

THE TERRACES AT PACIFIC CREST **Santa Maria, California**

LIMONEIRA
SINCE 1893

The Terraces
At
Pacific Crest

LIMONEIRA
SINCE 1893

THE TERRACES AT PACIFIC CREST

Property Description: The Terraces at Pacific Crest is an approved 112 unit multi-family townhome community in the popular Pacific Crest development off Blosser Road between Betteravia and Stowell Roads in Santa Maria. They will feature 3 bedrooms, 2.5 baths open floor plans, spacious decks, 2-3 stories and 2 car garages.

Property Location: The Terraces at Pacific Crest property is located next to Estates at Pacific Crest single family homes on Sonya Lane off Blosser Road between Betteravia and Stowell Roads. The site covers approximately 10 acres and offers lovely vistas of the mountains surrounding Santa Maria as well as beautiful sunsets. The conveniently located site features shopping, gas, restaurants and easy access to the Santa Maria Airport off Skyway Drive. The site can be accessed from Highway 101 from the Betteravia or Santa Maria Way exits. Santa Maria is located in California's Central Coast between Santa Barbara and San Luis Obispo Counties, approximately 170 miles north of Los Angeles and 270 miles south of San Francisco. The total population of the Santa Maria Valley has grown to nearly 194,000 of which 92,000 are located in the City of Santa Maria. The population of Santa Barbara County is 407,867.

APN: 118-005-07

Acres/Zoning: 8.36 acres, R-3 Zoning

TTM: Approved TTM 5904

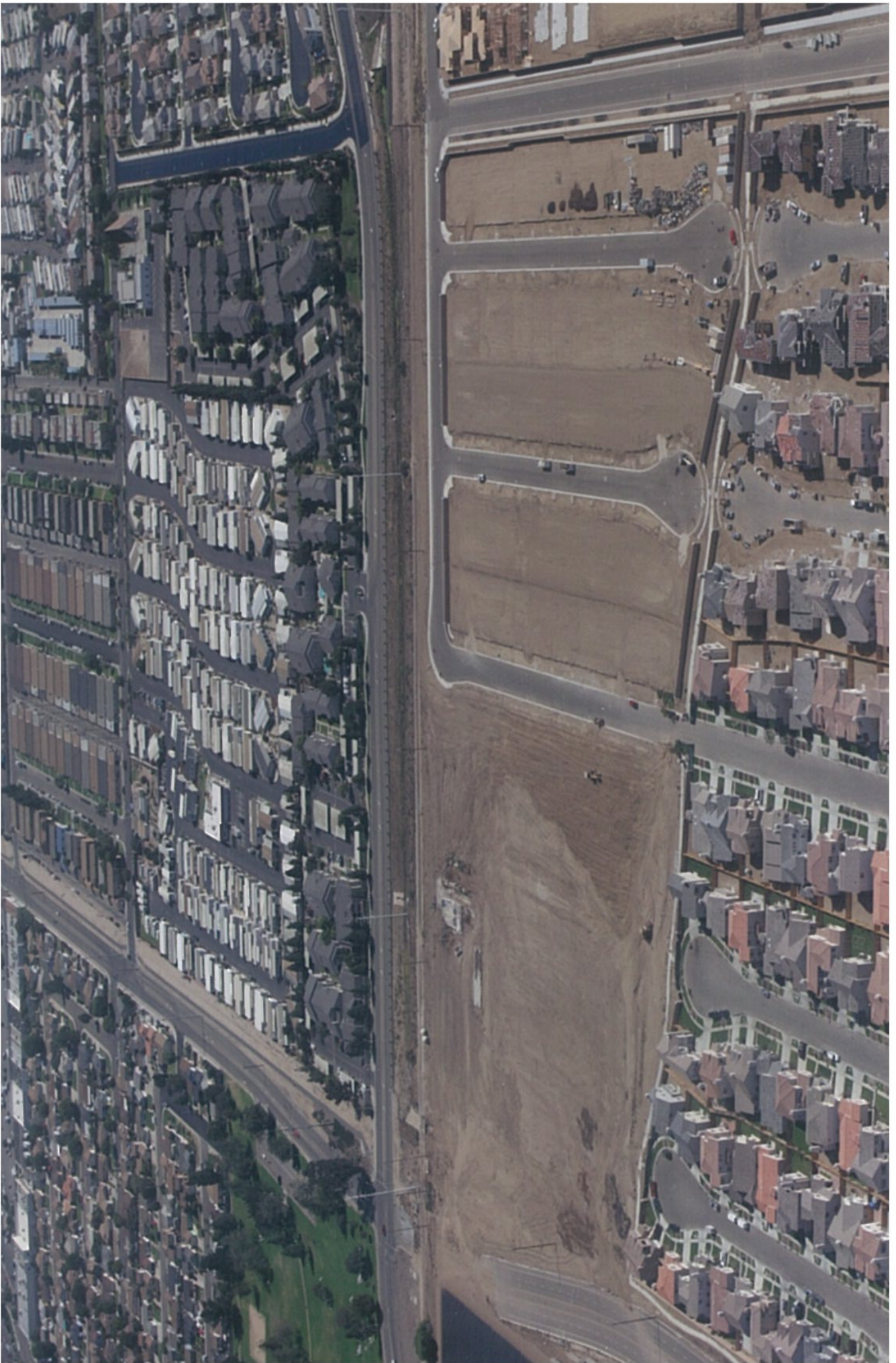
Entitlement Status: Approved January 17, 2007

