



**SEVILLA**  
**Santa Maria, California**

LIMONEIRA  
SINCE 1893 <sup>1</sup>

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*Sevilla*

*Santa Maria, California*

*\$6.3 Million*

LIMONEIRA  
SINCE 1893

# SEVILLA

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**Property Description:** Sevilla is a 69 unit single family community located on Santa Maria Way between Sunrise and Miller Streets. They will feature 3 bedrooms, 2.5 baths, open floor plans, spacious decks, 2 stories and 2 car garages. In addition to the residential, the site also includes 3.22 acres of commercial.

**Property Location:** The Sevilla property is ideally located on Santa Maria Way between Sunrise and Miller Streets. The centrally located site features nearby schools, shopping, gas, restaurants and easy access to Highway 101. The site can be accessed from Highway 101 from the Santa Maria Way exit. 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:** 128-090-022, 023 & 109-010-029

**Acreage/Zoning:** 6.8 acres HDR-14

**TTM:** Approved- December, 2007

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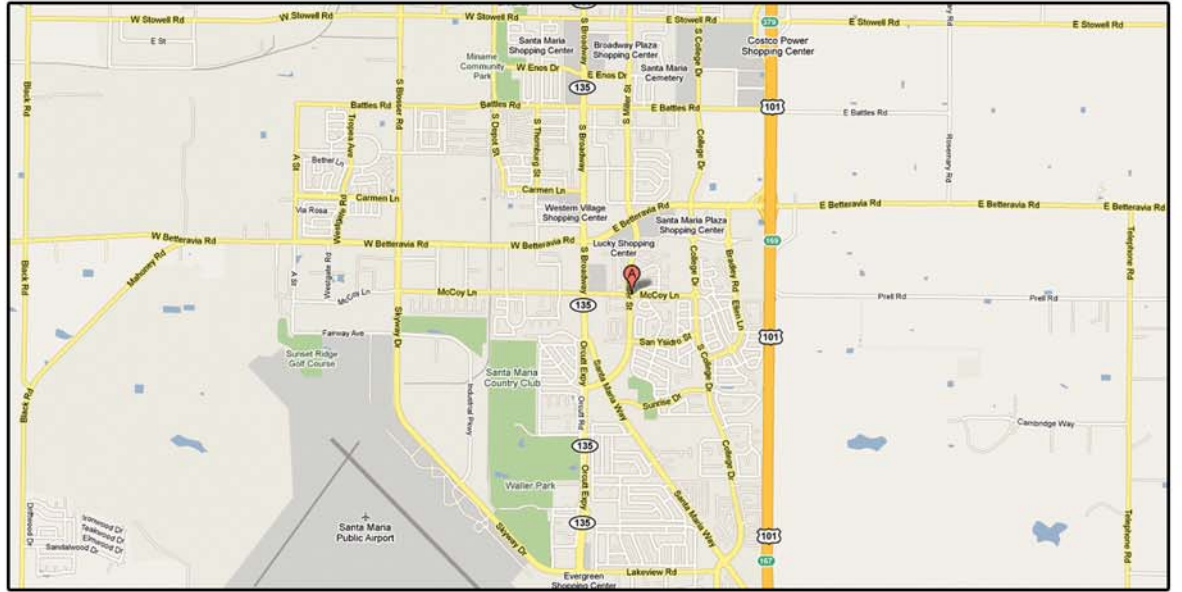
LIMONEIRA  
SINCE 1893

San Francisco

★ Santa Maria

Santa Barbara

• Los Angeles







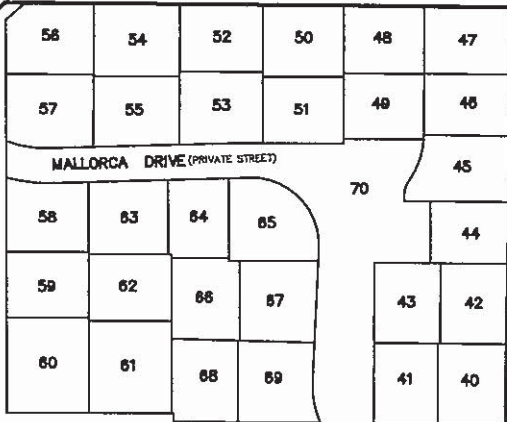




4  
P.M. 44-7

1  
MAP 8 188-86

MILLER STREET



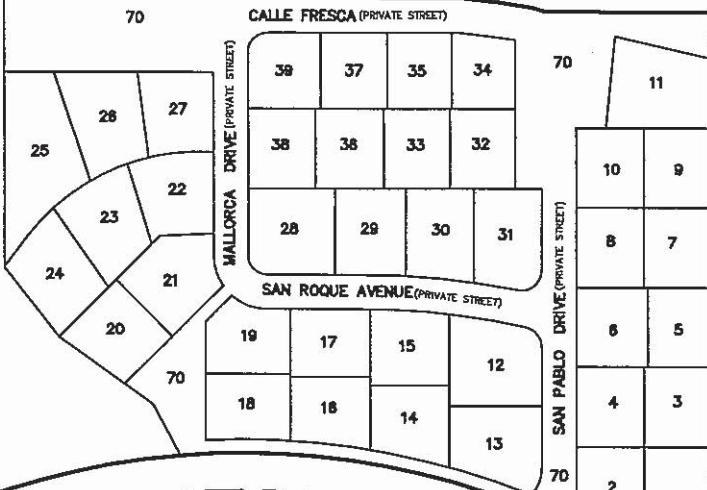
SHEET 6

RODENBERGER PARK



SANTA MARIA WAY

71



MARAMONTE PARK

# SEVILLA TRACT 5924

A SUBDIVISION OF PARCEL 2 OF CHAN-ADAMS PARCEL MAP TRACT 5419 PER BOOK 35, PAGES 33 AND 34 OF PARCEL MAPS, LOT 1 OF SEVILLA LOT LINE ADJUSTMENT TRACT 5849 PER INST. NO. \_\_\_\_\_ OF OFFICIAL RECORDS, AND A PORTION OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 34 WEST, SAN BERNARDINO MERIDIAN, ALL WITHIN THE CITY OF SANTA MARIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA.

## FARGEN SURVEYS INC.

2824 AIRPARK DRIVE  
 SANTA MARIA, CALIFORNIA 93455  
 PHONE: 805-934-5727  
 FAX: 805-934-3448  
 DATE: AUG, 2008

TRACT 5924-SHT4.DWG

JOB: 08051

SHEET 4 OF 7

SHEET 7

SHEET 5

SUNRISE DRIVE

**OWNERS STATEMENT**

(I,WE) THE UNDERSIGNED STATE THAT (I, WE) (AM,ARE) THE OWNERS OF OR HAVE AN INTEREST IN THE LAND INCLUDED WITHIN THIS SUBDIVISION ENTITLED \_\_\_\_\_

SEVILLA TRACT 5924 SHOWN ON THIS MAP CONSISTING OF 7 SHEET(S) AND THAT (I,WE) (AM, ARE) THE ONLY PERSON(S) WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND.

WE HEREBY OFFER TO DEDICATE THE FOLLOWING EASEMENTS IDENTIFIED AS PUBLIC UTILITY (P.U.E.), CABLE TV, TELEPHONE, SEWER, WATER, AND PUBLIC ACCESS EASEMENT SHOWN HEREON.

WE ALSO HEREBY RELINQUISH THE RIGHT OF ACCESS TO AND FROM SPECIFIED PUBLIC STREETS FOR THE FOLLOWING LOTS:

A) LOTS 1, 2, 13, 14, 16, AND 18 SHALL HAVE DENIED ACCESS TO SUNRISE DRIVE. B) LOT 56 SHALL HAVE DENIED ACCESS TO MILLER STREET.

WE ALSO GRANT TO OURSELVES, OUR HEIRS, AND ASSIGNS CERTAIN RECIPROCAL ACCESS, DRAINAGE, AND PARKING EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENTS AFFECTED BY SUCH EASEMENTS AS DELINEATED ON SAID MAP OVER ALL OF LOT 70.

WE ALSO GRANT TO OURSELVES, OUR HEIRS, AND ASSIGNS CERTAIN RECIPROCAL DRAINAGE EASEMENTS FOR THE USE AND BENEFIT OF THE PRESENT OR FUTURE OWNERS OF THE LOTS AFFECTED BY SUCH EASEMENT.

TEMPLETON SANTA BARBARA, LLC, A NEVADA LIMITED LIABILITY COMPANY  
NAME PRINTED: \_\_\_\_\_ NAME PRINTED: \_\_\_\_\_

**NOTARY**

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_  
ON \_\_\_\_\_, 20\_\_\_\_, BEFORE ME,  
PERSONALLY APPEARED \_\_\_\_\_

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY (IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_  
COMMISSION EXPIRES \_\_\_\_\_ COMMISSION NO. \_\_\_\_\_

PRINCIPAL OFFICE LOCATED IN THE COUNTY OF \_\_\_\_\_

**SEVILLA TRACT 5924**

A SUBDIVISION OF PARCEL 2 OF CHAN-ADAMS PARCEL MAP TRACT 5419 PER BOOK 35, PAGES 33 AND 34 OF PARCEL MAPS, LOT 1 OF SEVILLA LOT LINE ADJUSTMENT TRACT 5046 PER INST. NO. \_\_\_\_\_ OF OFFICIAL RECORDS, AND A PORTION OF SECTION 26, TOWNSHIP 10 NORTH, RANGE 34 WEST, SAN BERNARDINO MERIDIAN, ALL WITHIN THE CITY OF SANTA MARIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA.

NOTE: THE AREA CONTAINED WITHIN THE DISTINCTIVE BORDER EQUALS 10.444 ACRES.

**TRUSTEE**

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE UNDER A DEED OF TRUST RECORDED DECEMBER 21, 2006 AS INSTRUMENT NO. 2006-0099196 OF OFFICIAL RECORDS.

NAME PRINTED: \_\_\_\_\_ NAME PRINTED: \_\_\_\_\_

**NOTARY**

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_  
ON \_\_\_\_\_, 20\_\_\_\_, BEFORE ME,  
PERSONALLY APPEARED \_\_\_\_\_

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY (IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE \_\_\_\_\_ NAME PRINTED \_\_\_\_\_  
COMMISSION EXPIRES \_\_\_\_\_ COMMISSION NO. \_\_\_\_\_

PRINCIPAL OFFICE LOCATED IN THE COUNTY OF \_\_\_\_\_

**CLERK OF THE BOARDS STATEMENT**

I, MICHAEL F. BROWN, CLERK OF THE BOARD OF SUPERVISORS OF SANTA BARBARA COUNTY, DO HEREBY STATE, PURSUANT TO GOVERNMENT CODE SECTION 66464 OF THE SUBDIVISION MAP ACT, THAT CERTIFICATES AND DEPOSITS REQUIRED UNDER GOVERNMENT CODE SECTIONS 66492 AND 66493 ON THE PROPERTY WITHIN THIS SUBDIVISION HAVE BEEN FILED AND MADE.

MICHAEL F. BROWN \_\_\_\_\_ DATE \_\_\_\_\_  
CLERK OF THE BOARD OF SUPERVISORS  
BY: \_\_\_\_\_ DEPUTY

**COUNTY CLERK-RECORDERS STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ N.,  
IN BOOK \_\_\_\_\_ OF MAPS, AT PAGES \_\_\_\_\_, AT THE REQUEST OF  
KENNY L. FARGEN,  
FEE: \_\_\_\_\_

JOSEPH E. HOLLAND \_\_\_\_\_ BY: \_\_\_\_\_ DEPUTY  
COUNTY CLERK-RECORDER-ASSESSOR

**SURVEYORS STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TEMPLETON SANTA BARBARA, LLC ON MAY 1, 2008

AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN SUCH POSITIONS WITHIN ONE YEAR FROM RECORDATION OF THIS MAP, AND THAT SAID MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

KENNY L. FARGEN \_\_\_\_\_ DATE \_\_\_\_\_  
L.S. 4597  
LICENSE EXPIRATION DATE: 9-30-09



**CITY SURVEYORS STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THE ANNEXED MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

REESE N. RIDDIOUGH \_\_\_\_\_ DATE \_\_\_\_\_  
CITY SURVEYOR  
R.C.E. 18035  
EXPIRATION DATE: 6/30/09

**CITY PLANNING COMMISSIONS STATEMENT**

THIS IS TO STATE THAT I HAVE EXAMINED THIS SUBDIVISION MAP AND HAVE DETERMINED THAT SAID MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA MARIA ON DECEMBER 19, 2007, AND THE CONDITIONS AS IMPOSED THEREON.

KIRK E. LINDSEY (SECRETARY) \_\_\_\_\_ DATE \_\_\_\_\_

**CITY COUNCILS STATEMENT**

I HEREBY STATE THAT THIS SUBDIVISION MAP WAS DULY ADOPTED AND APPROVED BY THE CITY OF SANTA MARIA ON \_\_\_\_\_, 20\_\_\_\_, AND THAT THE CITY COUNCIL AGREED TO ACCEPT THE DEDICATION OF EASEMENTS IDENTIFIED AS PUBLIC UTILITY (P.U.E.), CABLE TV, TELEPHONE, PUBLIC ACCESS EASEMENT, AND THE RELINQUISHMENT OF THE RIGHT OF ACCESS TO AND FROM SPECIFIED PUBLIC STREETS TO AFFECTED LOTS.

SHOWN HEREON, UPON COMPLETION OF THE PUBLIC IMPROVEMENTS TO THE SATISFACTION OF THE CITY, AND THAT THE CITY CLERK WAS DULY AUTHORIZED AND DIRECTED TO ENDORSE HEREON ITS APPROVAL OF THE SAME AND ITS ACCEPTANCE OF SAID STREETS AND EASEMENTS.

\_\_\_\_\_  
CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**FARGEN SURVEYS INC.**

2624 AIRPARK DRIVE  
SANTA MARIA, CALIFORNIA 93455  
PHONE: 805-934-5727  
FAX: 805-934-3448  
DATE: AUG, 2008

TRACT 5924 SHT1.DWG

JOB: 08051

SHEET 1 OF 7

# SEVILLA TRACT 5924

A SUBDIVISION OF PARCEL 2 OF CHAN-ADAMS PARCEL MAP TRACT 5419 PER BOOK 35, PAGES 33 AND 34 OF PARCEL MAPS, LOT 1 OF SEVILLA LOT LINE ADJUSTMENT TRACT 5946 PER INST. NO. \_\_\_\_\_ OF OFFICIAL RECORDS, AND A PORTION OF SECTION 26, TOWNSHIP 10 NORTH, RANGE 34 WEST, SAN BERNARDINO MERIDIAN, ALL WITHIN THE CITY OF SANTA MARIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA.

## EASEMENT HOLDERS

THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED PURSUANT TO SECTION 66436 (a)(3)(A)(i) OF THE GOVERNMENT CODE, AS THEIR INTEREST CANNOT RIPEN INTO FEE:

1. COUNTY OF SANTA BARBARA PER INST. NO. 78-33661 OF OFFICIAL RECORDS FOR RIGHT OF ENTRY AND SLOPES (RECORDED JULY 25, 1978).
2. GENERAL TELEPHONE COMPANY OF CALIFORNIA PER INST. NO. 85-33244 OF OFFICIAL RECORDS FOR PUBLIC UTILITIES (RECORDED JUNE 27, 1985).

