accordance with City parking standards. The parking area shall be maintained and regularly resealed and restriped. 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.
4. Screening: All areas dedicated to outdoor storage shall be screened and maintained to minimize views of the storage from the public right of way.
5. Ongoing Site Maintenance: The entire site shall be permanently maintained free of accumulated dirt and litter and in an otherwise neat and attractive manner and adhere to the requirements of the Santa Maria Municipal Code. Any graffiti on the property shall be promptly painted out. All landscaping areas on the property shall be permanently maintained with healthy, growing plant material, free from weeds. Dead or dying plant material shall be replaced within one month of plant deterioration.

Failure to comply with this condition is a public nuisance and is subject to the adopted Citation Ordinance of the City of Santa Maria.

6. Landscape Plan: A Landscape Plan, which includes the size and species of plants, a layout of the irrigation system incorporating time clocks and/or moisture sensors, and a maintenance and watering schedule, shall be submitted to the Community Development Department for plan checking and approval. The specific planting design of the landscape area and species of trees and plants shall be subject to approval of the Planning Division during the plan check review process. The landscape plan shall be prepared in accordance with Chapter 12-44 of the Municipal Code, Landscape Standards. Backflow prevention devices shall be screened with plant material and located to maximize aesthetics.
7. 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. All areas of site landscape shall be maintained, including the existing 15-to-20-foot landscaped setback in front of the wall along Farnel Road. 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 American National Standards Institute 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.
8. Tree Planting: The project shall provide the trees depicted on the landscape plan. The trees species selected shall be subject to Planning Staff review according to Planning Commission approval. On-site trees shall be a minimum of 15-gallon size. Please see Recreation & Parks conditions for Street Tree provisions.
9. Landscape Irrigation Water Meter: A separate appropriately-sized irrigation meter is required for new non-residential projects with irrigated landscape areas totaling 1,000 square feet or greater, and for new residential projects with irrigated landscape areas totaling 5,000 square feet or greater. If a sub-meter is proposed for irrigation, it shall be a privately held and maintained meter, provided by the applicant, installed after the main water meter.
10. Light Standards: All on-site lighting shall comply with the Municipal Code Performance Standards. Parking lot light standards on the project site shall have a maximum overall height of 30 feet.
11. Utilities: All new public utility services, including electrical, telephone and community television antenna services, shall be placed underground in accordance with Santa Maria Municipal Code Section 12-28.06.

The proposed location of all transformer boxes and utility equipment shall be approved by the Planning Division prior to installation. All transformer boxes and utility equipment shall be underground wherever feasible. If undergrounding is not possible, the equipment should be painted to match the surroundings and placed in inconspicuous areas out of public view.

12. 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.
13. Business License: A City business license is required.
14. Signs: Signs for the property, including temporary signs, must meet the requirements of the City Sign Code, and a sign permit is required.
15. 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.
16. Agency Requirements: The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.
17. Construction Documents: 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. Required Plans for the project shall be prepared, signed and sealed by a California registered design professional, i.e. architect or engineer. A copy of these conditions shall be incorporated into all construction documents.
18. Differed Submittals: The City of Santa Maria does not permit metal building or truss calculations and their designs to be deferred and are required to be submitted at the time of building permit application. CBC 107.3.4.1
19. Accessibility Requirements: The building permit plan submittal shall show how project will comply with applicable accessibility requirements including 11B-202.4 (alterations and additions)
20. 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**

### **ENGINEERING CONDITIONS**

21. **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 are not existing, 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**

22. **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).

#### STREET AND FRONTAGE CONDITIONS

- 23. 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.
- 24. Sidewalk ADA Compliance: The developer shall remove and replace any sidewalk within the project frontage that does not meet ADA cross-slope requirements.
- 25. 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.
- 26. 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).

#### WATER CONDITIONS

- 27. Additional Water Fixtures: If service is existing and additional fixture units are to be added to the water service, the service lateral and meter size shall be evaluated by the developer's engineer to determine if it is adequate for the increased water usage; if it is not adequate, the developer shall be responsible to install an appropriately-sized service lateral and meter per City Standards.

28. Privately Owned On-site Water Lines: Water lines for fire suppression shall be separated from water lines used for domestic water.
29. 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.
30. 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.
31. Water Pipe Abandonment: Any existing water services not to be used by this development shall be abandoned by the developer at the mainline per City requirements.
32. Water Service Pipe Material Disclaimer: It is required that if your water service is made of polybutylene, you replace it with a City standard water service during the construction of your project.
33. Backflow Prevention: Reduced pressure principle (RP) type backflow prevention assemblies shall be installed on all domestic water services. The devices shall be installed near the property line before any branches by a licensed plumber according to City specifications and standard drawings. The devices shall be tested by a certified backflow prevention tester with test results submitted to the City's Regulatory Compliance Specialist prior to final occupancy.

#### FLOOD CONTROL CONDITIONS

34. 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.
35. Storm Drainage: The applicant shall provide on-site retardation facilities designed and constructed to Public Works and Community Development requirements prior to occupancy. The facilities shall be designed to accommodate the increased drainage water flow of a twenty-five (25) year storm event as a result of new development. Developer shall provide hydrologic and hydraulic study detailing assumptions, calculations, and design of the on-site retardation.