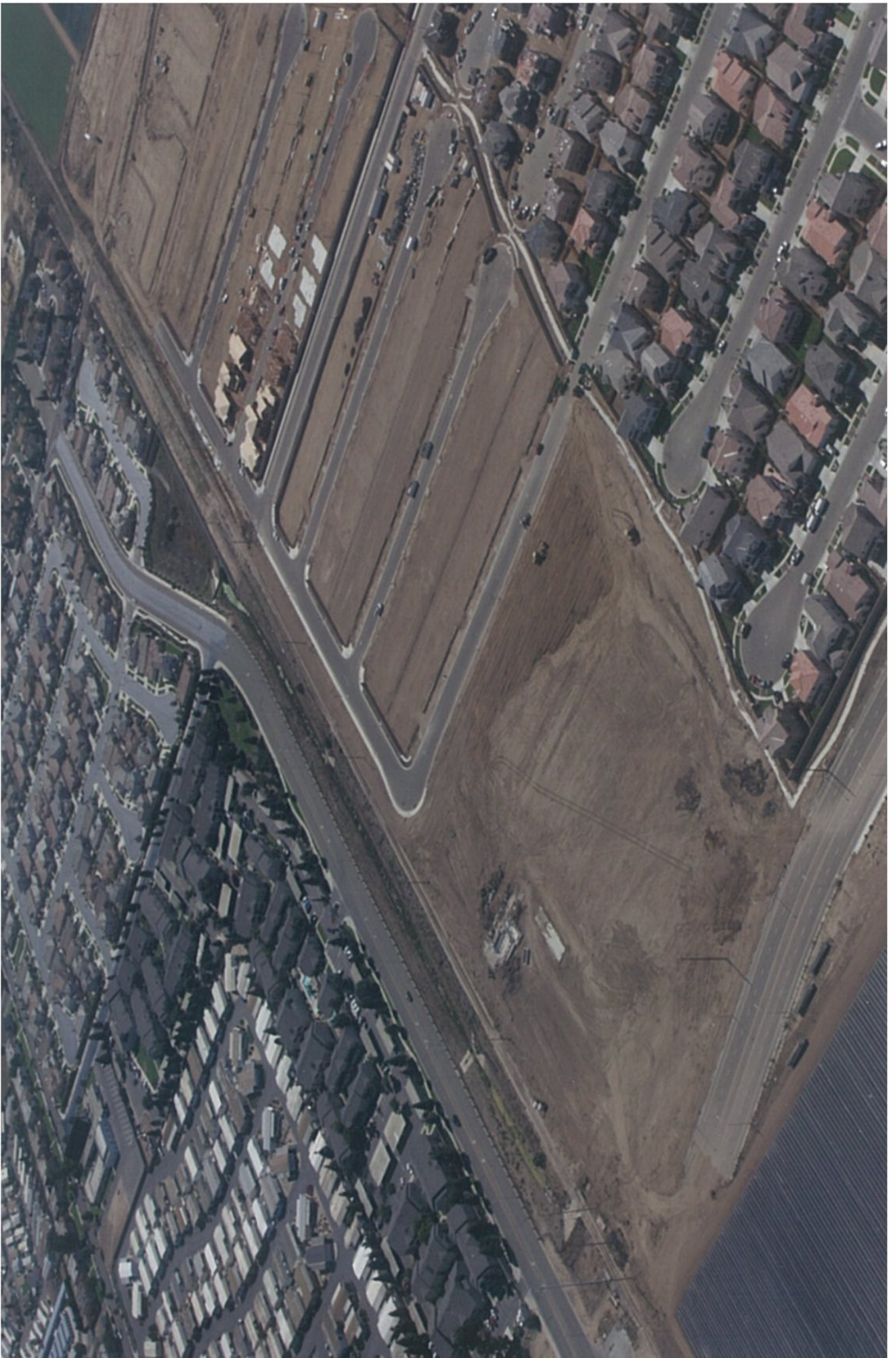
LIMONEIRA

SINCE 1893

The Terraces
At
Pacific Crest

LIMONEIRA
SINCE 1893







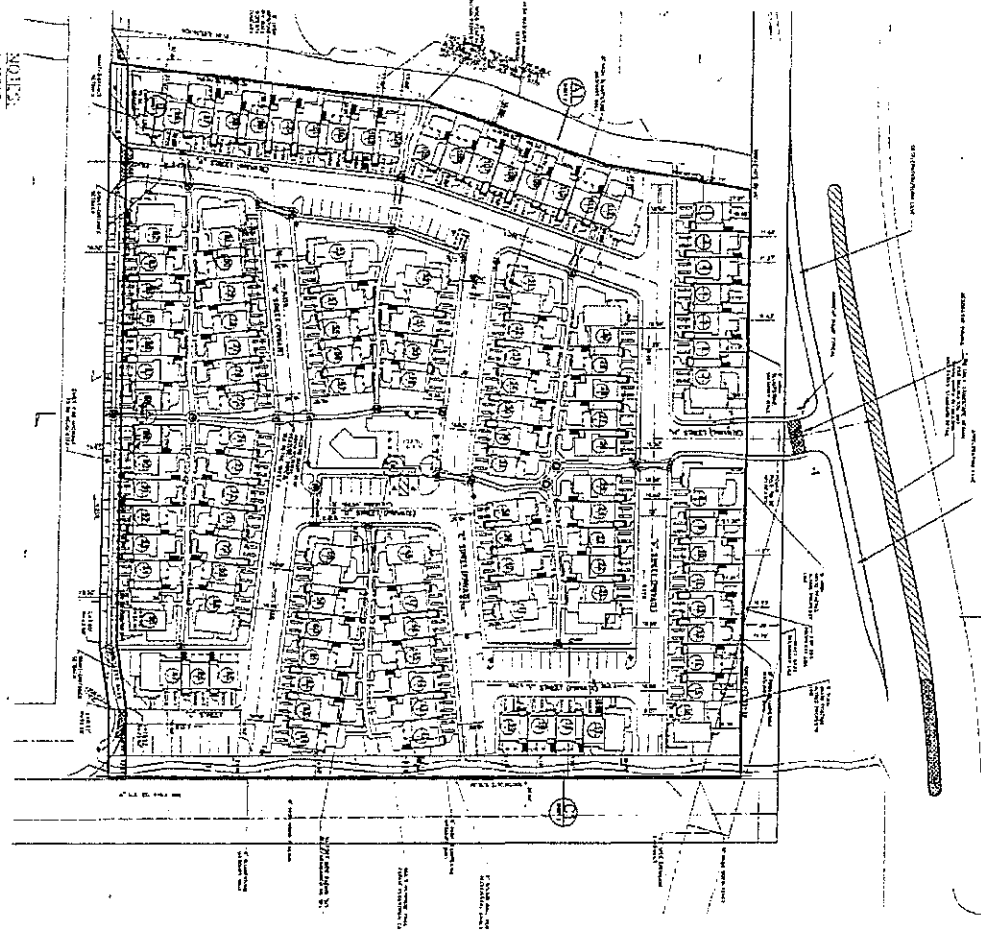


The Terraces
At
Pacific Crest

LIMONEIRA
SINCE 1893

THE TERRACES AT PACIFIC CREST

PLANNED DEVELOPMENT PERMIT
 FOR A LIMITED GOVERNMENTAL PURPOSES
 LOT 203 OF TRACT 5703 UNIT 2
 SHEET 1 OF 3



NOTES:

1. THE PLANNED DEVELOPMENT PERMIT IS SUBJECT TO THE APPROVAL OF THE CITY OF SAN FRANCISCO AND THE CALIFORNIA STATE DEPARTMENT OF PUBLIC WORKS.
2. THE PLANNED DEVELOPMENT PERMIT IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE DEPARTMENT OF PUBLIC WORKS.
3. THE PLANNED DEVELOPMENT PERMIT IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE DEPARTMENT OF PUBLIC WORKS.
4. THE PLANNED DEVELOPMENT PERMIT IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE DEPARTMENT OF PUBLIC WORKS.
5. THE PLANNED DEVELOPMENT PERMIT IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE DEPARTMENT OF PUBLIC WORKS.



LEGEND

	BUILDING FOOTPRINT
	PARKING SPACE
	DRIVEWAY
	STREET
	UTILITY LINE
	EASEMENT
	BOUNDARY
	SURVEY POINT
	PROPOSED STRUCTURE
	EXISTING STRUCTURE
	PROPOSED DRIVEWAY
	EXISTING DRIVEWAY
	PROPOSED STREET
	EXISTING STREET
	PROPOSED UTILITY LINE
	EXISTING UTILITY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED BOUNDARY
	EXISTING BOUNDARY
	PROPOSED SURVEY POINT
	EXISTING SURVEY POINT

THE TERRACES AT PACIFIC CREST
 PLANNED DEVELOPMENT PERMIT

BETHEL
 engineering



GENERAL NOTES:

1. THE PLANNED DEVELOPMENT PERMIT IS SUBJECT TO THE APPROVAL OF THE CITY OF SAN FRANCISCO AND THE CALIFORNIA STATE DEPARTMENT OF PUBLIC WORKS.
2. THE PLANNED DEVELOPMENT PERMIT IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE DEPARTMENT OF PUBLIC WORKS.
3. THE PLANNED DEVELOPMENT PERMIT IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE DEPARTMENT OF PUBLIC WORKS.
4. THE PLANNED DEVELOPMENT PERMIT IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE DEPARTMENT OF PUBLIC WORKS.
5. THE PLANNED DEVELOPMENT PERMIT IS SUBJECT TO THE APPROVAL OF THE CALIFORNIA STATE DEPARTMENT OF PUBLIC WORKS.

LOCAL JURISDICTION:

THE PLANNED DEVELOPMENT PERMIT IS SUBJECT TO THE APPROVAL OF THE CITY OF SAN FRANCISCO AND THE CALIFORNIA STATE DEPARTMENT OF PUBLIC WORKS.

PLANNING DEPARTMENT:

THE PLANNED DEVELOPMENT PERMIT IS SUBJECT TO THE APPROVAL OF THE CITY OF SAN FRANCISCO AND THE CALIFORNIA STATE DEPARTMENT OF PUBLIC WORKS.

PLANNING DEPARTMENT:

THE PLANNED DEVELOPMENT PERMIT IS SUBJECT TO THE APPROVAL OF THE CITY OF SAN FRANCISCO AND THE CALIFORNIA STATE DEPARTMENT OF PUBLIC WORKS.

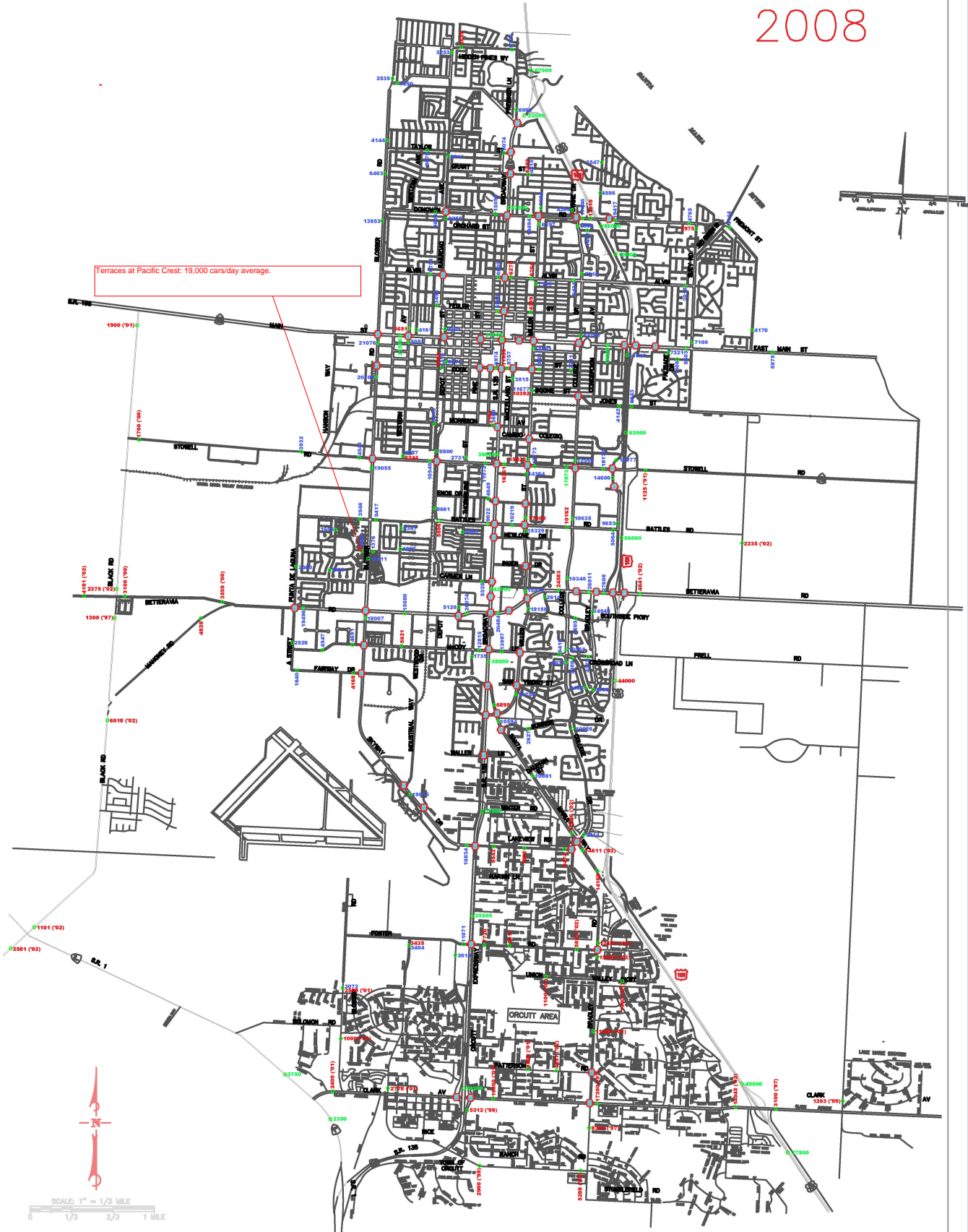
PLANNING DEPARTMENT:

THE PLANNED DEVELOPMENT PERMIT IS SUBJECT TO THE APPROVAL OF THE CITY OF SAN FRANCISCO AND THE CALIFORNIA STATE DEPARTMENT OF PUBLIC WORKS.