## ADDITIONAL INFORMATION

PURSUANT TO SECTION 66434.2 OF THE GOVERNMENT CODE THE FOLLOWING ADDITIONAL INFORMATION IS FOR INFORMATIONAL PURPOSES, DESCRIBING THE CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THE ADDITIONAL INFORMATION IS DERIVED FROM PUBLIC RECORDS OR REPORTS, AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER.

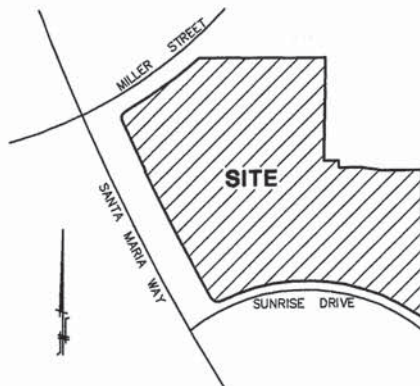
1. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ENSURE PROPER MAINTENANCE OF THE RETARDATION BASIN, LANDSCAPING, WALLS, FENCES, COMMON DRIVEWAYS AND GUEST PARKING AREAS. DOCUMENTATION OF THE FORMATION OF ASSOCIATION SHALL BE SUBMITTED PRIOR TO ISSUANCE OF THE OCCUPANCY PERMIT FOR THE FIRST UNIT.
2. THIS PROJECT IS SUBJECT TO THE CITY'S AS 1600 MITIGATION FEE PROGRAM. THE ACTUAL FEE AMOUNT SHALL BE BASED ON THE CODES AND RATES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
3. ALL INTERIOR STREET LIGHTS SHALL BE THE NOSTALGIC STREET LIGHTS APPROVED BY THE CITY COUNCIL.
4. THOSE RESIDENTIAL LOTS ADJOINING SUNRISE DRIVE AND MILLER STREET SHALL NOT TAKE THEIR ACCESS FROM SAID STREETS.
5. THE PROJECT IS SUBJECT TO ALL CONDITIONS OF PLANNED DEVELOPMENT PERMIT PD-2007-010.
6. A LOT LINE ADJUSTMENT IS REQUIRED TO BE APPROVED PRIOR TO RECORDATION OF THE MAP.
7. ALL IMPROVEMENTS REQUIRED IN SANTA MARIA MUNICIPAL CODE SECTION 12-46 SHALL BE COMPLETED PRIOR TO RECORDATION OF TRACT 5924.

## SOILS REPORT

A COPY OF THE SOILS REPORTS BY GEOSOLUTIONS, INC.  
TITLED PROJECT S.04631-2 AND S.04787-2  
DATED MARCH 18 AND 25, 2005 FOR THIS SUBDIVISION IS ON FILE IN THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF SANTA MARIA.

## BASIS OF BEARINGS

THE "BASIS OF BEARINGS" FOR THIS SURVEY IS THE CENTER LINE CHORD BEARING BETWEEN FOUND CENTER MONUMENTATION ON SUNRISE DRIVE AND NOTED HEREON AS N63°35'28"W PER MAPS 189-99.



**VICINITY MAP**  
SCALE: NONE

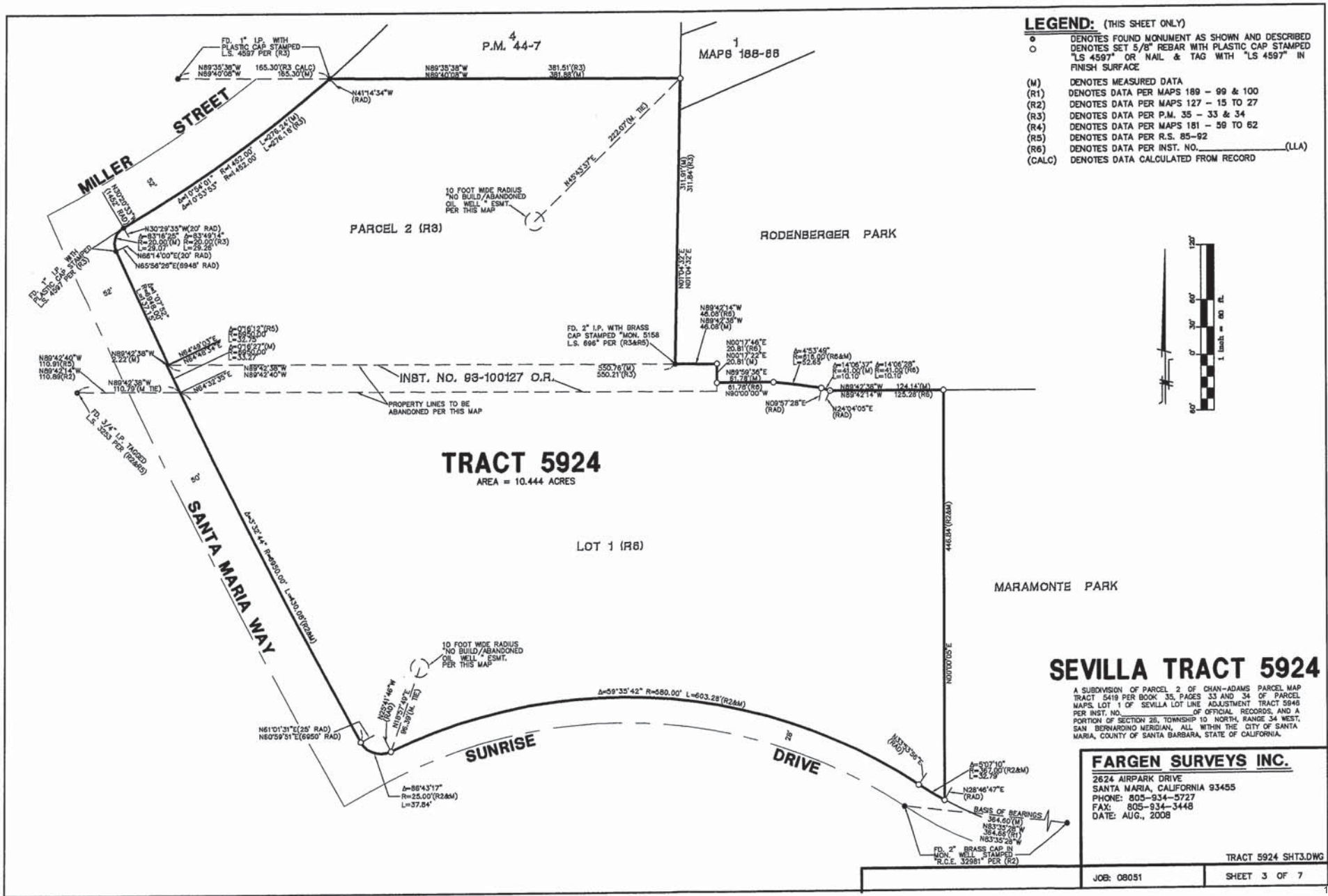
## FARGEN SURVEYS INC.

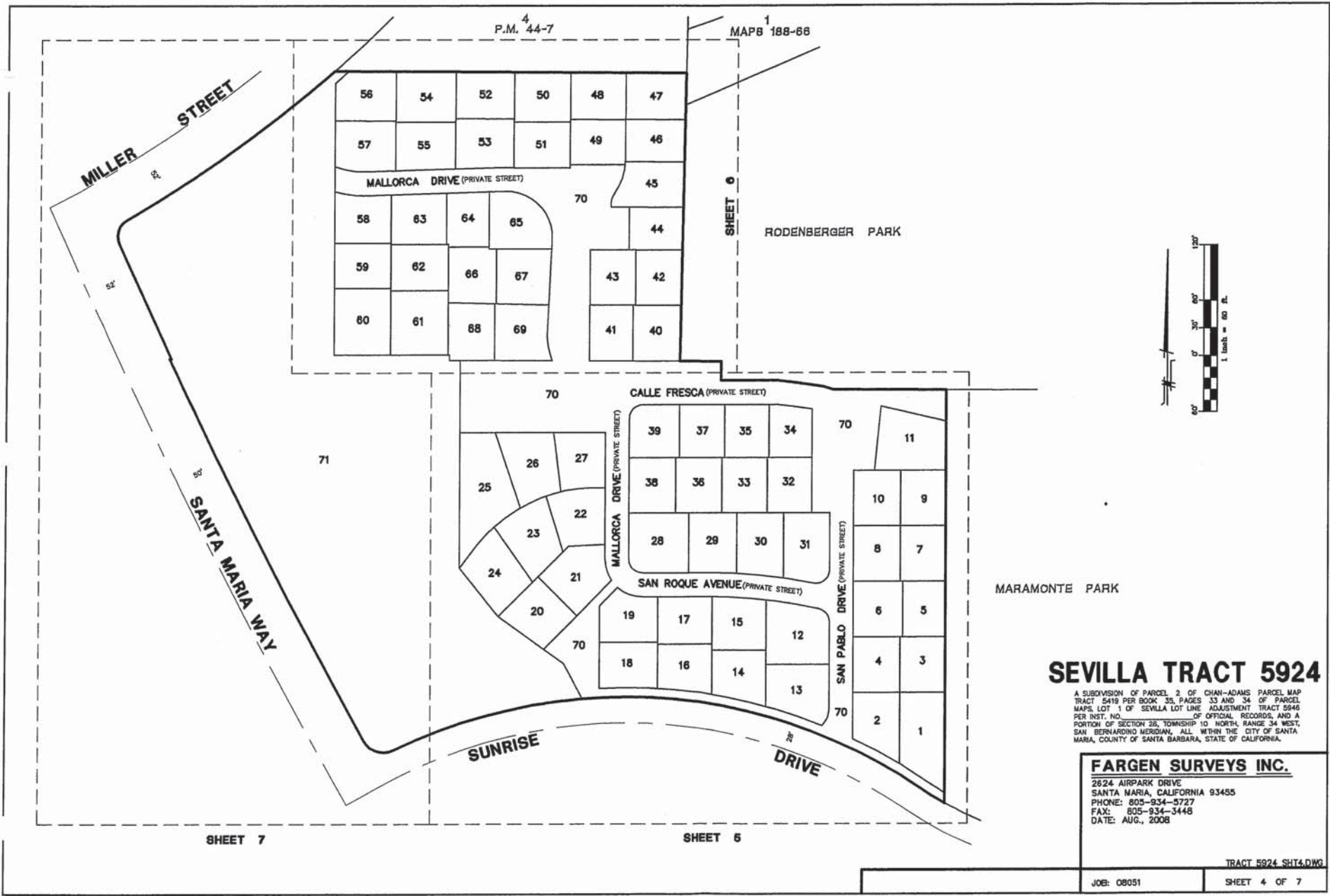
2624 AIRPARK DRIVE  
SANTA MARIA, CALIFORNIA 93455  
PHONE: 805-934-5727  
FAX: 805-934-3448  
DATE: AUG., 2008

TRACT 5924 SH12.DWG

JOB: 08051

SHEET 2 OF 7





# SEVILLA TRACT 5924

A SUBDIVISION OF PARCEL 2 OF CHAN-ADAMS PARCEL MAP TRACT 5419 PER BOOK 35, PAGES 33 AND 34 OF PARCEL MAPS LOT 1 OF SEVILLA LOT LINE ADJUSTMENT TRACT 5946 PER INST. NO. \_\_\_\_\_ OF OFFICIAL RECORDS, AND A PORTION OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 34 WEST, SAN BERNARDINO MERIDIAN, ALL WITHIN THE CITY OF SANTA MARIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA.

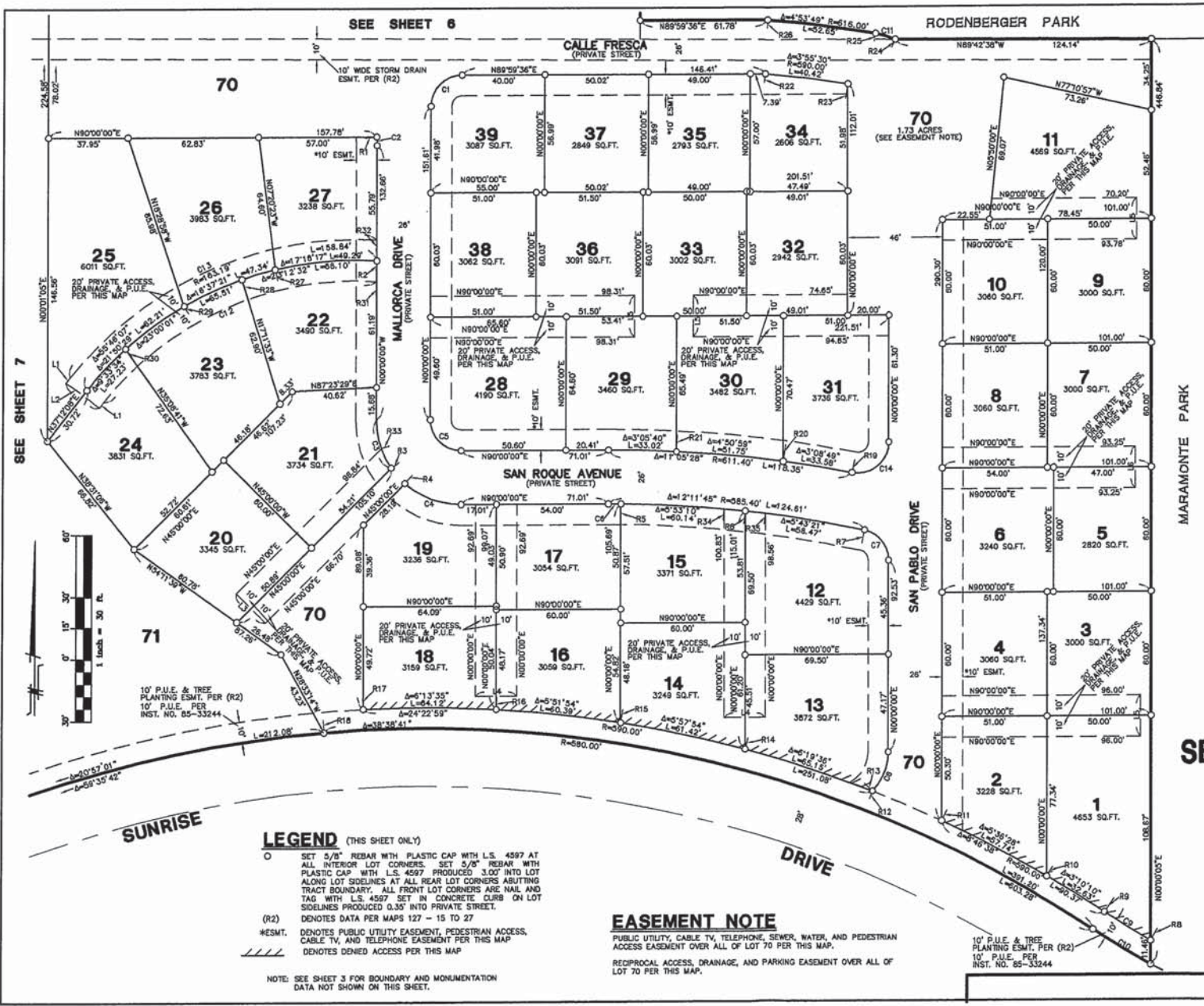
## FARGEN SURVEYS INC.