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

## POST-CONSTRUCTION STORM WATER CONDITIONS

36. 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 into perpetuity by the owner.
  - D. A SCP is required and shall receive preliminary approval from the Public Works Department prior to discretionary approval of the Planning Permit. The developer shall resubmit the SCP with the Building Plan submittal for final review and approval. The resubmittal is to account for any necessary changes to the site plan between entitlement and construction.
  - E. Underground Chambers: For developments proposing to utilize underground chamber systems for the basis of stormwater management, the inlets, chambers, and any infrastructure that drains to the underground chamber system shall be cleaned, and video inspection provided to verify the performance of the underground chamber system wasn't compromised during project construction activities. Cleaning and maintenance of this infrastructure shall be followed as per the manufacturer's specifications and the approved stormwater operations and maintenance plan. All cleaning and maintenance activities shall be documented and provided to the Utilities Department, Regulatory Compliance Division, on an annual basis.
  - F. 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.

- G. 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.
- H. The following shall occur prior to final SCP approval:
- i. Engineer of Record that prepares the SCP shall provide documentation of critical design elements in structures that are underground, buried, or otherwise hard to verify after installation. Critical elements include elevations of the bottom of bioretention, top of gravel, and overflow structures.
  - ii. The property owner shall sign a Post-Construction Stormwater Control Measures Maintenance Agreement form with the City of Santa Maria. The form will be provided by Public Works after the final review of the SCP. The agreements shall be approved, signed, and attached to the property address prior to issuing the Certificate of Occupancy.

## MODIFICATION OF CONDITIONS

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

## Fire Department

38. Motorized Gates: Motorized gates shall incorporate a Knox key switch for Fire Department emergency use (CFC Section 503.5. & SMMC Section 9-28.050). Motorized gates may also be required to incorporate the following:
- A. Opticom strobe device for emergency access.
  - B. Flash cycle – set to model 792H.
  - C. Delay – minimum 2 minutes.
  - D. The receiver set at 96 inches above grade.
  - E. Unit shall be tested and approved by the Fire Department prior to final occupancy being granted.
39. 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 buildings. The proposed location and design of address numbers shall be shown, or this note placed on the plans CFC Section 505 & SMMC Section 9-28.050).
40. Access Roads: An approved SMFD access road shall extend to within 150 feet of all portions of the exterior portions of the first story of the building, as measured by an approved route around the exterior of the building CFC Section 503 & SMMC Section 9-28.050).
- A. Minimum road standards shall be four-inch class II road base compacted to 95 percent and an all-weather surface such as asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (CFC Appendix D102.1 and SMMC Section 9-28.050).
  - B. The minimum unobstructed width for buildings below 30 feet is 24 feet (CFC Appendix D105 and SMMC Section 9-28.050).
  - C. Access roads, permanent or temporary, shall be installed and approved by the SMFD prior to vertical combustible construction (CFC Section 501.4).
41. 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 (CFC Section 503.3, Appendix D103.6 & SMMC Section 9-28.050).
42. Fire Flow: Fire flow shall comply with CFC, Appendix B. The minimum fire flow for this project shall be 1,750 gallons per minute (based on Type VB Construction).

43. Fire Hydrants: Fire hydrants shall be installed per City of Santa Maria Public Works Standards.
- A. Fire hydrant spacing and distribution shall comply with CFC Section 507 and CFC Appendix C. Fire hydrants shall be spaced at 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.
  - B. The SMFD, or a designated representative, shall inspect and approve all fire hydrant installations for operational readiness prior to combustible construction (CFC Section 501.4).
44. 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 (CFC Section 507.5.6 & SMMC).
45. Water Mains: Water Mains shall be installed per City of Santa Maria Public Works and NFPA standards. The minimum main size shall be 8-inches, or as determined by hydraulic calculations CFC Section 507 & SMMC).
46. Hydrant Markers: Reflective blue dot fire hydrant location markers shall be installed (SMMC).
47. Fire Sprinkler Systems: Automatic Fire Sprinklers are required for the following occupancies (CFC Section 903 & SMMC Section 9-28.060): Group “S” Occupancies when the gross area is 5,000 square feet or more.
- A. All commercial 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 when required by the fire code official.
48. Fire Department Connection (FDC): If an automatic fire sprinkler system is required the FDC 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 Chief or his/her designee (CFC Section 912). 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.
49. Fire Alarm System: If an automatic fire sprinkler system is required 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 CFC Section 907 & SMMC 9-28.060).
- 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 if required by the fire code official.
  - 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.

### **Recreation and Parks Department**

50. Tree Species. Existing street trees are to be conditioned as City street trees and protected in place across entire span of sitework construction.
51. Development Fees (Advisory). Per the Municipal Code, several Recreation and Parks Development Fees may apply to this project.
- A. Commercial Growth Mitigation \$0.01/square foot  
Note: fees are reviewed annually and are subject to change.
52. Landscape District. This project is already included in the Northwest Landscape Maintenance District.

#### **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.