The Terraces
At
Pacific Crest

LIMONEIRA
SINCE 1893

ANNUAL TRAFFIC COUNT SUMMARY SANTA MARIA — URBANIZED AREA 2008



Terraces at Pacific Crest: 19,000 cars/day average.

SCALE: 1" = 1/3 MILE
0 1/3 2/3 1 MILE

LEGEND

- TRAFFIC SIGNAL LOCATION
- XXXX ○ VARIOUS YEARS — 24 HOUR VOLUME (TWO-DIRECTIONAL) — BY COUNTY OF SANTA BARBARA
- XXXX ○ 2008 — 24 HOUR VOLUME ADT (TWO-DIRECTIONAL) — BY CALTRANS
- XXXX ○ 2008 — 24 HOUR VOLUME ADT (TWO-DIRECTIONAL) — BY CITY OF SANTA MARIA

NOTES:

1. CITY COUNT LOCATIONS WERE COUNTED DURING THE MONTH OF NOVEMBER.
2. COUNTY COUNTS WERE OBTAINED FROM COUNTS COLLECTED DURING 1997-2002. COUNT YEAR IS LISTED AFTER TRAFFIC VOLUME.
3. TRAFFIC COUNTS ON STATE HIGHWAYS WERE TAKEN FROM THE CALIFORNIA STATE HIGHWAY 2004 TRAFFIC VOLUMES.

The Terraces
At
Pacific Crest

LIMONEIRA
SINCE 1893



PLANNING COMMISSION STAFF REPORT
City of Santa Maria

January 12, 2007

TO: Planning Commission
FROM: Community Development Department
By: Bill Scott, Planner II

SUBJECT: THE TERRACES AT PACIFIC CREST AIRSPACE CONDOMINIUMS TRACT 5904, E-2005-029, LOCATED ON THE SOUTHWEST CORNER OF WEST BATTLES ROAD AND SOUTH DEPOT STREET

RECOMMENDATION:

That the Planning Commission, by resolution, approve the Terraces at Pacific Crest Airspace Condominiums, Tract 5904, subject to the following:

1. The design as shown on the Official Tentative Map.
2. The conditions set forth in the April 4, 2006, revised Subdivision Committee Minutes.

PROJECT DESCRIPTION:

The proposed project is a tentative map that subdivides Assessors Parcel Number 118-010-058 into seven (7) parcels, six (6) parcels for residential condominium purposes and one common lot for a community building and swimming pool. The residential lots would range from 0.93 to 1.90 acres. Up to 112 residential condominiums would be created.

BACKGROUND

All of the required materials and filing fees have been received. The date of acceptance of the tentative subdivision map application as a complete application was January 21, 2006. Exhibit A is a vicinity map and Exhibit B is a reduced copy of the tentative map.

At 13.4 dwelling units per acre the proposed project meets all of the lot size and density requirements of the General Plan, the Zoning Ordinance and the Subdivision Ordinance. A Planned Development (PD) Permit (PD-2006-003) is being processed concurrently with the tentative map.

ENVIRONMENTAL PROCEDURES:

The environmental impacts of the project were analyzed in the Final Environmental Impact Report (FEIR), E-88-10 (SCH 90010930), prepared for the Sphere of Influence Boundary Amendment and Concurrent Annexation, and Addendums to FEIR E-88-10, E-2001-06, E-2002-055, and E-2005-029. The proposed land division is consistent with the project evaluated in the FEIR and Addendums. Therefore, no further environmental review is required. The mitigation measures contained in the previous EIR and the Addendums (GPZ-2001-009, E-2001-06; GPZ-2002-007, E-2002-055; GPZ-2005-004, E-2005-029), apply to this project. The mitigation measures are included at the end of this report and are hereby made conditions of approval of Tract 5904.

OWNER/SUBDIVIDER

Templeton Santa Barbara Properties, LLC
623 East Jacob Lane
Santa Maria, CA 93455

C/O Will Tucker, Broker
Granite Real Estate, Inc.
PO Box 8522, Santa Maria, CA 93456

AGENT

Brian Schwartz
Urban Planning Concepts
2624 Airpark Drive
Santa Maria, CA 93455

EXHIBITS

Exhibit A – Vicinity map
Exhibit B – Reduced copy of tentative map



**SUBDIVISION COMMITTEE MINUTES
CITY OF SANTA MARIA
April 4, 2006 (Revised January 12, 2007)**

I. GENERAL INFORMATION

- A. Name of Development: The Terraces at Crest, Tract 5904
B. Name of Subdivider: Templeton Santa Barbara Properties, LLC
C. Acreage: 8.36
D. Number of Lots: 7

Property Description: Lot 293 of Tract

Assessor's Parcel No(s): 118-010-057 and 058 **Acreage:** 8.36

Zoning: PD/R-3 16 du/ac **Land Use Designation(s):** HDR-16 du/ac

Streets: Private **Retardation:** On-Site

Lots: 6 **Type:** Residential **Size:** 0.93 acre to 1.90 acres

Lot: 1 **Type:** Common Area/Open Space **Size:** 0.43 acre

II. SUBDIVISION COMMITTEE RECOMMENDATIONS

The Subdivision Committee recommends to the Planning Commission that the tentative map be approved subject to the design as shown on the Official Tentative Map and the following conditions:

- A. The recommendations of the Public Works Department, incorporated herein in the form of a memorandum dated January 8, 2007, and designated as Attachment A.
- B. The recommendations of the Recreation and Parks Department, incorporated herein in the form of a memorandum dated January 8, 2007 and designated as Attachment B.
- C. The recommendations of the Fire Department, incorporated herein in the form of a memorandum dated December 26, 2006 and designated as Attachment C.
- D. A communication from the Department of Conservation, Division of Oil, Gas, and Geothermal Resources incorporated herein in the form of a letter dated January 8, 2006, and designated as Attachment E.
- E. A communication from the Santa Barbara County Public Works Department, Flood Control & Water Agency incorporated herein in the form of a letter dated April 3, 2006, and designated as Attachment F.

- G. The recommendations of the Community Development Department, incorporated herein in the form of a memorandum dated January 12, and designated as Attachment G.

III. ATTENDANCE AT MEETING

Staff: P. Woods, R Olds, P. Ellis,

Planning Commission: R. Brown

Recreation and Parks Commissioner: Ann Batterson (spell check?)

Applicant: Randy Alonzo, Bill Isaman (spell check?)

Consultant: Laurie Tamura, B. Schwartz, Brian Deale, Russ Garrison

MEMORANDUM

**DEPARTMENT OF PUBLIC WORK
ENGINEERING DIVISION**

January 10, 2007

TO: Subdivision Committee
FROM: David J. Whitehead, P.E., Director of Public Works/City Engineer
SUBJECT: **TERRACES AT PACIFIC CREST TRACT 5904**

Tract 5904 is a subdivision of lot 293 of Tract 5725 into 6 multi-family residential lots and one common use lot.

The 8.36 acre subject area is generally located south of Battles Road, north of Provance Avenue, and directly adjacent to the west of the Santa Maria Valley Railroad line.

Mitigation measures to provide the necessary public infrastructure are consistent with the Conditions of Subdivision for Tract 5725.

The Public Works Department's recommendations for approval of this subdivision are as follows:

STREETS

1. Improvements adjacent to Tract 5904 will be required. All improvements will be constructed per Santa Maria City Standards, and will be approved by the City Engineer.

If a parcel map is filed, per Sec. 66411.1 of the Subdivision Map Act, a notice by statement will be required to appear on recordable parcel map. Said statement shall indicate at time of development of any parcel, improvements adjacent to Tract 5904 will be required per Santa Maria City Standards to be approved by the City Engineer.

Improvements required of developing parcel will include street paving, curb, gutter, street lights, sidewalks, landscaping, the required utilities, and raised medians.

Median improvements will include power, water service, and landscaping to be provided by the subdivider.

Improvements required adjacent to non-developing parcel will include full travel lane width with asphalt concrete berm to facilitate street drainage.