2624 AIRPARK DRIVE  
 SANTA MARIA, CALIFORNIA 93455  
 PHONE: 805-934-5727  
 FAX: 805-934-3448  
 DATE: AUG., 2008

TRACT 5924\_SHT4.DWG

JOB: 08051

SHEET 4 OF 7



**RADIAL BEARINGS**

LINE	BEARING
R1	N85°11'51"E
R2	N03°32'24"E
R3	N59°29'08"E
R4	N41°27'02"E
R5	N00°35'14"E
R6	N06°28'24"E
R7	N12°11'45"E
R8	N27°38'35"E
R9	N53°33'56"E
R10	N30°43'46"E
R11	N26°07'18"E
R12	N21°33'21"E
R13	N45°35'32"W
R14	N15°33'45"E
R15	N09°16'50"E
R16	N03°23'57"E
R17	N02°44'38"W
R18	N04°44'45"W
R19	N11°02'28"E
R20	N07°56'39"E
R21	N03°09'40"E
R22	N02°10'18"E
R23	N09°05'48"E
R24	N24°04'05"E
R25	N02°07'28"E
R26	N00°03'40"E
R27	N13°25'53"W
R28	N19°20'08"W
R29	N30°03'14"W
R30	N42°20'09"W
R31	N04°07'36"E
R32	N03°38'56"E
R33	N70°12'25"E
R34	N05°22'21"E
R35	N07°27'54"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C1	23.55'	15.00'	89°59'36"
C2	4.19'	50.00'	4°48'09"
C3	24.70'	41.00'	34°30'52"
C4	29.65'	41.00'	41°27'01"
C5	33.56'	15.00'	90°00'00"
C6	6.00'	585.40'	0°35'14"
C7	20.37'	15.00'	77°49'15"
C8	20.83'	27.00'	44°24'21"
C9	26.36'	357.00'	4°14'03"
C10	32.79'	387.00'	5°07'10"
C11	10.10'	41.00'	14°06'37"
C12	149.62'	153.19'	55°37'47"
C13	188.05'	178.19'	56°30'58"
C14	26.47'	15.00'	101°05'28"

**LINE TABLE**

LINE	LENGTH	BEARING
L1	3.00'	N37°12'08"E
L2	20.00'	N52°47'52"W
L3	20.00'	N45°00'00"W
L4	20.00'	N90°00'00"E
L5	20.00'	N00°00'00"E
L6	20.00'	N00°00'00"E

# SEVILLA TRACT 5924

A SUBDIVISION OF PARCEL 2 OF CHAN-ADAMS PARCEL MAP TRACT 5419 PER BOOK 35, PAGES 33 AND 34 OF PARCEL MAPS, LOT 1 OF SEVILLA LOT LINE ADJUSTMENT TRACT 5946 PER INST. NO. 85-33244 OF OFFICIAL RECORDS, AND A PORTION OF SECTION 26, TOWNSHIP 10 NORTH, RANGE 34 WEST, SAN BERNARDINO MERIDIAN, ALL WITHIN THE CITY OF SANTA MARIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA.

## FARGP SURVEYS INC.

2824 AIRPARK DRIVE  
 SANTA MARIA, CALIFORNIA 93455  
 PHONE: 805-934-5727  
 FAX: 805-934-3448  
 DATE: AUG, 2008

TRACT 5924 SH15.DWG	
JOB: 08051	SHEET 5 OF 7



**LEGEND (THIS SHEET ONLY)**

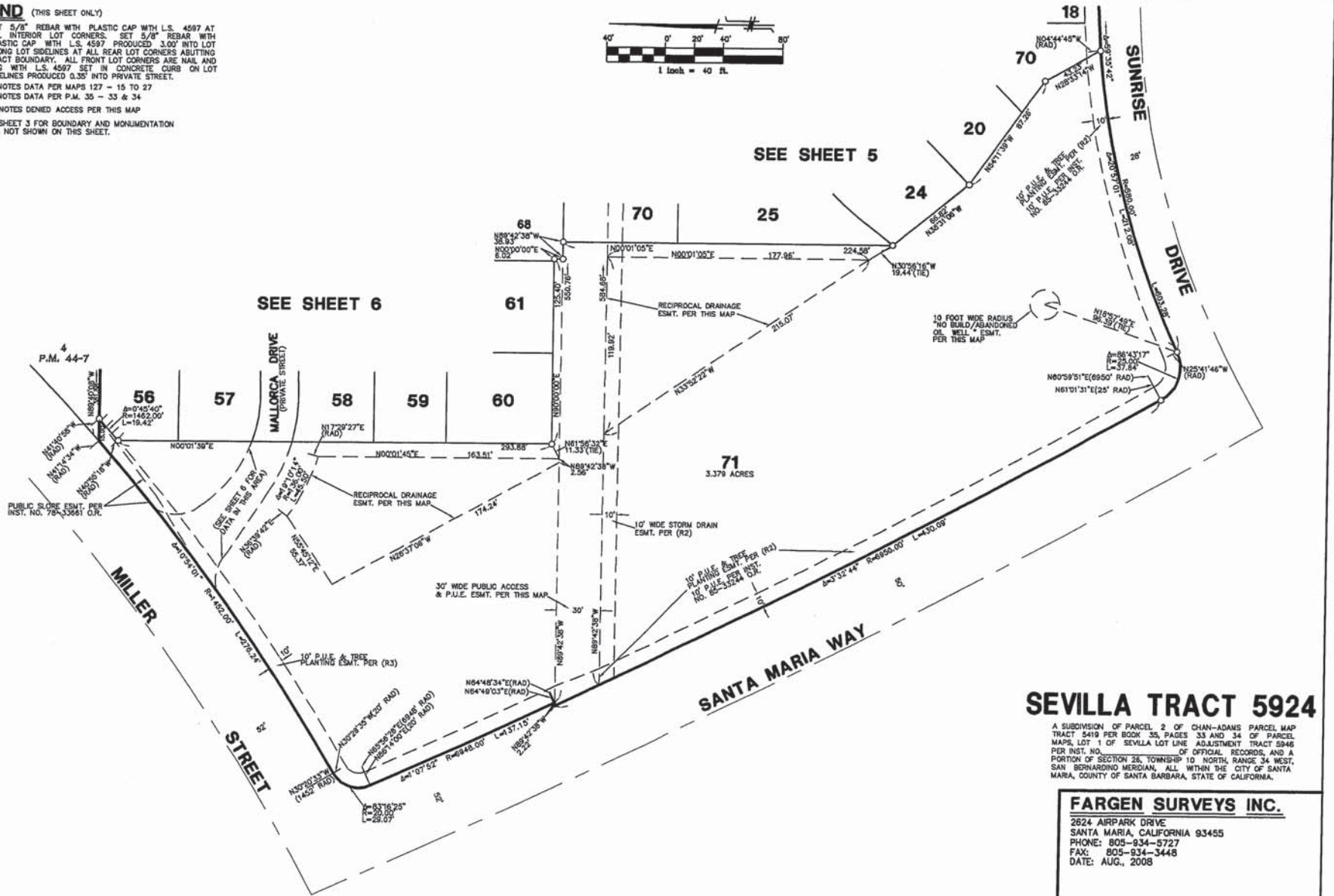
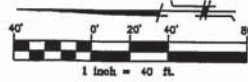
○ SET 5/8" REBAR WITH PLASTIC CAP WITH L.S. 4597 AT ALL INTERIOR LOT CORNERS. SET 5/8" REBAR WITH PLASTIC CAP WITH L.S. 4597 PRODUCED 3.00' INTO LOT ALONG LOT SIDELINES AT ALL REAR LOT CORNERS ADJOINING TRACT BOUNDARY. ALL FRONT LOT CORNERS ARE NAIL AND TAG WITH L.S. 4597 SET IN CONCRETE CURB ON LOT SIDELINES PRODUCED 3.00' INTO PRIVATE STREET.

(R2) DENOTES DATA PER MAPS 127 - 15 TO 27

(R3) DENOTES DATA PER P.M. 35 - 33 & 34

--- DENOTES DENIED ACCESS PER THIS MAP

NOTE: SEE SHEET 3 FOR BOUNDARY AND MONUMENTATION DATA NOT SHOWN ON THIS SHEET.



**SEVILLA TRACT 5924**

A SUBDIVISION OF PARCEL 2 OF CHAN-ADAMS PARCEL MAP TRACT 5419 PER BOOK 35, PAGES 33 AND 34 OF PARCEL MAPS; LOT 1 OF SEVILLA LOT LINE ADJUSTMENT TRACT 5848 PER INST. NO. \_\_\_\_\_ OF OFFICIAL RECORDS, AND A PORTION OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 34 WEST, SAN BERNARDINO MERIDIAN, ALL WITHIN THE CITY OF SANTA MARIA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA.

**FARGEN SURVEYS INC.**  
 2624 AIRPARK DRIVE  
 SANTA MARIA, CALIFORNIA 93455  
 PHONE: 805-934-5727  
 FAX: 805-934-3448  
 DATE: AUG, 2008

TRACT 5924 SH17.DWG

JOB: 08051 SHEET 7 OF 7





# Sevilla

**LOT COVERAGE**

	Acres	Square Feet	Percentage
Total Site Area	10.45 Acres	455,202	100.0%
Commercial Space	3.22 Acres	140,263	30.8%
Building Footprints		54,180	11.9%
Drainage Basins		21,910	4.8%
Driveways + Roads + Parking		84,675	18.6%
Patios and Walkways		5,454	1.2%
Remaining Open Space		148,704	32.7%
<b>Total</b>		<b>455,202</b>	<b>100.0%</b>

**UNIT MIX**

# Units	Living Space (SF)	Floorplate (SF)	% of project
27 Plan A - 3 bed 2 1/2 bath	1951	1504	39%
22 Plan B - 3 bed 2 1/2 bath	1813	1215	32%
20 Plan C - 3 bed 2 1/2 bath	1670	1273	29%
<b>69 Total Units</b>			<b>100%</b>

**PROJECT INFORMATION**

**PROPERTY OWNER/APPLICANT**  
 Will Tucker  
 Templeton - Santa Barbara, LLC  
 PO Box 8522  
 Santa Maria, CA 93456  
 (805) 589-1825  
 granitrealstateinc@msn.com

**REPRESENTATIVE**  
 Laurie Tamara, AICP  
 Urban Planning Concepts  
 2624 Airpark Drive  
 Santa Maria, CA 93455  
 (805) 934-5760  
 Laurie@urbanplanningconcepts.com

**PROJECT DESCRIPTION**

Request for approval of a Tentative Tract Map and Planned Development Permit for three (3) parcels of 0.44 acres, 3.82 acres, and 6.19 acres in the PDR-3 Zone District. Project proposes to subdivide the properties into seventy-one (71) lots, comprising of seventy (70) three bedroom, two and a half bath units, and one (1) common open space lot. Residential lots range in size from 2,690 s.f. to 6,011 s.f. Parking for residents to be provided in private 2-car garages, with guest parking scattered throughout the site. Private streets, common open space and basins will be maintained by a Home Owner's Association. Access to the project will be via Sunrise Drive on the south and Miller Street on the north.

**PROJECT ADDRESS**

NE Corner of Santa Maria Way and Sunrise Drive

**ASSESSOR PARCEL NUMBER**

128 - 090 - 022 (0.44 Acres)  
 128 - 090 - 023 (3.82 Acres)  
 128 - 010 - 029 (6.19 Acres)

**LAND USE/ZONING DESIGNATION**

Land Use: High Density Residential  
 Zoning: PDR3

**DENSITY**

Proposed Density: 69 Units/10.45 Acres = 6.6 Units/Acre

**BUILDING INFORMATION**

Occupancy: R3  
 Construction Type: Type V-N

**UTILITIES**

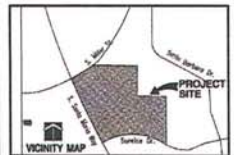
Water: City of Santa Maria  
 Sewer: City of Santa Maria  
 Gas: The Gas Company  
 Electricity: PG+E  
 Cable: Comcast  
 Telephone: Verizon

**PARKING SUMMARY**

Required:	Spaces
Resident	2 spaces per unit
Guest	1 space per 2 units
<b>Total</b>	<b>175</b>
<b>Proposed:</b>	
Resident	2 spaces per unit (garage)
Guest	1 space per 2 units + 12 spaces
<b>Total</b>	<b>187</b>

**Sheet Index**

- Title Sheet T.1
- Conceptual Planting Plan/Overall Site Plan L-1
- Conceptual Planting Plan/Typ. Clustered Units L-2
- Conceptual Planting Plan/Entry Enlargements L-3
- Tree Preservation Plan L-4
- Plan A - Floor Plan A-A.1
- Plan A - Building Elevations A-A.2
- Plan B - Floor Plan B-A.1
- Plan B - Building Elevations B-A.2
- Plan C - Floor Plan C-A.1
- Plan C - Building Elevations C-A.2



Street Elevation



Title Sheet and Project Information



Sevilla  
 Santa Maria Way  
 Santa Maria, CA

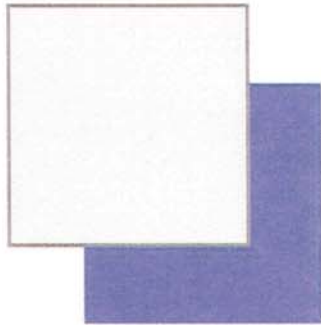
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JOB#	DATE	BY	REVISION