2. All underground improvements required for development of parcels within Tract 5904 shall be installed prior to street paving.
3. Street light layout shall conform to the City of Santa Maria Street Lighting General Plan.

4. 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, 12-27.02 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.
5. The following public improvements will be required as a condition of tract map recordation for Tract 5904:
 - a. Full frontage improvement along the Provance Avenue including full width local road, curb, gutter, sidewalk and streetlights.
 - b. Construct raised median in Battles Road to prohibit left turn movements. Battles Road may have to be widened to accommodate the new median with the full width secondary arterial roadway.
 - c. Construct the multi-purpose trail along the eastern project frontage.

WATER

1. Fire hydrants shall be installed at the terminus of all cul-de-sacs, and at minimum 350' intervals along all commercial/industrial/multi-family streets and 400' intervals along residential public streets. 1,000' maximum spacing is allowed on collectors or arterial streets where there will be no residential or commercial frontage.
2. The subdivider shall install water service to each lot of the tentative map, including airspace units, 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

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

STORM DRAINAGE

1. 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.

2. Storm drain improvements may require review by the Santa Barbara County Flood Control District and will require review and approval by the City of Santa Maria Public Works Department.
3. Calculations demonstrating that the proposed street drainage system is adequate shall be submitted 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 5904.

PUBLIC UTILITIES

1. All new public utilities shall be underground to comply with the Municipal Code, Section 9-2.09.
2. All existing on-site public utilities shall be placed underground as a condition of Tract 5904 [S.M.M.C. Sections 11-8.04(g) and 9-2.09.]
3. Streetlights shall be operational prior to occupancy of any parcel within Tract 5904.
4. At time of Public Improvement Plan review, plans shall be submitted to Pacific Gas and Electric (P.G. & 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

1. A minimum 10' Public Utility, Cable TV, and Telephone easement shall be dedicated adjacent to all street right-of-way. In commercial and industrial subdivisions, the utilities may require a 15' easement dedication.
2. Dedicate pedestrian access and traffic control device easements at all intersections. The easement shall follow the Public Utility Easement from curb return to curb return.
3. Dedicate pedestrian access easements to the back of meandering sidewalk.
4. A minimum 10' tree planting and maintenance easement shall be dedicated adjacent to all public street right-of-way or as directed by the City Recreation and Parks Department.
5. Private street right-of-way (to back of sidewalk) shall be dedicated on the final map as a public utility easement.
6. All existing easements to be abandoned by separate document will require the applicant to provide legal descriptions, sketches (8-1/2 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.
7. All easements to be abandoned by the map [Government Code Section 66434(g) and 66499.20 ½] shall be clearly identified as such with City-approved notation on the tentative and final map.

SOILS

1. 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).
2. A soils analysis will be required for the determination of street structural sections.

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.

1. Map Checking - \$2,599 for less than 10 lots (Fiscal Year 2006-07 fee rate). The rate changes each July in accordance with City Council Resolution 90-50). This fee will be collected prior to approval of the plans.
2. Public Improvement Plancheck 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.
3. Public Improvement Inspection 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.
4. Traffic Mitigation Fee:
The fee shall be based on the codes and rates in effect at the time of building permit issuance.
5. Water Mitigation Fee:
The fee shall be based on the codes and rates in effect at the time of building permit issuance.
6. Wastewater Mitigation Fee:
The fee shall be based on the codes and rates in effect at the time of building permit issuance.
7. State Water Reimbursement Fee:
The fee shall be based on the codes and rates in effect at the time of building permit issuance.
8. Landscape & Lighting Maintenance District:
If decorative streetlights are installed within the subject site, the property owners shall be responsible for the increased maintenance and electricity cost associated with these lights. Prior to tract map recordation, a 100% property owner petition shall be submitted to the City requesting annexation into the

Landscape & Lighting Maintenance District and the associated street light maintenance/electricity costs shall be included in the assessment. These costs are currently estimated at \$20 per lot, per year.

BONDS/SURETY

1. Faithful Performance – 100% of the approved estimated cost of all public improvements.
2. Labor & Materials – 50% of the approved cost estimate.
3. One Year Guarantee – 10% of the approved cost estimate.
4. 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.
5. **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 can be contacted at: 105 East Anapamu Street, Santa Barbara, CA (805) 568-2933.

COMMENTS

1. An up-to-date preliminary title report will be required prior to the filing of the final map.
2. 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.
3. Should at a later date, construction of public improvements be proposed to be phased, additional review and conditioning will be required.
4. 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 (1 set for Community Development and 2 sets for Parks and Recreation). The landscape plans, when approved, shall be submitted to Public Works Department as reproducible mylar prints.
5. 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.

6. All required improvements shall be designed and constructed in accordance with the City of Santa Maria Standard Specifications and Drawings.
7. 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 Terraces at Pacific Crest Tract 5904, are hereby incorporated by reference as conditions of this project:

Tentative Map received January 3, 2007.

**CITY OF SANTA MARIA
RECREATION AND PARKS DEPARTMENT
SUBDIVISION/DEVELOPMENT AGREEMENT DATA**

TO: Subdivision Committee
FROM: Recreation & Parks Department
SUBJECT: TERRACES AT PACIFIC CREST, TRACT 5904
PRELIMINARY/TENTATIVE MAP

The following requirements are subject to change at the preliminary and tentative map stages pending approval of the final map:

1. RECREATION AND PARK CHARGES

- a. AB 1600 Park Mitigation Fees (Santa Maria Municipal Code, Title 8, Chapter 15) imposes a fee of \$6,398.00 per single family dwelling unit and shall be paid upon occupancy.

Concerning this project proposal 112 dwelling units @ \$6,398 each = \$716,576.

- b. A residential development tax is applicable to every dwelling unit and mobile home space proposed, as follows:

Residential Development Tax (Santa Maria Municipal Code, Section 3-7.03) - With payment of the above noted AB 1600 Fees, this project shall pay a Residential Development Tax of \$185.00 per dwelling unit. This is due and payable to the City at the time of building permit issuance.

Concerning this project proposal 112 dwelling units @ \$185.00 each = \$20,720.

TOTAL ITEMS A & B = \$737,296

- c. An hourly fee will be assessed for landscape plan check services performed by the Recreation and Parks Department.

NOTE: Recreation fees are reviewed annually and are subject to change.

SUBJECT: TERRACES AT PACIFIC CREST, TRACT 5904

2. STREET TREES

a. General - Street trees and, in some cases, tree wells are required along all public street frontages at approximately 40 feet on center. These trees shall be 24" box in size with a minimum caliper of 2 inches. They shall be installed by the subdivider/developer in accordance with the plans and specifications of the Recreation and Parks Department. A cash deposit or bond shall be posted with the city in the total amount of trees required. Trees shall be planted prior to issuance of Certificate of Occupancy.

b. Number of Trees Required

Residential/Parkway/Planting Easement 79 @ \$250 each.

Total Street Tree Bond or Cash Deposit \$19,750.

c. Species of Trees

(In accordance with City of Santa Maria Approved Tree List)

STREET	NUMBER OF TREES	SPECIES
Provance	17	Species shall be chosen from Approved Tree List.
Battles	13	
Railroad tracks	19	
MPT	16	
Battles median	14	

3. OTHER REQUIREMENTS

1. Street tree requirement and bonding amount are a maximum subject to change pending final public improvement locations and final development plans.
2. A minimum 10 foot wide tree planting easement is required to be dedicated to the City to allow adequate space for the planting and maintenance of street trees. An automatic irrigation system must also be provided. (PUBLIC STREETS ONLY).
3. No more than 15% of one species shall be planted on each street for diversity of species and with respect to longevity and good health. Individual streets may have up to 15% of a particular species, although the overall project must not exceed 15% unless approved by the Recreation and Parks Department. The Park and Forest Supervisor must approve alternative species.
4. Street trees shall be planted prior to issuance of Certificate of Occupancy.

SUBJECT: TERRACES AT PACIFIC CREST, TRACT 5904

OTHER REQUIREMENTS (continued)

5. All street trees shall be contained in a designated tree planting space that is a minimum of 8 feet square and is free of all utilities.
6. Final locations of street trees shall be determined on-site by City's Park and Forest Supervisor or designee. 24 hour notice required for inspection prior to planting, 925-0951 ext. 249. Installation shall be in accordance with Recreation and Parks Department specifications.
7. If existing street trees or interior property trees must be removed due to construction, application for removal must be completed through the Recreation and Parks Department.
8. Developer/Subdivider shall compute total square footage of all public landscaped areas that are proposed for City responsibility. This figure shall be included on the landscape plan.
9. Any nursery stock planted without inspection and approval shall be deemed defective and shall be removed by the person or persons responsible for the planting at their own expense.
10. Any changes in the configuration of block walls and/or sidewalks that would significantly alter landscape or irrigation plans must be reviewed by Recreation and Parks Department prior to implementing any alterations.
11. Finished grade for all public easement areas shall be shown on landscape plans. This grade shall not exceed 5:1 without prior Recreation and Parks Department approval. Retaining walls shall be required if grade exceeds 5:1.
12. It is the responsibility of the Developer or the Landscape Architect to obtain a copy of the Recreation and Parks Department's Landscape and Irrigation Standards. The standards are available on line at www.ci.santa-maria.ca.us
13. Prior to a submittal of conceptual plans, the Landscape Architect/Developer shall meet with a Recreation and Parks' representative to review the City of Santa Maria Landscape and Irrigation Standards.
14. A pre-construction meeting shall be held to review final landscape plans prior to the installation of plant and irrigation material.
15. "Preliminary Not For Construction" shall be prominently placed on each sheet of plans until such time as plans are approved and mylars are prepared for signature.
16. This project has already been annexed into the Southwest Landscape Maintenance District and the Rose Garden Village Special Benefit Zone to maintain this project's public landscaping. This requirement is pursuant to the Landscaping and Lighting Act of 1972, sections 22500 through 22679 of the Street and Highways Code for maintenance of landscaping and other purposes as deemed necessary. Development of the property shall be in accordance with the design standards established for the district.

SUBJECT: TERRACES AT PACIFIC CREST, TRACT 5904

OTHER REQUIREMENTS (continued)

17. All required street medians and roundabouts must be landscaped in accordance with Recreation and Parks Department standards.
18. All public improvement landscape and irrigation plans shall be submitted for Recreation and Parks Department review and approval. A bond in the estimated amount of the improvements and maintenance for one year must be posted prior to the recordation of the final map.
19. In proposed public easement areas, the Developer shall be responsible for the upkeep of the landscaping and irrigation for a maintenance period that may extend one year following acceptance of the installation. Several inspections shall be made throughout the maintenance period. The area proposed for District maintenance is expected to remain weed and litter free, plant material is expected to be healthy and replaced if necessary and the irrigation system shall function as designed.
20. An Assessment Engineer Report shall be required of the Developer. This report shall establish the assessment for landscape maintenance and be prepared by an engineer of the City's choice with all costs reimbursed by the Developer.
21. Termination of Landscape Maintenance District. In the event the Landscape Maintenance District is not formed or operations cease through legislative or legal action, the Undersigned shall be prepared to establish another funding mechanism to provide for the perpetual landscape maintenance.

Date: April 4, 2006

Prepared By: Patty Ellis

Approved By: /s/ Alex Posada
Alexander Posada
Director of Recreation & Parks Department

**Santa Maria Fire Department
Plan Check and Standard Conditions**

To: **Benjamin A. Kimball, Community Development Department**

From: **Jack L. Owen, Jr., Fire Battalion Chief**

Prepared By: **Joe R. Johnson, Fire Prevention Aide**

Subject: **Plan Check # PD-2006-003, E-2006-007 ,TRACT 5904
TERRACES AT PACIFIC CREST
SE CORNER OF BLOSSER ROAD & BATTLES ROAD
PORTION OF ROSE GARDEN TRACT 5725
Plan review # 04**

Date: **22 December 2006**

The attached plans are:

NOT APPROVED

STANDARD AND SPECIAL CONDITIONS

NOTE: The following items checked off are required to be incorporated in your plan check or project and notes as well as location placed on the plans accordingly:

Please copy these NOTES onto the plans.

General Fire Safety Requirements

- Emergency Contact Information:** An "Emergency Contact Information" form shall be filled out and returned to the Fire Department prior to occupancy. This form provides information on emergency contacts for the general contractor and/or owners of the project after normal business hours.
- Address Numbers:** Numbers shall be clearly visible from the centerline of the roadway fronting the building and they shall contrast with their background. (UFC 10.208)

Access Requirements

- Access:** Fire Department Access requirements shall be in accordance with California Fire Code, Appendix III-D.

- Access Roads:** All weather surface access roads shall be installed prior to the start of framing. Minimum road standards:
 - a. 20 Foot net minimum width.
 - b. 4" class II road base compacted to 95%.
 - c. Allow Fire Department access to within 150 feet of any portion of any building.
 - d. 13 1/2 foot overhead clearance.

- Temporary Access Roads:** Temporary access roads and/or access issues during construction shall be reviewed, inspected and approved by the Fire Department prior to the issuance of the building permit.

- Fire Lane Signs:** "No Parking, Fire Lane" signs shall be posted at each entrance. Signs shall be designed per Santa Maria Fire Department specifications. All curbing not within a parking space shall be painted red to designate the fire lanes.

Water Supply Requirements

- Fire Hydrants:** Locations acceptable as shown on sheets 1 & 2, Lot 293 of tract 5725 unit 2, 1/19/06
 - a. Fire hydrants shall be installed per City of Santa Maria Public Works Standards.
 - b. Commercial, multi-family residential and industrial developments shall be spaced so travel distance does not exceed 350 feet.
 - c. On streets with no buildings fronting them (Provance Avenue), hydrant spacing can be increased to 1,000 feet, if there are no driveways or emergency access points.

- Placement of Fire Hydrants:** Fire hydrants shall be placed so as not to be obstructed by parked vehicles or other materials that may impede access by the Fire Department.

- Fire Hydrant Protection:** On-site fire hydrants shall be protected from impact in accordance with City Of Santa Maria Public Works standard #B-89.

- Water Lines:** Water Lines shall be installed per City of Santa Maria Public Works standards and N.F.P.A. standards. Minimum main size shall be 8".

- Hydrant Markers:** Blue dot fire hydrant location markers shall be installed.

Fire Suppression Systems

- Fire Sprinkler Systems: Automatic Fire Sprinklers are required for the following occupancies:

“R-1” Occupancies, when the building is 5,000 square feet or larger; Group “R-3” Occupancies: when the floor area, including the garage, exceeds 5,000 square feet, regardless of area separation walls.

- Separate drawings and submittal for plans is required.
- Plans and calculations shall be submitted with a stamp of approval by a licensed fire protection engineer.

Inspection and Permit Requirements

- Inspections/Approvals: The Fire Department shall inspect/approve the following:

- Fire access road(s).
- On-site and public fire hydrants.
- Sprinkler plans and calculations - Prior to the start of building construction.
- Final occupancy sign-off prior to occupancy.
- All requirements shall be completed prior to final occupancy approval, except as noted otherwise.
- The Fire Department shall be given 24 hours minimum notice for all inspections.
- All permits shall be issued prior to start of any work.

Other Fire Department Requirements

- Trash dumpsters to be located a minimum of five (5) feet from buildings.
NOTE: Where dumpsters are closer than five (5) feet, the building wall shall be of one-hour fire rated construction, and a fire sprinkler head provided, above the dumpster.
- Directory sign: To be located at main entrance drive, location & size subject to fire department approval.

**DEPARTMENT OF CONSERVATION****DIVISION OF OIL, GAS AND GEOTHERMAL RESOURCES**

5075 S. Bradley Rd. • Suite 221 • SANTA MARIA, CALIFORNIA 93455

PHONE 805 / 937-7246 • FAX 805 / 937-0673 • WEBSITE conservation.ca.gov

December 28, 2006

Bill Scott, Project Planner
Community Development Department
The City of Santa Maria
110 S. Pine St., Ste. 101
Santa Maria, CA 93454

Re: The Terraces at Pacific Crest
Tract 5904
File No. PD-2006-003

RECEIVED
DEC 29 2006
COMMUNITY DEVELOPMENT
DV.

Dear Mr. Scott:

There is one well within the subject project, "SMVU Tonasci" 6. This well was plugged and abandoned in 1987 and meets current standards for abandonment. The well history mentions "pumping to sump" in 1947, but there is no sign of a sump on the aerial photograph taken in 1950.

Sincerely,

William E. Brannon
Deputy Supervisor

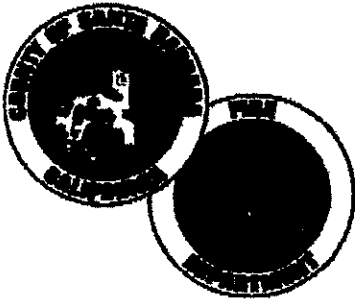
RB:pd

cc: EQ-SCC file

ref 06-28

*The Department of Conservation's mission is to protect Californians and their environment by:
Protecting lives and property from earthquakes and landslides; Ensuring safe mining and oil and gas drilling;
Conserving California's farmland; and Saving energy and resources through recycling.*

TERRACES AT PACIFIC CREST, TRACT 5904, ATTACHMENT D, PAGE 1 OF 1



Fire Department

"Serving the community since 1926"

4410 Cathedral Oaks Road
Santa Barbara, CA 93110-1042
(805) 681-5500 FAX (805) 681-5563

John M. Scherrei
Fire Chief

January 8, 2007

Bill Scott, Project Planner
City of Santa Maria
Community Development Department
110 East Cook Street # 101
Santa Maria, California 93458

Dear Mr. Scott:

Development Review Transmittal: Site Plan
Project Name: The Terraces at Pacific Crest
Project Address/Location: Southeast of the corner of Blosser Road and Battles Avenue
at Railroad Crossing
Assessor Parcel No.(s): 118-010-057 & 058

Thank you for the attached Development Review Transmittal. Santa Barbara County Fire Department, Fire Prevention Division (FPD) has reviewed our files and site lists. Based on the APN provided, FPD has found no current sites at the project location. However, FPD's site list shows multiple potential former oilfield sites southeast of the corner of Blosser and Battles Roads, but with APNs beginning with 117. While several of these sites have been remediated, additional work may be required.