**T.1**  
 Scale: NTS  
 02 October 2017

# Sevilla

## Color and Materials



Base Stucco  
SW 7063  
Nebulous White

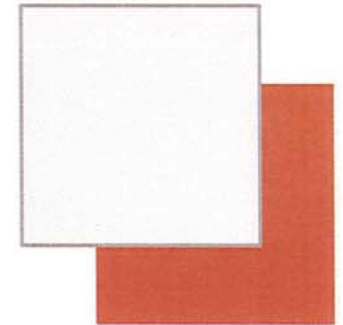
Accent Color  
SW 6515  
Leisure Blue



Clay Tile Roof  
US Tile  
Madera Blend

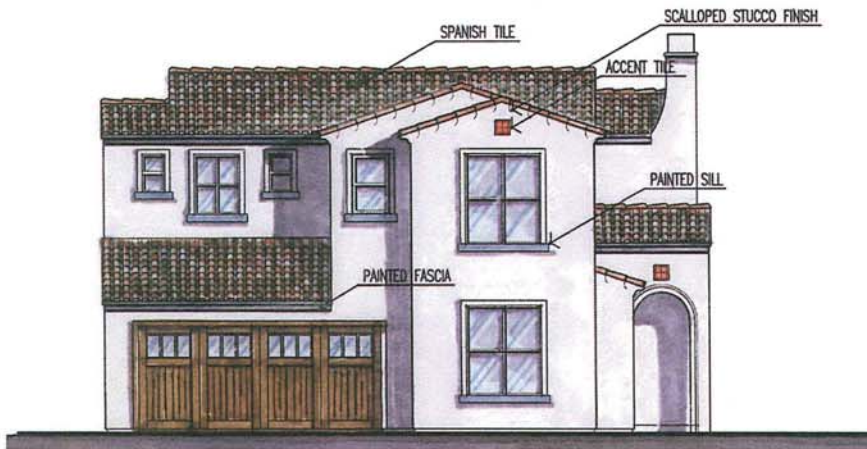


Clay Tile Roof  
US Tile  
Palermo Blend



Base Stucco  
SW 7028  
Incredible White

Accent Color  
SW 6327  
Bold Brick



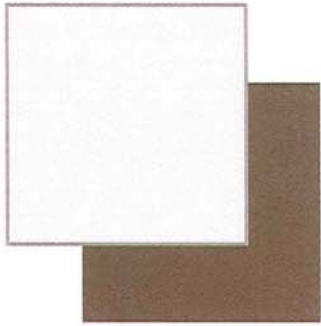
*Color Scheme 1*



*Color Scheme 2*

# Sevilla

## Color and Materials



Base Stucco  
SW 7042  
Shoji White

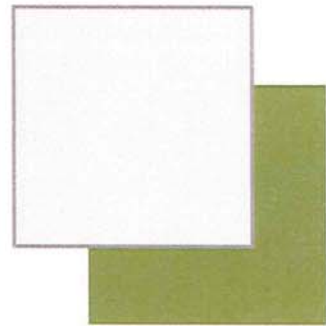
Accent Color  
SW 6103  
Tea Chest



Clay Tile Roof  
US Tile  
Old World Blend



Clay Tile Roof  
US Tile  
Newport Blend



Base Stucco  
SW 7049  
Nuance

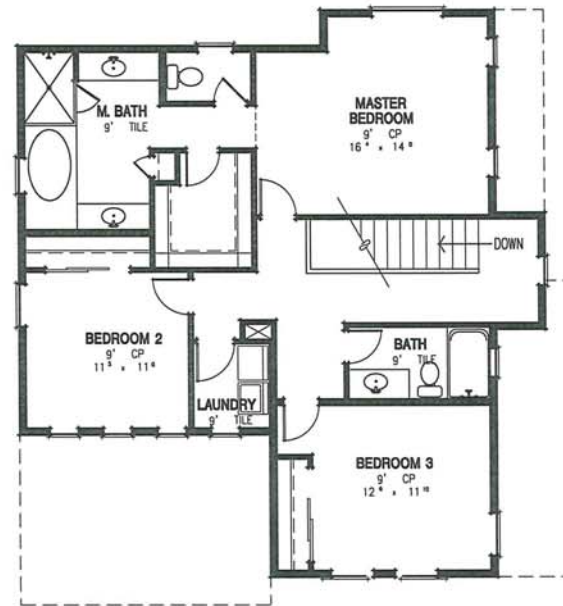
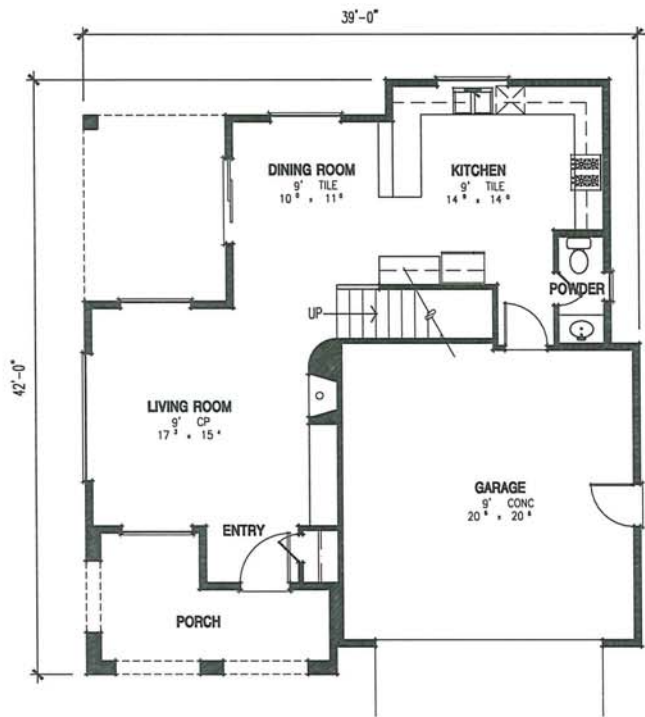
Accent Color  
SW 6424  
Tansy Green



*Color Scheme 3*



*Color Scheme 4*



LOWER FLOOR PLAN

**AREA CALCS**

	PLAN A
LOWER FLOOR	788SF
UPPER FLOOR	1087SF
TOTAL LIVING	1865 SF
GARAGE	448SF

UPPER FLOOR PLAN

**MAX HEIGHT CALC.**

PLAN A	
35.00' MAX. HEIGHT PER CITY STANDARDS	35.00'
FINISH FLOOR	0.50'
PLATE HEIGHT	9.08'
FLOOR FRAMING HEIGHT	1.08'
PLATE HEIGHT	0.50'
TRUSS HELL HEIGHT	0.50'
TRUSS HEIGHT	3.43'
PLYWOOD + TILE	0.50'
PROPOSED HEIGHT @ RIDGE =	24.17'
	24.17' < 35.00' O.K.

Plan A - Lower and Upper Floor Plan



Sevilla  
 Santa Maria Way  
 Santa Maria, CA

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JOB#	
PROJ	
REVISED	
DATE	

**Plan A - Floor Plans**

**A-A1**  
 Date: 7-1-07  
 28 September 2007



Sevilla  
 Santa Maria Way  
 Santa Monica, Ca.

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DATE	BY
PM	
REVISION	
REVISION	

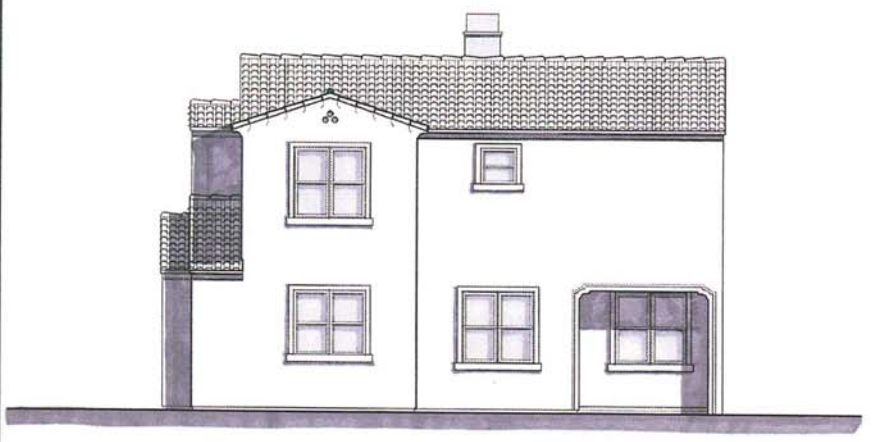
**A-A-2**  
 Sheet T-4  
 28 September 2007



PLAN A - FRONT ELEVATION



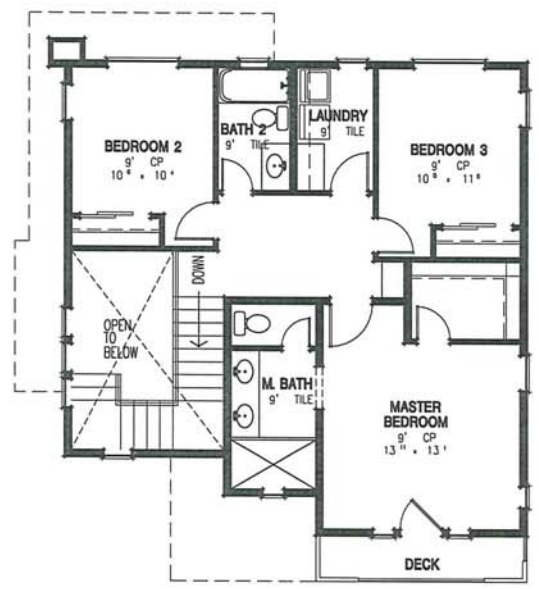
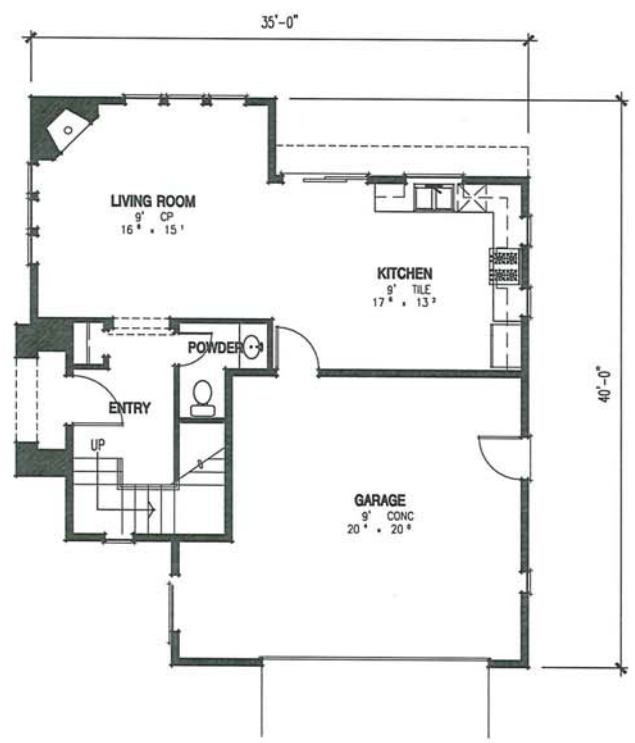
PLAN A - RIGHT ELEVATION



PLAN A - REAR ELEVATION



PLAN A - LEFT ELEVATION



**AREA CALCS**

	PLAN B
LOWER FLOOR	700SF
UPPER FLOOR	855SF
TOTAL LIVING	1555SF
GARAGE	478SF

**MAX. HEIGHT CALC.**

PLAN B

35.00' MAX. HEIGHT PER CITY STANDARDS	35.00'
FINISH FLOOR	0.50'
PLATE HEIGHT	0.05'
FLOOR FRAMING HEIGHT	1.00'
PLATE HEIGHT	0.05'
TRUSS HELL HEIGHT	0.50'
TRUSS HEIGHT	0.50'
112' @ 1:12 SLOPE	3.15'
PLYWOOD + TILE	0.50'
PROPOSED HEIGHT @ RIDGE =	23.85'
	23.85' < 35.00', O.K.

Plan B - Lower and Upper Floor Plan



Sevilla  
 Santa Maria Way  
 Santa Maria, Ca.

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**JOBS**

PM	-
REVIEW	-
REVIEW	-

Plan B - Floor Plans

**B-A1**  
 SHEET # 4  
 10 September 2017

**COUNCIL AGENDA REPORT**

December 18, 2007

**TO:** City Council

**FROM:** Planning Commission  
Prepared by: Kirk E. Lindsey  
Director of Community Development

**SUBJECT:** SEVILLA, TRACT 5924  
LOCATED SOUTH OF MILLER STREET, EAST OF SANTA MARIA WAY  
AND NORTH OF SUNRISE DRIVE

**RECOMMENDATION:**

That the City Council, by resolution, approve the tentative map, Tract 5924 for Sevilla subject to the following:

- a. The design as shown on the Official Tentative Map.
- b. The conditions set forth in the July 17, 2007 (Revised), Subdivision Committee Minutes.

**Property Description:** South of Miller Street, East of Santa Maria Way and North of Sunrise Drive

**Assessor Parcel No(s):** 128-090-022, 128-090-023 and 109-010-029 **Acreage:** 10.38

**Zoning:** PD/R-3 (High Density Residential) Land Use Designation(s): HDR-14 (High Density Residential-14)  
PD/C-2 (General Commercial) CC (Community Commercial)

Streets:	Private	Retardation:	On-site
#Lots	<u>69</u>	Type	<u>Residential</u>
#Lots	<u>1</u>	Type	<u>Commercial</u>
#Lots	<u>1</u>	Type	<u>Common Area</u>
Other	<u>GPZ-2005-005</u>	Type	<u>PD-2007-010</u>
		Size	<u>2,612 to 6,011 sq. ft.</u>
		Size	<u>3.22 acres</u>
		Size	<u>2.21 acres</u>

**BACKGROUND:**

The subject property is approximately 10.38 acres and is located south of Miller Street, east of Santa Maria Way and north of Sunrise Drive (Attachment A, Vicinity Map).

As shown in Attachment B, the tentative map would create 69 small residential lots (ranging in size from 2,612 to 6,011 square feet); one (1) general commercial lot (3.22 acres) and one (1) common lot (2.21 acres). The common lot would include the interior residential streets (including guest parking lots) and the common landscaping proposed within the future planned unit development. A homeowner's association is required for the maintenance of the common lot improvements. The size of the required homeowner's association has not been determined at this time.

A portion of the site is vacant. The northern half of the site is developed with general offices. Vacant land zoned PD/C-2 (Planned Development/General Commercial) is located to the north. Retail/commercial uses located within a PD/C-2 zoning district are located to the immediate west and south. Maramonte and Rodenberger Parks are located to the east within an OS (Open Space) zoning district.

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 October 30, 2007. Attachment B is a reduced copy of the tentative map.

The Planning Commission held a public hearing on November 21, 2007, for the purpose of considering the proposed project. The Planning Commission adopted Resolution No. 2492 (Attachment C) recommending that the City Council approve the tentative map. Resolution No. 2492 was approved on a 5-0 vote.

**DISCUSSION:**

Tentative maps are normally approved by the Planning Commission. However, since the proposed project has lot sizes less than the 7,000 square foot minimum lot size (lots are proposed to range in size from 2,612 sq. ft. to 6,011 sq. ft.) that is permitted in the R-3 (High Density Residential) zoning district. Therefore, the tentative map must be approved by the City Council as required by section 12-8.07(b) of the Santa Maria Municipal Code. The overall density of the project with the smaller lot sizes is still consistent with the HDR-14 (High Density Residential – 14 units per acre) General Plan land use designation. The General Plan allows 100 units on the property; the applicant is proposing 69. The Planning Commission has recommended that the City Council approve the smaller lot sizes for the proposed future single-family home project because the design, improvements and density of the project meets applicable requirements of the City's General Plan.

A Planned Development (PD) Permit (PD-2007-010) is being processed concurrently with the tentative map. The Planning Commission is scheduled to take final action on the Planned Development Permit on December 19, 2007.

As referenced in the environmental procedures section below, a mitigated negative declaration (E-2005-030) was completed for this project as part of a General Plan Amendment and Zone Change (GPZ-2005-005) approved by the City Council on June 6, 2006. The environmental document has not been included with this report since the City Council is not acting on a previously approved environmental document (as listed in recommendations A and B above). The mitigation measures from GPZ-2005-005 have been incorporated into the Community Development Department memo (Attachment D, Subdivision Committee Minutes) attached to this report.

Alternatives

If the tentative map were not approved, the project would stay in its current undeveloped state.

Fiscal Considerations

No significant fiscal impacts would occur to the City as a result of this project other than typical costs associated with providing public services to the site. The project is subject to payment of AB1600 mitigation fees.

Impact on the Community

The proposed project would not have a negative impact on the community since the site being developed is zoned appropriately for a residential use. In addition, the City received no objection to the project from the community.

ENVIRONMENTAL PROCEDURES:

The environmental impacts of the project were adequately reviewed in a Mitigated Negative Declaration prepared for the General Plan Amendment and zone change for this property, GPZ-2005-005, that was approved by City Council on June 6, 2006. The mitigation measures from E-2005-030 have been made conditions of approval of Tract 5924.