Due to historical oil production activities in the Santa Maria Valley, there is a potential for oilfield sumps or related features to exist on the property. Therefore,

- *FPD defers to the State of California's Division of Oil, Gas and Geothermal Resources (DOGGR) and the Santa Barbara County Planning and Development, Building and Safety Division for clarification of current and/or historical oil exploration and production activities in or near the project area.*
- *In addition, other historic property uses may have resulted in environmental contamination. Therefore, FPD requires that Phase I and Phase II Environmental Site Assessments be completed and submitted to FPD for review.*
- *Development shall not proceed until the property has been assessed and, if required, remediated to FPD standards.*
- *Please be advised: Should contamination be observed or suspected during any and all phases of development activities, stop work immediately and contact FPD at 805-686-8170.*

Serving: The Cities of Buellton and Goleta, and the Communities of Casmalia, Casmalia, Gaviota, Home Ranch, Los Alamos, Los Olivos,

TERRACES AT PACIFIC CREST, TRACT 5904, ATTACHMENT E, PAGE 1 OF 2

City of Santa Maria Development Review for The Terraces at Pacific Crest
Page 2
January 8, 2007

Thank you for giving us an opportunity to have input into your process. If you have any questions, please call me at 686-8169.

Sincerely,



Kate Sulka
Hazardous Materials Supervisor

KS:cc 118-010-057 & 058 SE Corner of Blosser Rd & Battles Ave at RR Crossing.doc

Attachment

pc: Mr. Jeff Thomas, Planning and Development Building and Safety Division
Mr. Ed Brannon, DOGGR
Peggy Woods, City of Santa Maria Planning Division Manager
Mr. Bob Marshall, City of Santa Maria Building Division Manager



Santa Barbara County Public Works Department
Flood Control & Water Agency

April 3, 2006

Benjamin A. Kimball, Planner III
City of Santa Maria
Community Development Department
110 South Pine Street
Santa Maria, CA 93454

Re: Tract 5904 The Terraces at Pacific Crest
APN: 118-010-057, -058/Santa Maria

Dear Mr. Kimball:

This District recommends approval of the above referenced project be subject to the following conditions.

1. Prior to recordation or grading, the applicant shall comply with the Flood Control District Standard Conditions of Project Plan Approval.
2. Prior to recordation or grading, the applicant shall submit the Improvement Plans, Grading & Drainage Plans and a Drainage Study for District review & approval. Said plans shall direct stormwater runoff to a retardation basin which retards developed runoff to 0.07 cubic feet per second per acre of the development in the 25-year storm event.
3. The applicant will be required to pay the current Flood Control plan check fee deposit at the time the plans are submitted for District review and approval.

Sincerely,

A handwritten signature in cursive script that reads "Dale W. Weber".

Dale W. Weber, P.E.
Development Engineer

cc: Rodger Okts, Public Works, City of Santa Maria
Inland Pacific Builders, P.O. Box 429, Santa Maria, CA 93456
Bert Fugate, P.O. Box 365, Santa Maria, CA 93456
Urban Planning Concepts, 2450 Professional Parkway, Suite 120, Santa Maria, CA 93455
Dennis Bethel & Associates, 2450 Professional Parkway, Suite 120, Santa Maria, CA 93455

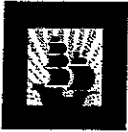
TERRACES AT PACIFIC CREST, TRACT 5904, ATTACHMENT F, PAGE 1 OF 1

G:\FLOOD\DRBY\CD\TR5904.cnd.doc

Phillip M. Demery
Public Works Director

123 East Anapamu Street, Santa Barbara, California 93101
PH: 805 568-3440 FAX: 805 568-3434 www.countyofsb.org/pwd/water

Thomas D. Fayram
Deputy Public Works Director



**MEMORANDUM
COMMUNITY DEVELOPMENT DEPARTMENT**

April 4, 2006, Revised January 10, 2007

TO: Subdivision Committee Members and Associates
FROM: Community Development Department
SUBJECT: **TERRACES AT PACIFIC CREST
TRACT 5904 (PRELIMINARY MAP)**

Property Description: Lot 293 of Tract 5725

Assessor's Parcel No(s): 118-010-058 **Acreage:** 8.36

Zoning: PD/R-3 (16 du/acre) **Land Use Designation(s):** HDR-16

Streets: Private **Retardation:** On-site

Lots: 6 **Type:** Air space condominiums **Size:** 0.93 acres to 1.90 acres

Lots: 1 **Type:** Common Lot **Size:** 0.43 acres

Other: Subject to Blosser Southeast Specific Plan, as amended.

Conditions of Approval

1. The environmental impacts of the project were analyzed in the Final Environmental Impact Report (FEIR), E-88-10 (SCH 90010930), prepared for the Sphere of Influence Boundary Amendment and Concurrent Annexation, and Addendums to FEIR E-88-10, E-2001-06, E-2002-055, and E-2005-029. The proposed land division is consistent with the project evaluated in the FEIR and Addendums. Therefore, no further environmental review is required. The mitigation measures contained in the previous EIR and the Addendums (GPZ-2001-009, E-2001-06; GPZ-2002-007, E-2002-055; GPZ-2005-004, E-2005-029), apply to this project. The mitigation measures are included at the end of this report and are hereby made conditions of approval of Tract 5904.

Indemnification clause:

2. 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 5904 and all actions relating thereto, including but not limited to environmental review, and action taken pursuant to §66462.5 of the Subdivision Map Act.

3. All utilities, including cable TV, shall be installed as a condition of approval of this map. Said utilities shall be underground in accordance with the provisions of the Santa Maria Municipal Code. All easements necessary for future service, if known, shall be delineated on the recordable map.
4. Development of the site is subject to the standards contained in the Blosser Southeast Specific Plan, as amended. A note to this effect shall appear on the recordable map.
5. Development of the Subdivision is subject to the conditions of the Planned Development Permit PD-2006-003. A note to this effect shall appear on the final map.
5. Except as shown on the Tentative Map 5904 and the development plan, PD-2006-003, those lots adjoining Battles Road, Provance Avenue, and the Multi-Purpose Trail easements along the west and east property boundaries shall not take their access from said streets and/or easement. A note to this effect shall appear on the recordable map.
6. In accordance with the Santa Maria Municipal Code, walls shall be installed along the boundary of proposed residential subdivisions and along controlled access street right-of-way which abut or pass through the subdivision. The following boundary walls shall be constructed as part of this subdivision. The wall height, type, and location shall be noted on the tentative map.
 - a. An 8-foot high architecturally treated, slumpstone masonry wall with pilasters is to be constructed along the south side of Battles Road. The height of said wall shall be a minimum of eight feet above the finish pad elevation, and eight feet measured from the top of curb elevation on Battles Road. The wall is to be located 35 feet from the back of curb.
 - b. A 6-foot high architecturally treated slumpstone masonry wall shall be constructed along the west property line east of the Multi-Purpose Trail I. The height of said walls shall be a minimum of six feet above the finish pad elevation, and six feet measured from the elevation of the Multi-Purpose Trail I.
 - c. An 8-foot high architecturally treated slumpstone masonry wall shall be constructed along the east property line east of the Multi-Purpose Trail I. The height of said walls shall be a minimum of eight feet above the finish pad elevation or the grade of the railroad tracks, whichever is higher.

A cost estimate shall be submitted prior to recordation of the map in an amount sufficient to guarantee installation of the subdivision boundary walls. A surety shall be posted prior to recordation of the map in an amount sufficient to guarantee installation of subdivision boundary walls, in accordance with Section 11.08.6 (c) of the City's Subdivision Ordinance.

7. Pedestrian access shall be provided at the west end of "G" Street.
 8. Entry treatment shall be provided on "H" Street at the Battles Road intersection and "A" Street at the Provance Avenue intersection.
 9. Three (3) copies of the proposed CC&R's, or other maintenance agreement acceptable to the Community Development and Public Works Departments shall be submitted prior to recordation of the final map. The CC&R's shall address the following items:
 - a. Establishment of a homeowner's association.
 - b. Maintenance of all required landscaping and paved treatment.
 - c. Maintenance of recreation/community areas (including pool and clubhouse).
 - d. Protection of solar access.
 - e. The prohibition of parked vehicles within the front yard areas, excluding the paved driveway.
 - f. Maintenance of the fences, common streets/driveways and paths, common improvements and subdivision boundary walls.
 - g. Maintenance of landscaping and streetscape treatment within the interior of the subdivision including the main entrances into the subdivision.
 - h. That all units must participate in the landscape maintenance district.
 - i. The following wording shall be contained in the CC&Rs for the project: "This property is located close to agricultural land uses and/or operations, and may be subject to inconvenience or discomfort from one or more of the following agricultural practices: cultivation and tilling; burning of agricultural waste; lawful and proper use of agricultural chemicals, including pesticides and fertilizers; production, irrigation, pruning, growing harvesting, and processing of agricultural commodities; and any or all of the above practices may generate smoke, dust, noise, and odor."
 - j. The following wording shall be contained in the CC&Rs for the project: "The tracks of the Santa Maria Valley Railroad are located along the eastern property boundary of the tract."
- Said CC&R's shall be reviewed by the City for compliance with above conditions.
10. A Planned Development (PD) Permit is required to be approved by the Planning Commission prior to recordation of final maps(s) for residential development. A note to this effect shall appear on the recordable map.
 11. 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. A note to this effect shall appear on the recordable map.

12. The developer shall comply with the City of Santa Maria standard grading and dust control provisions during construction of the project.
13. This project is subject to the City's AB 1600 Mitigation Fee Program. A note to this effect shall appear on the recordable map. The actual fee amount shall be based on the codes and rates in effect at the time of building permit issuance.
14. The street alignments as shown on the map shall be installed.
15. Based on information from the State of California Division of Oil, Gas, and Geothermal Resources (CDOGGR); one abandoned oil well is located on the project site. The applicant shall contact the CDOGGR to verify the locations of these wells. The accurate location and the top of well head elevation of the well head shall be shown on the official tentative map. At such time as the well head is exposed, the CDOGGR and the Community Development Department shall be notified.

The oil well shall be abandoned in accordance with the requirements of the CDOGGR. All abandoned oil wells not removed shall be delineated on the recordable map and measures satisfactory to the City Engineer and the CDOGGR shall be taken to prevent injury to persons or property by use of appropriate physical barriers and restrictions. A ten (1) foot wide radius "no-build" easement or other interest shall be created and maintained around the well heads.
16. Prior to the recordation of the Final Map, a clearance letter from the County of Santa Barbara Petroleum Division and/or the County of Santa Barbara Fire Department (Fire Prevention Division) stating that the site has been completely remediated shall be submitted to the Community Development Department.
17. All oil sumps and contaminated soil shall be remediated in accordance with State, County, and local regulations prior to recordation of the map.
18. If oil sumps are found on the project site, a soils report from an approved soils/geology lab will be required which contains an analysis of the following:
 - a. The composition of the oil and other materials.
 - b. Recommendations for proper clean up of the oil sump.
 - c. Proper compaction of the oil sump area.

All oil sumps shall be remediated in accordance with the soils report and all state, county, and local regulations.

This requirement shall be shown on both the grading and construction plans submitted to the Community Development Department prior to issuance of building permits.

19. In the event that soil contamination and/or oil related facilities are encountered during grading, clearing, grubbing, and/or construction activities associated with the proposed project, work shall be stopped immediately and the County of Santa Barbara Fire Prevention Division shall be notified and a contingency plan shall be approved by the County.

This requirement shall be shown on both the grading and construction plans submitted to the Community Development Department prior to issuance of building permits.

20. All street lights on local and local minor streets shall be the nostalgic street lights approved by the City Council. A note to this effect shall appear on the final map.

All subdivisions are required to join a City Landscape and Lighting Assessment District. Historically, the City has not required projects to participate in the lighting portion of the district. However, due to the significant increase in electricity costs, Tract 5904 shall be required to participate in a lighting district. The initial amount of the lighting assessment shall not exceed \$20.00 per unit per year. (Tract 5725, Condition No. 25)

21. The recordable map for this project shall be prepared and submitted to the Public Works Department for checking, and shall be recorded within 36 months of the approval date.
22. 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.
23. Permits shall be obtained from the Santa Maria Valley Railroad for any work performed within their right-of-way. A note to this effect shall appear on the final map.
24. Development of the site is subject to the conditions contained in the Rose Garden Village, Tract 5725 and the Rose Garden Village II, Tract 5836. A note to this effect shall appear on the recordable map.
25. That the Subdivision Committee recommend to the Planning Commission that the following findings be made with regard to the proposed subdivision:
- a. The proposed map is consistent with applicable general and specific plans because the design, layout, and lot sizes meet the requirements of the City's General Plan and those of the Blosser Southeast Specific Plan, as amended.

- b. The design or the improvement of the proposed subdivision is consistent with applicable general and specific plans because the design and improvements meet the applicable requirements of the City's General Plan and those of the Blosser Southeast Specific Plan, as amended.
- c. The site is physically suitable for the proposed density of development because the site is level and can accommodate the proposed density and type of uses.
- d. The site is physically suitable for the type of development because the site is level and no physical constraints exist that would limit the type of development proposed.
- 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 because the site has previously underwent environmental review and mitigation measures are being made conditions of approval that would reduce the level of all identified environmental impacts.
- f. The design of the subdivision or the type of improvements are not likely to cause a serious public health problem because conditions have been placed on the project to ensure that any contaminated soil is properly cleaned up prior to recordation of the map.
- g. The design of the subdivision or the 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 no known public easements exist on the property.
- h. 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.

Special Environmental Conditions

Water

1. All plumbing fixtures shall be of a low flow nature including using ultra low flow toilets (1.6 gallon/flush) and low flow shower heads (2.0 gallons per minute).
2. The landscaping shall be consistent with the "Landscape Standards" contained in Chapter 44 of the Santa Maria Municipal Code. Low water demand drought resistant landscaping shall be encouraged, and where feasible, water conserving landscaping using California native plants and heavy use of mulch shall be implemented in the landscape design.

3. An automatic landscape irrigation system incorporating time clocks and/or moisture sensors shall be installed.
4. Any changes in landscape material such as the installation of additional turf area shall be reviewed and approved by the Community Development Department prior to the implementation of such changes.
5. The use of reclaimed wastewater for irrigating open spaces shall be implemented, where determined to be feasible by the Department of Public Works.
6. The project shall pay for its share of Santa Maria's increased State Water allocation and associated costs for delivery system improvements based on a fee study for regional water transmission facilities. The fee has been established through the City's AB1600 fee program.
7. The applicant shall be required to pay a proportional share toward providing improvements to the City's water system, and for the acquisition of state water to serve all development proposed by the applicant within the Blosser Southeast Specific Plan Area. This includes both the proposed project site and any formerly approved projects for which fees have not yet been paid. The fee has been established through the City's AB1600 fee program.
8. All new homes using water softeners should be required to use only the rechargeable cartridge type softeners, or water softening systems that do not discharge salt brine into the municipal sewer system, that could be backflushed at one of the plants using a brine injection well.

Soils

9. All grading and compaction of the site shall follow all applicable City of Santa Maria grading regulations. This requirement shall be shown on the grading plans submitted to the Community Development Department prior to issuance of building permits.
10. During project construction, the developer shall implement one or more of the following erosion control measures, or a suitable alternative measure: seeding and mulching of bare surfaces; use of straw bales and rock dams; and soil wetting during windy conditions. This requirement shall be graphically depicted or otherwise noted on the plans submitted to the Community Development Department prior to issuance of building permits.

Noise

11. Project construction activities shall be limited to the hours of 7:00 AM to 6:00 PM, Monday through Friday, and 8:00 AM to 5:00 PM on Saturdays. No construction activities shall occur on Sundays or designated holidays.

12. All construction equipment shall be in proper operating condition and fitted with factory standard silencing features.
13. Dirt hauling routes shall be oriented away from property boundaries which abut sensitive land uses.
14. The following site design guidelines shall be incorporated into the proposed project (this does not, however, preclude preparation of a noise study):
 - a. Sound walls, noise insulation, and double glazed windows should be considered for noise sensitive land uses adjacent to busy arterial streets with noise levels greater than 60 dBA.
 - b. Project design shall use setbacks and double window glazing for two story structures along the property line adjacent to arterial roads so that interior noise is reduced to 45 CNEL dB or less.
 - c. Mechanical ventilation shall be used along the first row of structures adjacent to arterial roads.
15. For residential uses, the following notice shall be filed in the Department of Real Estate Public Report: "This residential property is under an aircraft traffic pattern and subject to noise impacts."

Air Quality

16. The standard City of Santa Maria air quality mitigation measures shall be followed during project construction. This includes: watering of the site twice daily, and more often during high winds; applying soil stabilizers or hydroseed grass in areas not undergoing grading; ceasing grading during periods of high winds (greater than 20 MPH) and ozone exceedences; and cover loads when transporting dirt. These requirements shall be shown on the plans submitted to the Community Development Department prior to issuance of building permits.
17. During the clearing, grading and earth moving operations, water trucks or sprinkler systems shall be used in sufficient quantities to significantly reduce dust from leaving the site. In addition, the entire area of disturbed soil shall be wet down in such a manner as to create crust at the end of each day's activities.

After the completion of the clearing, grading, or excavation phase, the entire area of disturbed soil shall be treated to reduce wind pick up of the soil. This may be accomplished by any one of the following methods:

- a. The seeding and watering of the site until such time as the ground cover has taken root.
- b. The spreading of soil binders.

- c. The wetting down of the area in such a manner as to create a crust on the surface and the repeated soaking of the area as necessary, to maintain the crust and reduce soil blowing.

During the construction phase of the project, water trucks or sprinkler systems shall be used to keep all areas of vehicular movement damp enough to reduce dust raised from leaving the site. As a minimum, this will include the wetting down of such areas in the late morning hours and at the close of each day's activities. Increased watering frequency will be required whenever there are high wind conditions.

Failure to implement and maintain an adequate dust control program to prevent the migration of dust off-site, through the watering of the site or other acceptable means, during the grading and construction phases of the project will result in the issuance of a "Stop Work Order." Said order will not be released until such time as an adequate dust control program is implemented.

The owner/developer shall post a bond in an amount sufficient to cover the cost of hydroseeding or some other acceptable alternative of the entire site. This bond will be released upon completion of all construction phases.

These requirements shall be shown on the plans submitted to the Community Development Department prior to issuance of building permits.