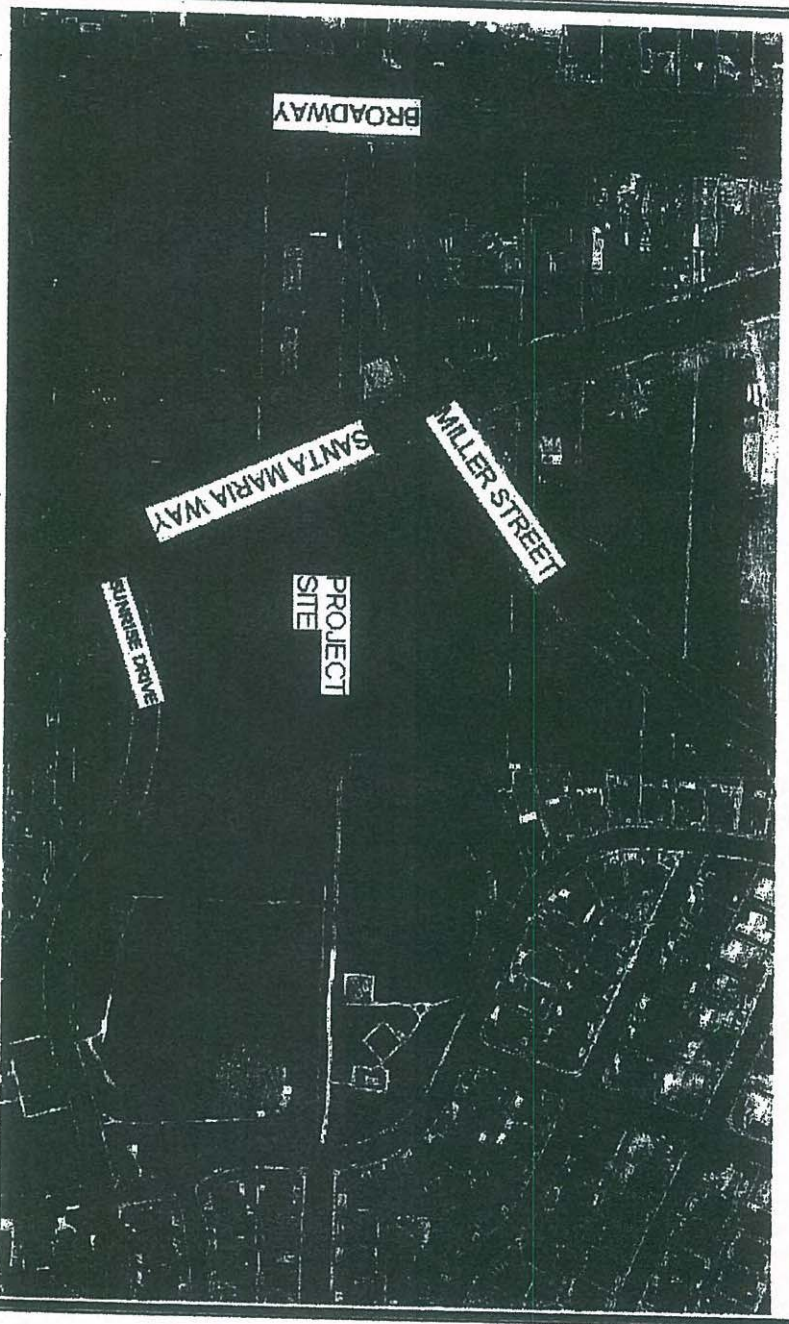
By:



Kirk E. Lindsey, Director  
Community Development Department

ATTACHMENTS:

- Attachment A: Vicinity Map
- Attachment B: Reduced Copy of Tentative Map
- Attachment C: Planning Commission Resolution No. 2492
- Attachment D: July 17, 2007, Subdivision Committee Minutes



No Scale



# ATTACHMENT A

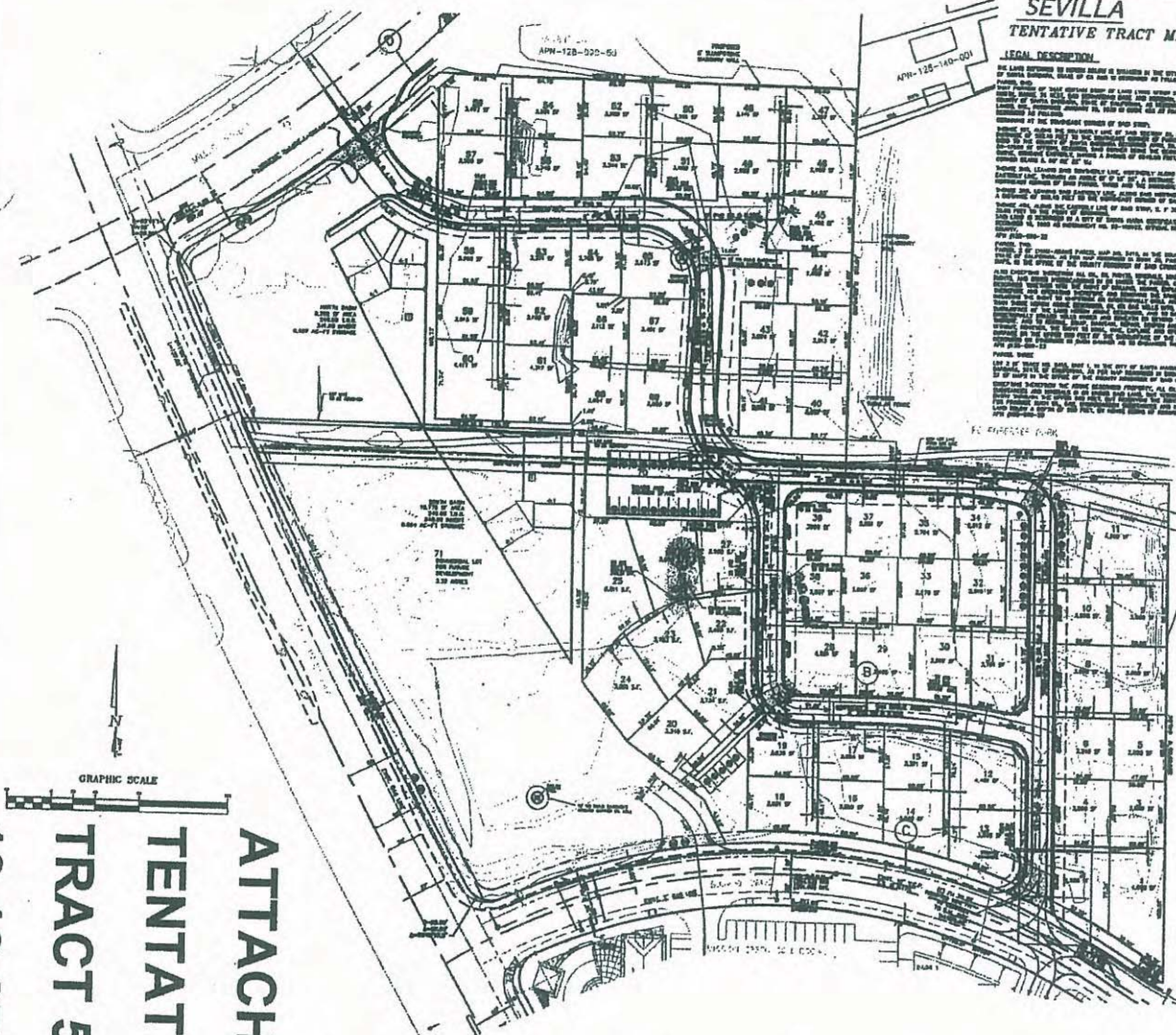
## VICINITY MAP

TRACT 5924

12-18-07

**SEVILLA**  
TENTATIVE TRACT MAP, TRACT 5924

SHEET 1 OF 1



**LEGAL DESCRIPTION**  
THE LAND SHOWN ON THESE PLANS IS LOCATED IN THE CITY OF SANTA ANITA, COUNTY OF SAN DIEGO, CALIFORNIA. THE TRACT IS DESCRIBED AS FOLLOWS:  
[Detailed legal description text]

**PROPOSED EASEMENTS**  
EASEMENT TO: CITY OF SANTA ANITA  
EASEMENT TO: [Other entities]  
[List of easement details]

**EXISTING EASEMENTS**  
EASEMENT TO: CITY OF SANTA ANITA  
EASEMENT TO: [Other entities]  
[List of existing easement details]

**PROJECT INFORMATION**  
NAME OF PROPERTY: [Name]  
ADDRESS: [Address]  
CITY: [City]  
COUNTY: [County]  
STATE: [State]

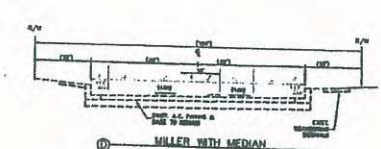
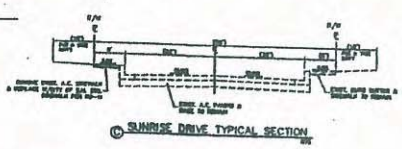
**UTILITIES**  
WATER: [Utility Name]  
SEWER: [Utility Name]  
GAS: [Utility Name]  
ELECTRICITY: [Utility Name]

**LEGEND**  
PROPERTY BOUNDARY  
EXISTING LOT  
PROPOSED LOT  
[Legend symbols and descriptions]

**OWNER'S CERTIFICATE**  
I, THE UNDERSIGNED, OWNER OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
[Signature line]

**NOTE**  
THIS TRACT MAP, INCLUDING A SHOWING THEREOF, IS BEING PREPARED FOR THE CITY OF SANTA ANITA, CALIFORNIA, IN CONNECTION WITH THE CITY'S DEVELOPMENT PLAN.  
[Additional notes]

**VICINITY MAP**  
[Map showing the location of the tract within the city limits]



**ATTACHMENT B**  
**TENTATIVE MAP**  
**TRACT 5924**  
**12-18-07**

**SEVILLA**  
TENTATIVE TRACT MAP

**UPO** URBAN PLANNING & DEVELOPMENT, INC.  
2004 Alhambra Blvd, Santa Anita, California 92340 951-234-3700

**BETHEL engineering**  
200 Alhambra Blvd, Santa Anita, CA 92340 951-234-3700

C1.0

RESOLUTION NO. 2492

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA MARIA, CALIFORNIA RECOMMENDING TO THE CITY COUNCIL THE APPROVAL OF THE SEVILLA TENTATIVE MAP, TRACT 5924, LOCATED NORTH OF SUNRSIE DRIVE, EAST OF SANTA MARIA WAY AND SOUTH OF MILLER STREET

WHEREAS, the Planning Commission of the City of Santa Maria held a regularly scheduled public hearing on November 21, 2007, for the purpose of considering the tentative map for Sevilla, Tract 5924; and

WHEREAS, notices of the public hearing were made at the time and in the manner required by law; and

WHEREAS, the Santa Maria Planning Commission, after considering all evidence in the record, recommended adoption of the tentative map to the City Council by Planning Commission Resolution; and

WHEREAS, at the completion of said hearing, the Planning Commission duly considered all evidence presented at said hearing; and

WHEREAS, the Planning Commission recommends that the City Council approve the lot sizes smaller than permitted in the Planned Development/High Density Residential (PD/R-3) zoning district due to the design and layout of the subdivision as a planned unit development, and the fact that the project does not exceed a density of 69 dwelling units per acre as limited by the general plan; and

WHEREAS, the Planning Commission of the City of Santa Maria has reviewed the tentative map for Sevilla, Tract 5924, and recommends that the City Council make the following findings in accordance with Government Code Section 66474:

- a. The proposed map is consistent with applicable general plan because the lot sizes meet all applicable general plan requirements.
- b. The design or the improvement of the proposed subdivision is consistent with applicable general plan because the design of the lots meets all applicable general plan and zoning requirements.
- c. The site is physically suitable for the proposed density of development because no physical constraints exist on the property that would limit development on the proposed lots.
- d. The site is physically suitable for the type of development because no physical constraints exist on the property that would limit development on the proposed lots.
- 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 no such conditions exist on the site.
- f. The design of the subdivision or the type of improvements is not likely to cause a serious public health problem because no public health concerns have been identified on the property.

**ATTACHMENT C**  
**TRACT 5924**  
**12-18-07**

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 use easements exist on the property.

h. The discharge of waste from the 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.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Santa Maria that the Planning Commission recommends that the City Council approve the tentative map for Sevilla, Tract 5924, subject to the following:

- a. The design as shown on the Official Tentative Map.
- b. The conditions set forth in the July 17, 2007 (Revised), Subdivision Committee Minutes.

PROJECT DESCRIPTION

<b>Property Description</b>	South of Miller Street, East of Santa Maria Way and North of Sunrise Drive	
<b>Assessor Parcel No(s)</b>	128-090-022, 128-090-023 and 109-010-029	<b>Acres</b> 10.38
<b>Zoning</b>	PD/R-3 (High Density Residential) PD/C-2 (General Commercial)	<b>Land Use Designation(s)</b> High Density Residential-14 Community Commercial
<b>Streets</b>	Private	<b>Retardation</b> On-site
<b>#Lots</b>	69	<b>Type</b> Residential
		<b>Size</b> 2,612 to 6,011 sq. ft.
<b>#Lots</b>	1	<b>Type</b> Commercial
		<b>Size</b> 3.22 acres
<b>#Lots</b>	1	<b>Type</b> Common Area
		<b>Size</b> 2.21 acres
<b>Other</b>	GPZ-2005-005, PD-2007-010	

**PASSED AND ADOPTED** at the regular meeting of the Planning Commission of the City of Santa Maria held November 21, 2007, by the following roll call vote:


**AYES:** Commissioners Moats, Brown, Andrade, Lopez and Waterfield.

**NOES:** None.

**ABSENT:** None.

**ABSTAINED:** None.

  
**ETTA WATERFIELD, CHAIRWOMAN**  
 City Planning Commission

**ATTEST:**  
  
**PEGGY WOODS, ASSISTANT SECRETARY**  
 City Planning Commission



**SUBDIVISION COMMITTEE MINUTES  
CITY OF SANTA MARIA  
July 17, 2007 (Revised)**

**I. GENERAL INFORMATION**

- A. Name of Development: Sevilla, Tract 5924
- B. Name of Subdivider: Will Tucker
- C. Acreage: 10.38
- D. Number of Lots: 71

**Property Description** South of Miller Street, East of Santa Maria Way and North of Sunrise Drive  
**Assessor Parcel No(s)** 128-090-022, 128-090-023 and 109-010-029 **Acreage** 10.38

**Zoning** PD/R-3 (High Density Residential) **Land Use Designation(s)** High Density Residential-14  
PD/C-2 (General Commercial) Community Commercial

<b>Streets</b>	<u>Private</u>	<b>Retardation</b>	<u>On-site</u>
<b>#Lots</b>	<u>69</u>	<b>Size</b>	<u>2,612 to 6,011 sq. ft.</u>
<b>#Lots</b>	<u>1</u>	<b>Size</b>	<u>3.22 acres</u>
<b>#Lots</b>	<u>1</u>	<b>Size</b>	<u>2.21 acres</u>
<b>Other</b>	<u>GPZ-2005-005</u>		<u>PD-2007-010</u>

**II. SUBDIVISION COMMITTEE RECOMMENDATIONS**

The Subdivision Committee recommends that the Planning Commission recommend to City Council that the Planning Commission recommend to City Council 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 November 14, 2007 and designated as Attachment A.
  - B. The recommendations of the Public Works Department (Transit Division), incorporated herein in the form of a memorandum dated June 21, 2007 and designated as Attachment B.
  - C. The recommendations of the Recreation and Parks Department incorporated herein in the form of a memorandum dated July 17, 2007, and designated as Attachment C.

- D. The recommendations of the Fire Department, incorporated herein in the form of a memorandum dated June 22, 2007, and designated as Attachment D.
- E. A communication from the Department of Conservation (Division of Oil, Gas and Geothermal Resources) incorporated herein in the form of a letter dated June 22, 2007, and designated as Attachment E.
- F. A communication from the County Fire Department (Fire Prevention Division) incorporated herein in the form of a letter dated July 2, 2007, and designated as Attachment F.
- G. The recommendations of the Community Development Department incorporated herein in the form of a memorandum dated July 17, 2007 (Revised), and designated as Attachment G.

**III. ATTENDANCE AT MEETING**

City Staff: B. Halvorson, P. Woods, R. Olds, P. Ellis, B. James, R. Brown  
Applicant: T. Tamura, J. Gibson, W. Tucker, J. La Loggia, J. Rapson, B. Deale, S. Gonzales, L. Grant

MEMORANDUM  
DEPARTMENT OF PUBLIC WORK  
ENGINEERING DIVISION

November 14, 2007

TO: Subdivision Committee

FROM: Rodger A Olds, P.E., Senior Civil Engineer

SUBJECT: SEVILLA TRACT 5924

Tract 5924 is a subdivision of Assessor's Parcel Number 128-090-022, 128-090-023, AND 109-010-029 into 70 single-family residential lots, one common lot for access, parking, and drainage purposes, and one lot for future commercial development.

The 10.3 acre subject area is generally located west of Rodenberger Park, south of Miller Street, north of Sunrise Drive, and east of Santa Maria Way.

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

**STREETS**

1. Improvements adjacent to Tract 5924 will be required. All improvements will be constructed per Santa Maria City Standards, and will 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.
2. All underground improvements required for development of parcels within Tract 5924 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 5924:
  - a. City standard curb, gutter and sidewalk shall be installed along Sunrise Drive, Santa Maria Way, and Miller Street.

**SEVILLA, TRACT 5924, ATTACHMENT A, PAGE 1 OF 7**

b. Install a raised crosswalk for the bike trail crossing of Mallorca. The design of the crosswalk will be reviewed and approved by the Public Works Department.

6. It may be a required to install a bus turnout on Santa Maria Way upon the development of the commercial site. It is highly recommended that the upon installation of improvements along Santa Maria Way the applicant contact the SMAT Transit Manager to determine if this will be required. This is recommended to avoid the installation of improvements that would conflict with the bus turnout.

#### **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 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 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.
3. A sewer study was required by the conditions of approval of GPZ-2005-005, and must be completed prior to the residential development of the property. Any sewer links found to be in need of upgrade due to increased flows from the site with the change in zoning must be upgraded as a condition of this map. If sewer upgrades are installed by the developer, other downstream sewer links already required to be upgraded, may be required as an offsite improvement to the map, and reimbursed by the City by way of fee credits. The Director of Public Work and the Director of Utilities will determine if the other downstream links will be required.

#### **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

**SEVILLA, TRACT 5924, ATTACHMENT A, PAGE 2 OF 7**



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 easement, public utility, and drainage easements for the bike path at an acceptable width to the Public Works and Parks Departments for access and maintenance of the bike path and other existing utilities.
4. Dedicate a blanket public utility, reciprocal drainage, and reciprocal parking easement across the shared property, lot 70.
5. 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.
6. Private street right-of-way to back of sidewalk shall be dedicated on the final map as a public utility, public access, and reciprocal drainage easement.
7. Retardation basins shall be dedicated on the final map as reciprocal drainage easements.
8. Dedicate reciprocal access, public utility, and drainage easements for each shared driveway.
9. 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.
10. 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.

**SEVILLA TRACT 5924, ATTACHMENT A, PAGE 4 OF 7**

3. Soil borings in the area of the retardation basin will be required prior to development of the basin. A minimum of two borings shall be analyzed to a depth of 15' +/- beyond the proposed final basin floor elevation. Additional borings will be required if analysis is inconclusive with respect to permeability. Additional measures for percolation may be required at development of basin if analysis indicates the permeability is inadequate.

### **INDEMNITY**

1. 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 [insert tract number], and all actions relating thereto, including but not limited to environmental review, and action taken pursuant to §66462.5 of the Subdivision Map Act.

### **FEES**

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

1. Map Checking - \$4,814.80 for greater than 10 lots (Fiscal Year 2007-08 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:

**SEVILLA TRACT 5924, ATTACHMENT A, PAGE 5 OF 7**

The fee shall be based on the codes and rates in effect at the time of building permit issuance.

8. Orcutt Drainage -                    \$100.00 per lot (Residential)  
    \$500.00 per acre (Commercial)
9. 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. Prior to recordation of the map, the applicant shall record a lot line adjustment to include the property not currently owned by the applicant along Rodenburger Park.
2. An up-to-date preliminary title report will be required prior to the filing of the final map.
3. 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.

4. Should at a later date, construction of public improvements be proposed to be phased, additional review and conditioning will be required.
5. 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.
6. 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 dirts 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.
7. All required improvements shall be designed and constructed in accordance with the City of Santa Maria Standard Specifications and Drawings.
8. 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 Sevilla, Tract 5924, are hereby incorporated by reference as conditions of this project:

Tentative Map received October 9, 2007.

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION

**RECEIVED**

June 21, 2007

JUN 21 2007

TO: Brian Halvorson, Planner II

COMMUNITY DEVELOPMENT DEPT.  
DN. \_\_\_\_\_

FROM: Austin O'Dell, Transit Services Manager

SUBJECT: **COMMENTS TO SEVILLA TRACK 5924**

Santa Maria Area Transit's comments are below:

1. **Bus Turn Out.** Install a bus turnout just south of Parcel 1 to accommodate the anticipation of northbound service on Santa Maria Way. The turnout should accommodate a 40' public transportation coach.
2. **Pedestrian Access.** Include a pedestrian path between the residential area and new bus turn out on Santa Maria Way to provide convenient access to public transportation facilities.
3. **Bus Passenger Amenities.** Developer should provide the cost for future installation of a bus shelter, bench, and trash receptacle at new bus stop Santa Maria Way.

Thank you for the opportunity to comment.

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

**TO:** Subdivision Committee  
**FROM:** Recreation & Parks Department  
**SUBJECT:** SEVILLA, TRACT 5924  
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, \$5,159 per multi-family dwelling unit and \$0.02 per square foot for commercial units. These fees shall be paid upon occupancy.

Concerning this project proposal 70 dwelling units @ \$5,159 each = \$361,130.

- 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 70 dwelling units @ \$185.00 each = \$12,950.

TOTAL ITEMS A & B = \$374,080

- 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.

SEVILLA, TRACT 5924, ATTACHMENT C, PAGE 1 OF 4

**SUBJECT: SEVILLA, TRACT 5924**

**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 1.5 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 58 @ \$250 each.

Total Street Tree Bond or Cash Deposit \$14,500.

c. Species of Trees

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

<b>STREET</b>	<b>NUMBER OF TREES</b>	<b>SPECIES</b>
South Miller Street	4	Trees shall be chosen from the Approved Tree list.
Santa Maria Way	15	
Sunrise Drive	11	
Multi Purpose Trail	28	

**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.

**SUBJECT: SEVILLA, TRACT 5924**

**OTHER REQUIREMENTS (continued)**

4. Street trees shall be planted prior to issuance of Certificate of Occupancy.
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](http://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.

**SUBJECT: SEVILLA, TRACT 5924**

**OTHER REQUIREMENTS (continued)**

16. This project is required to join the South Miller Street/South College Drive Landscape Maintenance District and any sub zone necessary 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. The signed and notarized "Petition Requesting Annexation" shall be submitted to the City Clerk prior to Planning Commission action on the tentative map. Acceptance into the district shall be completed prior to recordation of the final map. Assessment for the sub zone shall be based on actual costs of providing for the maintenance of public landscaping within the zone and shall be distributed equally among the dwelling units.
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: July 17, 2007

Prepared By: Patty Ellis

Approved By:

Alexander Posada  
Director of Recreation & Parks Department

**SEVILLA, TRACT 5924, ATTACHMENT C, PAGE 4 OF 4**

SANTA MARIA FIRE DEPARTMENT  
CONDITIONAL USE PERMIT/PLANNED DEVELOPMENT  
PERMIT STANDARD CONDITIONS

TO: COMMUNITY DEVELOPMENT DEPARTMENT  
FROM: JACK OWEN, JR., BATTALION CHIEF/FIRE MARSHAL  
PREPARED BY: JOE R. JOHNSON, FIRE PREVENTION AIDE  
SUBJECT: PLAN CHECK # TRACT 5924 / SEVILLA  
NE CORNER MILLER ST. & SANTA MARIA WAY  
DATE: 22 June 2007

This project is subject to the following Fire Department Conditions:

The items identified by a  must be incorporated into, and made a permanent part of your plans in order to receive Fire Department approval for the issuance of a Conditional Use Permit and /or Planned Development Permit.

### General Fire Safety Requirements

- Emergency Contact Information: An "Emergency Contact Information" form shall be filled out and returned to the Fire Department prior to the issuance of a Building Permit. This form provides emergency responders with necessary information to contact the General Contractor and/or owners of the project after normal business hours in the event of an emergency at your project.

### General Fire Safety Requirements

- Address Numbers: Numbers shall be clearly visible from the centerline of the roadway fronting the building and they shall contrast with their background. Number height shall be a minimum of six (6) inches. The proposed location and design of address numbers shall be shown on your plans.

### Access Requirements

- Access: Fire Department Access requirements shall be in accordance with the California Fire Code.

SEVILLA, TRACT 5924, ATTACHMENT D, PAGE 1 OF 3

SANTA MARIA FIRE DEPARTMENT  
CONDITIONAL USE PERMIT/PLANNED DEVELOPMENT PERMIT  
STANDARD CONDITIONS

- Access Roads:** All weather surface access roads shall be installed and approved by the Fire Department prior to the start of construction. Minimum road standards:
- 20 Foot net minimum width.
  - NOTE: to maintain the 20 foot minimum width within the proposed 26 feet wide streets as shown, No Parking will be allowed on the streets.**
  - 4" class II road base compacted to 95%.
  - Allow Fire Department access to within 150 feet of any portion of any building.
  - 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.**
- Access roads shall be maintained clear and unobstructed for the duration of the construction project.
  - FAILURE TO MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS ROADS MAY RESULT IN A "STOP WORK" ORDER BEING ISSUED FOR THE PROJECT.**

- Fire Access Road Signage:** Fire Department access signage shall be placed at each entrance to the project.
- Signage design is included with these comments.
  - These signs shall be installed prior to issuance of a Building permit.**

- Motorized Gates:** Shall incorporate a Knox Key switch for Fire Department access. The key switch shall be installed, tested, and approved by the Fire Department prior to final occupancy clearance being granted. (Allow 7 to 10 business days from time of order until delivery of the key switch.)

- 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:**
- Fire hydrants shall be installed per City of Santa Maria Public Works Standard #B-91.
  - Placement for residential areas shall be so travel distance does not exceed 400 feet.
    - To the extent possible, hydrants should be located at intersections to minimize the impact to on-street parking. Hydrant spacing may be altered to meet this need on a case-by-case basis.
  - NON-COMPLIANCE WITH THIS REQUIREMENT MAY RESULT IN A "STOP WORK" ORDER BEING ISSUED.**

SEVILLA, TRACT 5924, ATTACHMENT D, PAGE 2 OF 3

SANTA MARIA FIRE DEPARTMENT  
CONDITIONAL USE PERMIT/PLANNED DEVELOPMENT PERMIT  
STANDARD CONDITIONS

- 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.
- 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".
  - a. **WATER LINES SHALL BE INSTALLED AND OPERATIONAL PRIOR TO THE DELIVERY OF COMBUSTIBLE MATERIALS TO THE JOB SITE.**
- Hydrant Markers: Reflective blue dot fire hydrant location markers shall be installed.

**Inspection and Permit Requirements**

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

- Fire access road(s). **Prior to the start of construction.**
- Fire hydrants. **Prior to the delivery of combustible materials to the job site**
- Water Lines. **Prior to the delivery of combustible materials to the job site**
- 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. Inspection request line (805) 925-0951, extension 502
- All permits shall be issued prior to start of any work.



# DEPARTMENT OF CONSERVATION

## DIVISION OF OIL, GAS AND GEOTHERMAL RESOURCES

5025 S. BRADLEY RD. • SUITE 221 • SANTA MARIA, CALIFORNIA 93455  
PHONE 805.193.7746 • FAX 805.193.6673 • WEBSITE [conservation.ca.gov](http://conservation.ca.gov)

6/22/2007

**RECEIVED**

JUN 26 2007

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

COMMUNITY DEVELOPMENT DEPT.  
DV

Re: Sevilla Development Plan, Tract 5924  
File Nos. PD-2007-010, E-2007-041

Dear Mr. Halvorsen:

There are two wells in the subject project, Union Oil Co. of Calif. Opr. (Chevron) "SMVU Twitchell-Weging" 2 and 3. Well No. 3, in lot 72 (the future commercial development) was plugged in 1982, and meets current standards for abandonment. The sump associated with this well is to the south of the well, and is visible on an aerial photograph taken in 1950. Well No. 2, adjacent to lot 66, was plugged in 1972, and also meets current standards. The sump associated with this well is to the north - northwest of the well, and is visible on an aerial photograph taken in 1950. No tanks are visible in the project property, so there likely were pipelines to carry oil to the Twitchell-Weging tank battery to the east of the project.

Sincerely,

*William E Brannon*  
William E. Brannon  
Deputy Supervisor

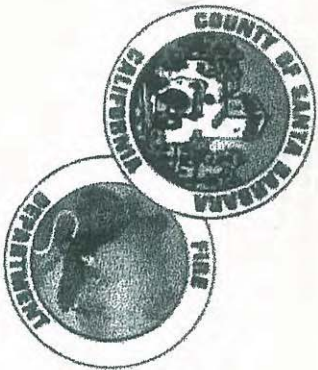
RB

cc. EQ-SOC file

ref 07-28

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.

SEVILLA, TRACT 5924, ATTACHMENT E, PAGE 1 OF 1



JUL 09 2007

# Fire Department

COMMUNITY DEVELOPMENT DEPT.  
BY \_\_\_\_\_*"Serving the community since 1926"*John M. Scherrei  
Fire Chief4410 Cathedral Oaks Road  
Santa Barbara, CA 93110-1042  
(805) 681-5500 FAX (805) 681-5563

July 2, 2007

Mr. Brian Halvorson  
Community Development Department  
110 East Cook Street # 101  
Santa Maria, California 93458

Dear Mr. Halvorson:

**Project Name:** SEVILLA TRACT 5924 (A.K.A. SUNRISE TERRACE GPZ)  
**Project Address/Location:** SE CORNER OF MILLERSANTA MARIA WAY DRIVE  
**Property Description:** INTERSECTION OF SUNRISE DRIVE, SANTA MARIA WAY &  
MILLER STREET  
**Assessor Parcel No.(S):** APN 109-010-029, 128-090-022 & 128-090-023

Thank you for the subject notice. Please be advised that the Santa Barbara County Fire Department, Fire Prevention Division (FPD) is currently working on soil contamination issues associated with former oilfield activities. FPD has two open Site Mitigation Unit-2 (SMU-2) sites and two closed SMU-2 sites within the scope of this development project. The open sites for the above subject APNs are SMU-2 # 20148, Triple S Sunray Twitchell-Weging Lease (Kerr-McGee), and SMU-2 # 20178, UNOCAL Former Twitchell-Weging Lease. The two closed SMU-2 sites are both named Triple S Sunray Twitchell-Weging Lease with SMU-2 #s 20106 and 201061.