18. Construction equipment shall conform to the most current air quality regulations for the operation of motor vehicles.
19. To reduce peak hour emissions, construction related vehicle trips shall be scheduled during non-peak hours. This requirement shall be shown on the plans submitted to the Community Development Department prior to issuance of building permits.
20. All homes shall be equipped with "low-Nox" burning hot water heaters as defined by the County Air Pollution Control district, and shall be equipped with a Forced Air Unit that has a minimum 76% California Seasonal Efficiency. This requirement shall be shown on the plans submitted to the Community Development Department prior to issuance of building permits.

Land Use

21. Developments occurring in Area 5A of the Blosser Southeast Specific Plan shall employ the "Neo-traditional" design elements. These elements include, but are not limited to, houses with front porches, garages set back from the front of the house, multi-purpose pedestrian trails with sidewalk connections, bus turnouts with shelters, landscaped parkways, and canopy street trees.

22. The allowed density for apartment development in the Blosser Southeast Specific Plan 5A shall be calculated on the net acreage of the site and the overall site development shall not exceed 637 dwelling units.

Health and Safety

23. All oil wells shall be abandoned in accordance with the requirements of the State Division of Oil and Gas. All oil sumps and contaminated soil shall be cleaned-up in accordance with State, County and local regulations prior to development. This requirement shall be shown on the plans submitted to the Community Development Department prior to issuance of building permits.
24. If oil sumps are found on the project site, a soils report from an approved soils/geology lab will be required which contains an analysis of the following:
- a. The composition of the oil and other materials.
 - b. Recommendations for proper clean-up of the oil sump.
 - c. Proper compaction of the oil sump area.

All oil sumps shall be remediated in accordance with the soils report and all state, county, and local regulations.

This requirement shall be shown on the plans submitted to the Community Development Department prior to issuance of building permits.

Traffic

25. The project is required to participate in the planned improvements by paying traffic mitigation fees to mitigate its contribution to potential impacts under Long-Term Cumulative conditions. The fee has been established through the City's AB1600 fee program.

Project Name
Location

Pacific Crest - Apartment Scenario (Stabilized Rents-Long Term Financing @ 90% LTC)
Santa Maria, CA

General

Land Purchase Price	\$ 3,000,000
Rentable Sq Ft	110,800
Price per Sq Ft	\$ 27,067
Construction costs	\$ 11,634,000
Construction costs per Sq foot	\$ 105.00
Total cost of project	\$ 14,634,000
Price per SqFt, after development	\$ 132.09

HUD - Long Term LTC	
Loan Term Corect. Loan @ 90%	13,170,600 (6)
New Interest Rate	7.00%
Amortization (years)	40
Payment - purchase (per month)	(\$81,846)
Payment - development (per month)	(\$263,412)
Lenders Fee 2%	

Unit Mix - PROJECTED RENTS (1)										
No.	Unit Type	Size(Sq Ft)	Rent	\$/Sq. Ft.	Total Rent	Annual Rent	Year 7	Year 8	Year 9	Year 10
25	3x2	1,200	\$ 1,200	1.00	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
60	2x2	850	\$ 1,200	1.28	\$ 720,000	\$ 720,000	\$ 720,000	\$ 720,000	\$ 720,000	\$ 720,000
37	2x1	900	\$ 1,150	1.28	\$ 425,550	\$ 510,000	\$ 510,000	\$ 510,000	\$ 510,000	\$ 510,000
112		1,017	\$ 1,217		\$ 135,050	\$ 1,620,000				

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Growth Rate/Assumption										
Gross Rents	\$ -	\$ 1,620,800	\$ 1,685,424	\$ 1,752,841	\$ 1,822,955	\$ 1,895,673	\$ 1,971,708	\$ 2,050,576	\$ 2,132,689	\$ 2,217,903
Other Income	0	32,412	33,708	35,057	36,459	37,917	39,434	41,012	42,652	44,368
Gross Potential Income	\$ 0	\$ 1,653,212	\$ 1,719,132	\$ 1,787,898	\$ 1,859,414	\$ 1,933,590	\$ 2,011,142	\$ 2,091,588	\$ 2,175,251	\$ 2,262,251
Less Vac & Bad Debt	-	97,236	101,125	105,170	109,377	113,752	118,302	123,035	127,856	133,074
Less Concessions	-	18,206	16,654	17,428	18,230	19,059	19,917	20,806	21,728	22,679
Effective Gross Income	-	\$ 1,655,776	\$ 1,618,007	\$ 1,682,722	\$ 1,750,038	\$ 1,820,038	\$ 1,892,839	\$ 1,968,553	\$ 2,047,265	\$ 2,129,167
Total Expenses	0	449,000	458,960	468,098	476,421	484,930	494,628	504,521	514,611	524,903
Expense % of gross rent	27.10%	27.10%	26.59%	26.07%	25.67%	25.08%	24.59%	24.12%	23.69%	23.20%
MOI	-	\$ 1,197,776	\$ 1,161,047	\$ 1,216,824	\$ 1,274,615	\$ 1,335,108	\$ 1,398,211	\$ 1,464,032	\$ 1,532,644	\$ 1,604,253
Purchase Debt Service	\$ 1,463,400.00									
Equity Costs	\$ 1,245,537.1									
Development Debt Service	\$ 125,021									
Property Cash Flow	\$ 8,000									
Cap REB	8.99%									
CBRT ON CASH RETURN	-195.11%	8.55%	12.22%	16.02%	19.93%	24.12%	28.43%	32.93%	37.62%	42.51%

(5) Year 2 assumed construction complete at start of year and fully leased, with vacancy assumption at 6%.

(6) Assume 90% LTC as demanded by Loan terms

Sale @ 6 Cap

Sale Assumptions		6.00% CAP Rate
		2 years
Sale after Debt Repayment	\$	(13,041,740)
Sale Price	\$	18,462,933
		188.63 per sq.ft.
		5 years
Sale after Debt Repayment	\$	(12,811,368)
Sale Price	\$	21,243,587
		191.73 per sq.ft.
		10 years
Sale after Debt Repayment	\$	(12,302,107)
Sale Price	\$	25,735,056
		241.32 per sq.ft.

2 Year Deal Returns (6) (7)		(2,708,967)
Year 1	\$	5,546,815
Year 2		
IRR		104.76%

5 Year Deal Returns (6) (7)		(2,708,967)
Year 1	\$	125,621
Year 2	\$	178,892
Year 3	\$	234,473
Year 4	\$	292,460
Year 5	\$	352,954
IRR		37.61%

10 Year Deal Returns (6) (7)		(2,708,967)
Year 1	\$	125,621
Year 2	\$	178,892
Year 3	\$	234,473
Year 4	\$	292,460
Year 5	\$	352,954
Year 6	\$	416,056
Year 7	\$	481,877
Year 8	\$	550,529
Year 9	\$	622,021
Year 10	\$	696,357
IRR		28.09%

Sale @ 7 Cap

Sale Assumptions		7.00% CAP Rate
		2 years
Sale after Debt Repayment	\$	(13,041,740)
Sale Price	\$	15,625,371
		142.83 per sq.ft.
		5 years
Sale after Debt Repayment	\$	(12,811,368)
Sale Price	\$	18,208,789
		164.34 per sq.ft.
		10 years
Sale after Debt Repayment	\$	(12,302,107)
Sale Price	\$	22,818,335
		206.84 per sq.ft.

2 Year Deal Returns (6) (7)		(2,708,967)
Year 1	\$	2,908,253
Year 2		
IRR		7.95%

5 Year Deal Returns (6) (7)		(2,708,967)
Year 1	\$	125,621
Year 2	\$	178,892
Year 3	\$	234,473
Year 4	\$	292,460
Year 5	\$	352,954
IRR		24.45%

10 Year Deal Returns (6) (7)		(2,708,967)
Year 1	\$	125,621
Year 2	\$	178,892
Year 3	\$	234,473
Year 4	\$	292,460
Year 5	\$	352,954
Year 6	\$	416,056
Year 7	\$	481,877
Year 8	\$	550,529
Year 9	\$	622,021
Year 10	\$	696,357
IRR		22.63%

Sale @ 8 Cap

Sale Assumptions		8.00% CAP Rate
		2 years
Sale after Debt Repayment	\$ (13,041,740)	
Sale Price	\$ 13,847,200	
		124.87 per sq.ft.
		5 years
Sale after Debt Repayment	\$ (12,811,368)	
Sale Price	\$ 15,832,680	
		143.80 per sq.ft.
		10 years
Sale after Debt Repayment	\$ (12,302,107)	
Sale Price	\$ 20,053,644	
		180.89 per sq.ft.

2 Year Deal Returns (6) (7)		(2,708,967)	#NUM!
Year 1	\$	831,082	
Year 2	\$		
IRR			

5 Year Deal Returns (6) (7)		(2,708,967)	
Year 1	\$	125,621	
Year 2	\$	178,892	
Year 3	\$	234,473	
Year 4	\$	3,413,785	
Year 5	\$		
IRR			10.68%

10 Year Deal Returns (6) (7)		(2,708,967)	
Year 1	\$	125,621	
Year 2	\$	178,892	
Year 3	\$	234,473	
Year 4	\$	282,460	
Year 5	\$	352,984	
Year 6	\$	461,055	
Year 7	\$	550,529	
Year 8	\$	6,373,565	
Year 9	\$		
Year 10	\$		
IRR			19.77%

(6) Year 1 consists of down payment and year 1 property cash flow
 (7) Year of sale includes full year of property cash flow, plus sales price less debt payoff
 (8) includes lenders fee of 2%