FPD will soon issue an approval letter for a site restoration plan for SMU-2 Site #20148. Site restoration for SMU-2 #20178 had been previously completed with FPD oversight and included a plan to leave some impacted material in place due to structural encumbrances. However, it is FPD's understanding that some or all of the structural encumbrances will be removed during the proposed redevelopment. Therefore, FPD has directed submittal of a work plan for additional assessment and/or site restoration no later than July 27, 2007. Consequently, *it is imperative that you contact this department prior to any development considerations.* Please contact Mr. Paul McCaw at (805) 686-8165.

FPD defers to the State of California's Division of Oil, Gas and Geothermal Resources and the Santa Barbara County Planning and Development's, Petroleum Office for clarification of current and/or historical oil exploration and production activities in or near the project area not controlled in FPD's oversight programs.

If you have any questions regarding this letter, please feel free to contact me at (805) 686-8169.

*Sincerely,*  
*Kate Sulka*  
Kate Sulka  
Hazardous Materials Supervisor

PM 05 109-010-029, 128-090-022 & 128-090-023 SE Corner of Miller - Santa Maria Way 2nd Response.doc

Attachments

cc: Mr. Ed Brannon, DOCCR  
Mr. Jeff Thomas, Santa Barbara County Planning and Development  
Ms. Peggy Woods, City of Santa Maria Planning Division Manager  
Mr. Bob Marshall, City of Santa Maria Building Division Manager

*Storage: In: Cabinet Shelton and Gorka, and the Communities of Cathedral, Ventura, Carpinteria, Hope Ranch, Los Alamos, Los Olivos, Mission Canyon, Mission Hills, Ocean, Santa Maria, Santa Ynez, Soledad, Vandenberg, Pismo*

**SEVILLA, TRACT 5924, ATTACHMENT F, PAGE 1 OF 1**

CITY OF SANTA MARIA  
PLANNED DEVELOPMENT PERMIT

PLANNED DEVELOPMENT PERMIT NO.: PD-2007-010

DATE: December 14, 2007

NAME: Sevilla

ADDRESS: North of Sunrise Drive, East of Santa Maria  
Way and South of Miller Street

- A. The Planning Commission of the City of Santa Maria hereby approves the following use in accordance with the application submitted and as described in the staff report and/or the environmental assessment on file with the Community Development Department:  
The construction of 69 small lot single family homes, private and public landscaping, guest parking and perimeter walls/fencing.
- B. The Planning Commission hereby makes the required findings in accordance with Section 12-35.207 of the Municipal Code, including the following:
1. That the site for the proposed use is adequate in size and topography to accommodate said use, and all yards, spaces, walls and fences, parking, loading and landscaping are adequate to properly adapt such use with the land and uses in the vicinity;
  2. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quality and kind of traffic generated by the proposed use;
  3. That the proposed use will have no adverse effect upon abutting property;
  4. 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 said neighborhood or contrary to its orderly development;
  5. That the conditions of approval stated in the permit are necessary to protect the public health, safety and general welfare.
  6. That the setbacks defined in the planned development permit will develop quality neighborhoods and create a neighborhood identity.
  7. That the design of the project and conditions of approval have employed flexible standards based on the neo-traditional theory of planning, while allowing the city to retain control over design features and arrangements of uses within the project and enforce consistency with the City's general plan and any applicable specific plan. The resulting project will create a total community environment equal to or better than that resulting from traditional lot by lot development.
  8. The environmental review for this project was completed with a Mitigated Negative Declaration as part of the General Plan Amendment and Zone Change for the property (GPZ-2005-005). No further environmental review is required.

A minor revision to this document was made to mitigation measure #1C. This change has been reviewed by the Community Development Department and the City Attorney's Office and is consistent with the California Environmental Quality Act (Section 15074.1, Substitution of Mitigation Measures in a Proposed Mitigated Negative Declaration). The new mitigation measure is equivalent or more effective in mitigating or avoiding potential significant effects and that it in itself will not cause any potentially significant effect on the environment for the following reasons:

- The original mitigation measure requiring a building setback of 20 feet adjacent to an existing single family residential zoning district has been revised to a building setback of 10 feet due to a decrease in the proposed height of dwelling structures from 3 stories to 2 stories and a decrease in the proposed density of the project from 102 units to 69 units.

- C. **In accordance with Section 12-35-212 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 eighteen (18) months. HOWEVER, the Planning Commission may consider extensions of time for additional periods up to one (1) year each, upon receipt of a written request justifying the need and the appropriate filing fee filed with the Community Development Department prior to the expiration date.**
- D. In accordance with Section 12-35-312 of the Municipal Code, the Planning Commission may modify conditions of approval of the permit, or may revoke the permit for noncompliance with any of the conditions of approval.
- E. In accordance with Section 12-35-209 of the Municipal Code, this permit is not valid until the 14th 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.
- F. This permit will not be valid until the applicant and property owner have acknowledged their consent to the conditions of approval on an original copy of this permit provided by the Community Development Department, in accordance with Section 12-35-209 of the Santa Maria Municipal Code, and filed the acknowledged document with the Community Development Department.
- G. Failure to comply with any of the conditions herein stated may be cause for revocation or modification of this permit, in addition to any other penalties provided by law.
- H. All conditions of approval are to be completed prior to occupancy unless otherwise stated, and are to be maintained in perpetuity.
- I. The use is approved subject to the following Special Conditions, Standard Conditions, and Municipal Code Requirements:

## SPECIAL PLANNED DEVELOPMENT CONDITIONS

### Special Environmental Conditions (from GPZ-2005-005)

1. Development Theme. The Planned Development permit for the project development shall incorporate a uniform building design and apply consistent colors and materials to the project site. The following mitigation measures would reduce aesthetic impacts to a level of insignificance:
  - A. Placement of open space and community buildings shall be centrally located and off of the Sunrise Drive entrance.
  - B. Condominium buildings, associated carport structures, and internal circulation shall be varied. External light sources shall be oriented to serve the condominium and commercial complex. Any light source shall not directly illuminate adjacent properties and the illumination element shall not be visible to adjacent properties.
  - C. A minimum building setback of 10 feet for any residential buildings proposed for the northeast corner of the site adjacent to the single family homes.
2. Low Emission Landscape Materials. Trees that are used for onsite landscaping shall be selected from species and varieties that are low or non-emitters of Biogenic Volatile Organic Compounds (BVOC's) that may be appropriate for use in the landscape design for this project. Street trees selected for the site shall be chosen from the City Approved Street Tree List based on the relative BVOC rank order of street trees as low or non-emitters.
3. Bicycle racks. Bike racks shall be installed on the commercial site and residential site. The number and location shall be based on which development scenario is constructed and reviewed through the Planned Development Permit.
4. Employee rideshare incentive program. An employee rideshare program shall be developed and implemented for the commercial site and residential site. Documentation of this program shall be submitted prior to issuance of the occupancy permit.
5. Additional Trees. An additional twenty, 24 inch box trees (in addition to the Recreation and Parks landscaping requirements) shall be placed within the landscape area along Sunrise Drive, Santa Maria Way and Miller to provide shade along the sidewalk. If these additional trees cannot be accommodated onsite (due to the lack of land area suitable for healthy planting), the Recreation and Parks Department will have the designated trees planted in a City Park.
6. Carpool / Vanpool Parking Spaces. Designated carpool/vanpool parking spaces shall be installed in the closest available spaces to the commercial and residential buildings. The number of spaces shall be based on the development scenario constructed and reviewed through the Planned Development Permit.

7. Oil Remediation. Prior to building permit issuance, a Phase I Environmental Site Assessment (ESA) shall be conducted under contract to the City or as otherwise approved by the City and by an Environmental Professional, as defined in American Society for Testing and Materials (ASTM) standard E1527, who is legally qualified to perform a Phase I ESA in the State of California. The Phase I ESA shall be performed in accordance with the then-current ASTM standard E1527. The ESA shall also contain, at minimum, a description of the study area, a past and present land use analysis, and the general field observations of the site to assess the potential presence of contamination on the site.
- In addition to the requirements specified in the ASTM E1527 standard, the Phase I ESA must include a thorough review of records for the site available at the Division of Oil Gas and Geothermal Resources (DOGGR), the Santa Barbara County Planning and Development, Petroleum Office (SBCPO), and the Santa Barbara County Fire Department, Fire Protection Division (SBCFPD).

The applicant shall address all recognized environmental conditions recommended for remediation or further review in the Phase I ESA, to the satisfaction of all regulatory agencies (whether federal, state, regional or local). This condition shall be performed prior to issuance of a building permit.

8. At all times when engaging in activities involving grading or other disturbance of the soil, the applicant as part of conducting proper soils removal and compaction under the direction of a geotechnical engineer or a City approved licensed environmental professional shall report under penalty of perjury to the City either that:
- a. no contamination or oil-related feature was found during these activities; or
  - b. the location, composition and extent of any contamination or oil-related feature found has been disclosed to the Santa Barbara County Fire Department and the City of Santa Maria, and has been remediated in accordance with all applicable requirements.
9. The applicant shall disclose for distribution in the City's public records information acceptable to the City of Santa Maria concerning studies and remediation performed under this condition and where the results of these may be found.
10. Indoor Noise Exposure. Public spaces in buildings shall be constructed to maintain adopted interior noise standards.

## Community Development Department Special Conditions

**NOTE:** This project is a part of subdivision Tract 5924, and the conditions of approval of Tract 5924 apply to this project.

1. Exterior Materials and Colors. The project shall be developed in accordance with the architectural elevations date stamped October 9, 2007, and as shown on Planning Commission Exhibits B, C, D, E, F and G (Floor Plans and Exterior Elevations), attached to the staff report and hereby incorporated. Prior to making any modification of exterior materials or colors, plans and/or color samples showing the proposed modifications shall be submitted to the Community Development Department for approval, and any modifications shall comply with the approved building plans.
2. Site Landscaping. The site landscaping shall be installed in substantial compliance with the landscape plans shown on Planning Commission Exhibits J, K, L and M and the plans on file with the Community Development Department, received October 9, 2007, incorporated by reference and the conditions of approval. All trees shall be a minimum size of 15-gallon box. Landscaping shall be shown on the final landscape plans and shall be approved by the Community Development Department. The landscaping shall be maintained in accordance with the standard condition for landscape maintenance.
3. Additional Architectural Detailing. All second floor balconies/decks shall contain decorative wrought iron railings (not tubular steel). A revised color/materials board shall be submitted showing the material for review and approval by the Community Development staff prior to building permit issuance.
4. Modified Setback Standards. The following setbacks will apply to this residential project. All setback measurements are made from the lot property lines:
  - Front Yards: Front yard setbacks shall be no less than five (5) feet measured from the property line.
  - Side Yards: Interior side yard setbacks shall be no less than five (5) feet measured from the property line (applies to corner lots if site visibility requirements can be met).
  - Rear Yards: Rear yard setbacks shall be no less than five (5) feet.  
Minimum distance between dwellings shall be no less than ten (10) feet.Architectural features on the main building, such as cornices and eaves may extend a maximum of thirty inches (30") into a required yard. In addition, one (1) fireplace (not exceeding eight feet (8) in width) may extend not more than thirty inches (30") into a required yard and one (1) bay window (not exceeding eight feet (8) in width) may extend a maximum of thirty inches (30") into a required yard.

5. Noise. Residential structures adjacent to arterial or collector streets shall comply with the following:
  - a. The installation of solid-core doors and double-glazed windows on all openings in the elevation of the structure facing the arterial or collector streets. Roof vents facing arterial or collector streets shall be baffled in a manner acceptable to the zoning administrator.
6. Patio Slab. A patio slab as wide as the entire framed opening and at least 5 feet deep, shall be installed adjacent to each sliding glass door(s) or French door(s) that is at ground level for each residence. The overall site plan and the individual site plan submitted to the Building Division for plancheck shall show the patio slabs and the applicant will obtain Community Development Department review and approval of said plans and details prior to issuance of building permits. The details shall be installed in accordance with the approved plans.
7. Storage of Trash Receptacles. Each trash receptacle shall be stored so as not to be visible to the public view. Said storage may include an enclosure, oversized garage, or in the back yard behind a fence/wall. Each model plan shall show two 3-foot by 3-foot screened areas to store refuse/recycle containers. The location (behind a fence/wall, within a garage or enclosure) and access shall be shown on the building plans submitted for permit, and the applicant shall obtain approval of the plan by the Community Development Department.
8. Wood Fences. The wood fences constructed along the side property lines and perpendicular to the side property lines on each of the individual lots shall have galvanized metal posts as the primary support fixture as opposed to 4 by 4 wooden posts. Fence height shall not be greater than 6 feet (measured from top of grade). Fence posts shall have metal flanges for attachment of the horizontal rails of the fence. A detail of the side property line fences shall be shown on the plans submitted to the Building Division for plancheck and the applicant will obtain Community Development Department review and approval of said plans and details prior to issuance of building permits. The details shall be installed in accordance with the approved plans.
9. Lot Sales Office. A temporary Conditional Use permit shall be reviewed and approved by the Community Development Department prior to the installation and/or use of any lot sales office.
10. Subdivision Conditions. The project is subject to all conditions of Tract 5924.
11. Building Height. The maximum building height shall be 35 feet.
12. Final Site Plan. A fully dimensioned overall site plan of all lots (showing all building setbacks called-out) within each phase shall be submitted to the Community Development Department prior to issuance of any building permits within that phase.
13. 2-Story Limitation. Lot 47 shall be limited to 2-stories. No third story additions shall be allowed. This requirement is based on Mitigation Measure #1C from E-2005-030 as amended with this Planned Development permit.

14. Site Plans. Individual site plans of each lot shall be submitted in conjunction with the building plans submitted to the Building Division for plancheck. The individual site plans shall include the location and size of possible future building additions, patio covers and rooms, structures, all setbacks, the location, height, width and design of fencing and gates, patios, landscaping, driveways, and sidewalks, the location of trash and recycle containers, street tree well(s). A copy of this site plan shall be given to the first buyer of each home before finalizing the sale.
15. Garage Doors. The color of the garage doors shall be non-white or off-white, and shall complement the exterior colors of the houses and include windows as shown on the approved staff report exhibits. Roll-up garage doors shall be installed in homes that have a dimension to the garage (measured from the property line) of less than 20 feet (but no setback shall be less than 18 feet). A swing-up door may be installed in homes with a dimension to the garage (measured from the property line) of 20 feet or more.
16. Driveway Access. Driveway access shall be located a minimum of 35 feet from the intersection of corner property lines adjacent to the two (2) intersecting streets.
17. Roofing Material. Roofing material shall be clay tile (not concrete). The name of the roofing manufacturer, and the style and color, shall be shown on the plans submitted to the Building Division for plancheck and reviewed and approved by the Community Development Department (Planning Division) prior to issuance of building permits. The roofing material shall be installed and maintained as approved by the Community Development Department.
18. Decorative Private Street Lighting. All interior street lights shall be the nostalgic street lights approved by the City Council.
19. Lot Line Adjustment. Prior to occupancy of the first dwelling unit, a lot line adjustment is required to be approved and recorded.
20. Masonry Slumpstone Walls:
  - Six (6) foot high wood fences with galvanized posts would delineate individual lots (except for those lots adjacent to the commercial lot and storm water basins). A four (4) foot high tubular steel fence would be located adjacent to the Multi-purpose trail (north side) and Rodenberger park. An 8-foot high, architecturally treated slumpstone masonry wall with pilasters along Sunrise Drive and a portion of Miller Street (adjacent to lot 56) is proposed.
  - A 6-foot high, architecturally treated slumpstone masonry wall along those residential lots adjacent to the commercial lot and storm water basins (Lots 18, 19, 25, 56, 57, 58, 59 and 60). Also, an 8-foot high, architecturally treated slumpstone masonry wall along residential lots 20 and 24 adjacent to the commercial lot (but not separated by a storm water basin) is recommended. Both walls would prevent nuisance noise from the future commercial uses to be located to the west.
  - A 6-foot high, architecturally treated slumpstone masonry wall for those residential lots adjacent to Rodenberger/Maramonte Park (Lots 40, 42, 44, 45 and 46).

- Staff is recommending that an 8-foot high, architecturally treated slumpstone masonry wall along the east perimeter of residential Lot 47 adjacent to the existing single family residence (APN: 128-140-001) and an 8-foot high, architecturally treated slumpstone masonry wall for those lots (47, 48, 50, 52, 54 and 56) adjacent to APN: 128-090-050 (vacant commercial lot located directly north).
  - The existing southeastern stucco covered masonry wall along Maramonte/Rodenberger Park (Lots 1, 3, 5, 7, 9, and 11) shall remain and shall be painted and/or re-stucco/repared to match the new masonry walls which surround the project site.
21. Additional Homeowner/Resident Parking. The proposed 11 additional guest parking stalls (36 stalls required, 47 stalls provided) shall be used for additional resident/homeowner parking. The method of assignment/management of these stalls shall be included in the required CC&R's or other maintenance agreement acceptable to the Community Development Department and Public Works Department.

22. Guest Parking and Homeowner/Resident Parking Signage. Appropriate signage displaying "Guest Parking Only" and "Resident/Homeowner Parking Only" shall be posted in the development identifying these special parking areas.

23. Front Yard Landscaping. The developer shall install private front yard landscaping on each lot. The minimum landscape requirements shall consist of the following: 1 tree of not less than 15 gallon size, 5 trees or shrubs of 5 gallon size, and lawn or ground cover.

Three (3) blueprints of the final front yard landscaping shall be submitted to the Community Development Department. Said final landscape plans shall include the size and species of plants, a layout of the sprinkler system for maintaining the landscaping, and a maintenance and watering schedule. The landscape plan shall be in accordance with Chapter 44 of the Municipal Code, Landscape Standards. Landscaping should be of a low water demand nature. Backflow prevention devices shall be screened with plant material and located to maximize aesthetics. The applicant shall obtain Community Development Department review and approval of said plans prior to issuance of building permits. The landscaping shall be installed in accordance with the approved plans prior to occupancy of the premises.

A landscape plancheck fee shall be paid at the time the building plancheck fee is collected. An automatic irrigation system incorporating time clocks and/or moisture sensors shall be installed.

### **Public Works Department Special Conditions**

#### **24. Engineering**

- A. All driveways shall be a minimum of 5' from any above ground utility such as street lights or fire hydrants, and 10' from any street trees. The aggregate width of all driveways on a single lot shall not exceed 50% of the property's frontage along the street (S.M.M.C. Section 8-6.07). For lots adjacent to cul-de-sacs, knuckles, and horizontal curves, exceptions to the 50% requirement may be approved by the City.

25. Water Quality Control

- A. The site plan submitted indicates that this project may require a National Pollutant Discharge Elimination System (NPDES) permit. The following discussion explains this requirement:

On November 16, 1990, the U.S. Environmental Protection Agency (U.S. EPA) published final regulations that establish application requirements for storm water permits. The regulations require that storm water associated with industrial activity that discharges either directly to surface waters or indirectly through municipal separate storm sewers must be regulated by an NPDES permit. The State Water Resources Control Board, acting through the Regional Water Quality Control Board, issues NPDES permits.

The State issues either GENERAL permits or INDIVIDUAL permits to regulate storm water discharges. The general permit contains a standardized set of requirements. Most industrial facilities operating in the Santa Maria area need a general permit (for industrial activities or construction activities).

The Industrial Activities Storm Water General Permit adopted on April 17, 1997, requires facility operators to:

1. Eliminate unauthorized non-storm water discharges;
2. Develop and implement a Storm Water Pollution Prevention Plan (SWPPP); and
3. Perform monitoring of storm water discharges and authorized non-storm water discharges.

The General Construction Activity Storm Water Permit adopted on August 20, 1992 requires the owners of land where a construction activity occurs to:

1. Eliminate unauthorized non-storm water discharges;
2. Develop and implement a Storm Water Pollution Prevention Plan (SWPPP); and
3. Perform inspections of storm water pollution prevention measures (control practices).

The following is a partial list of who needs to apply for a permit:

- Certain manufacturing facilities
- Mining/oil and gas facilities
- Hazardous waste treatment, storage, or disposal facilities
- Recycling or salvage facilities
- Transportation facilities that conduct any type of vehicle maintenance such as fueling, cleaning, repairing, etc.
- Certain light industry facilities where industrial materials, equipment, or activities are exposed to storm water
- Construction sites with one or more acre of disturbed area (for the aggregate of all phases of construction)

Industrial general permits and construction general permits are available on request from:

**Regional Water Quality Control Board  
Central Coast Region  
895 Aerovista Place, Suite 101  
San Luis Obispo, CA 93401-7906  
TEL: (805) 549-3458**

A Notice of Intent (NOI) must be filed with the Regional Board. Return of the NOI with the specified fee (\$500) indicates the willingness and obligation of the applicant to comply with all conditions of the general permit. The permit is therefore valid, and in effect upon submittal to the State Water Resources Board.

Significant penalties can be levied for non-compliance with the NPDES program. Penalties under the Clean Water Act (CWA) include civil penalty not to exceed \$25,000 per day for such violations, as well as any other appropriate sanction provided for under the CWA. The Porter-Cologne Water Quality Act also provides for civil and criminal penalties in some cases greater than those under the CWA.

B. As of January 1, 2007 the City will monitor and enforce the developer's compliance with the General Construction Activity Storm Water Permit for any grading project larger than 1 acre in size.

A Storm Water Pollution Prevention Plan (SWPPP) prepared by a registered civil engineer and approved by the City Public Works Department will be required prior to issuance of grading permits. The SWPPP shall include a detailed cost estimate for the implementation of the SWPPP including inspection required by the plan, and the installation and maintenance of the required BMP's.

A \$500 deposit will be required upon submittal of the plan to Public Works for plan checking, and a cash deposit in the approved estimated amount for inspection will be required prior to SWPPP approval.

Prior to issuance of grading permits, the developer shall deposit with the City a corporate surety, faithful performance bond, or equivalent security in the amount stated in the approved cost estimate for the installation and maintenance of the BMP's required by the approved SWPPP.

## STANDARD PLANNED DEVELOPMENT CONDITIONS

### Community Development Department Standard Conditions

1. Conformance with Approved Exhibits. The applicant's proposal shall be carried out substantially in conformance with approved exhibits.
2. Sign and File Permit. The applicant and property owner shall sign and file one original copy of this permit with the Community Development Department of the City of Santa Maria.
3. Landscaping Plan. Two blueprints of a landscaping plan of the site, including the size and species of plants, a layout of the sprinkler system for maintaining the landscaping, and a maintenance and watering schedule, shall be submitted to the Community Development Department for approval prior to issuance of the building permit, and the approved plan shall be implemented prior to occupancy of the premises under the permit. The landscape plan shall be in accordance with Chapter 44 of the Municipal Code, Landscape Standards. Landscaping should be of a low water demand nature. Backflow prevention devices shall be screened with plant material and located to maximize aesthetics.
4. Landscaping plancheck fee shall be paid at the time the structural plancheck fee is collected. An automatic irrigation system incorporating time clocks and/or moisture sensors shall be installed.

A landscape plancheck fee shall be paid at the time the structural plancheck fee is collected. An automatic irrigation system incorporating time clocks and/or moisture sensors shall be installed.

Landscaping Maintenance. All landscaping areas on the property and in the public parkway shall be permanently maintained with healthy, growing plant material, free from weeds, as shown on the approved landscape plan. Landscaping shall be watered in accordance with the approved maintenance and watering schedule that is incorporated into the landscape plan. At no time shall landscape areas be permitted to show lack of fresh green color or a loss of resilience due to lack of water. Lawn areas shall be mowed and maintained so that the grass does not exceed 4 inches in height, and/or does not develop seed.

**NOTE:** Clumping grasses that are meant to be left in their natural state and are not meant to be mowed, such as creeping red fescue, are exempt from this condition.

Lawn areas shall be edged to prevent grass from overhanging public or private sidewalks. Litter and plant trimmings shall be removed from the site within one week of date of notice by Community Development Department. Dead or dying plant material shall be replaced within one month of notice by Community Development Department.

Failure to comply with this condition is a public nuisance and is subject to the adopted Citation Ordinance of the City of Santa Maria.
5. Delineation of Landscaped Areas. Boundaries of landscaped areas, not adjacent to parking or vehicular traffic areas, shall be delineated either by concrete or redwood header board, as determined at the time of the review of the landscape plan.

6. Parkway Improvement. The parkway shall be landscaped with grass, dichondra, thyme, or turfing daisy or shall be improved with materials approved by the Public Works Department.
7. Site Maintenance. The entire site shall be permanently maintained free of accumulated dirt and litter and in an otherwise neat and attractive manner.
8. Surface Drainage. Surface drainage shall run to any of the following, or combination thereof: any alley, public drainage way, or to one or more sumps upon the property and then drain through pipes under the sidewalk to the public right-of-way in accordance with specifications of the Public Works Department. A grading plan shall be submitted to and approved by the Community Development Department prior to the issuance of the building permit. On-site drainage retardation areas shall be installed if required by the Public Works Department; these areas shall be landscaped and shall be shown on the landscape plan. Not more than 50% of the landscape area along the street frontage shall be used for drainage retardation. Maximum slope of retardation areas shall be 4:1.
9. Public Improvements. Prior to issuance of the building permit, acceptable surety shall be posted to guarantee installation of deficient public improvements. Public improvements shall be installed under a permit prior to occupancy in accordance with the standard specifications and approved amendments thereto of the Public Works Department. In those instances where public improvements require engineering design, the applicant will be required to have construction plans prepared by a private registered Civil Engineer and approved by the Public Works Department. The improvements shall then be installed by the applicant prior to occupancy in accordance with the approved plans.
10. Pre-Wiring for Solar. Each dwelling unit shall be provided with an electrical outlet within 3 feet of the water heater to accommodate the future installation of solar assisted hot water heating. The dwelling unit(s) shall also take into account passive solar design.
11. Removal of Graffiti. Any graffiti on the property shall be promptly painted out. If the problem persists, as determined by the Community Development Department, a plan for preventing recurrence shall be submitted to the Community Development Department for review and approval, and shall be implemented as approved. Suggested anti-graffiti measures include the use of vertical landscaping or vines along affected wall surfaces, and/or the use of anti-graffiti paint.
12. Street Addressing. The street address(s) for the buildings, suites, and property shall be determined and assigned by the Building Department in conjunction with the Fire Department.

**Public Works Department Standard Conditions**

13. Storm Drainage
- A. The applicant shall submit a grading plan for review and approval by the Public Works Department and the Community Development prior to issuance of building permits. See "Grading Plan Information" handout distributed by the Community Development Department.
  - B. Storm drainage improvements will require review by the Santa Barbara County Flood Control District and review and approval by the City of Santa Maria Public Works Department prior to issuance of building permits.
14. Water
- A. Any exiting water services not to be utilized by this development shall be abandoned by the developer at the mainline per City requirements.
15. Wastewater
- A. All sewer laterals crossing or parallel to public water facilities shall be constructed in accordance with the California State Health Agency standards.
  - B. Any existing sewer services not to be utilized by this development shall be abandoned by the developer at the property line per City requirements.
16. Solid Waste
- A. The City of Santa Maria has initiated an automated Solid Waste Collection Service utilizing one City supplied container per water service. Additional containers may be obtained through the Utility Office at City Hall, 100 E. Cook Street. Any enclosures built to hold these containers shall be large enough to provide adequate maneuvering area. The dimensions of these containers are:
    - (1) 30-3/4" wide
    - (2) 38" deep
    - (3) 43-1/2" tall
  - B. Automated Solid Waste pick up for this site will begin at 5:30 a.m. on collection days. The developer shall provide a hard surface for rolling container to curbside from storage area. Site plan shall identify proposed path and material for review and approval prior to issuance of building permits.
17. General
- A. 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 Sevilla Tract 5924, are hereby incorporated by reference as conditions of this project:
    - Approved tentative tract map and conditions

## MUNICIPAL CODE REQUIREMENTS

### Community Development Department Code Requirements

18. Building, Plumbing, Electrical and Fire Codes. All building, plumbing, electrical and fire code requirements for the type of occupancy under the proposed use must be met prior to occupancy.
19. Underground Utilities. All new public utility services, including electrical, telephone and community television antenna services, shall be placed underground in accordance with City requirements.
20. Plumbing Fixtures. Low flow plumbing fixtures shall be installed.
21. Noise Regulations. The noise generated by this use shall not exceed the limits established by the Noise Regulations of the City of Santa Maria and State of California.
22. Subdivision. No building permit shall be issued until such time as the final subdivision map (Tract 5924) has been approved, recorded and all sureties have been posted in accordance with approved conditions.
23. AB 1600 City Facilities Fees. AB 1600 fees apply to this project and are based on the fees in effect at the time the building permit is issued.
24. Parking. Two covered parking spaces are required for each dwelling unit; the clear inside dimension shall have a 19 foot width by 20 foot length, exclusive of water heaters, appliances, or other obstructions.

### Public Works Department Code Requirements

25. Engineering
  - A. 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.
  - B. The applicant shall obtain an encroachment permit before performing work within public right-of-way, street, alley, or utility easement. Encroachment permits are issued at the City of Santa Maria Public Works Engineering Division office at 110 South Pine Street, Suite 221. A note to this effect shall appear on the plans during building plan check. (S.M.M.C. Section 8-6.06)

C. The following fees are to be paid by the applicant and will be collected at the time of request for connection at the Building Division office, 110 S. Pine Street, Suite 101.

(1) 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. (S.M.M.C. Sections 8-15.01 through 8-15.15 and 8-15.19)

(2) 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)

(3) 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)

(4) Water Development 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.

D. The following fees are to be paid by the applicant and will be collected prior to issuance of building permit:

(1) Traffic Mitigation Fee (Residential):

(S.M.M.C. Sections 8-15.01 through 8-15.15 and 8-15.18)

Single Family Detached: \$4.71 per ft<sup>2</sup>

The figures given at this time are an estimate calculated using the fees and rates currently in effect. The actual amount due shall be calculated using fees and rates in effect at the time of building permit issuance.

26. Water (S.M.M.C. Title 8, Chapter 10)

A. The applicant shall obtain an application for water meter(s) and the service line to the meter(s) in the Building Division office, 110 S. Pine Street, Suite 101. Minimum service and meter sizing is based on plumbing fixture units as identified in the Uniform Plumbing Code. (S.M.M.C. Section 8-10.03)

B. Each occupied structure and any unimproved parcel shall be served water through a separate metered connection, except that structures on property under one (1) ownership, office buildings, hotels, motels, apartment houses, courts and multi-family dwellings may be served by a single metered connection. (S.M.M.C. Section 8-10.02)

- C. Backflow prevention devices as required by the most current established standards.
27. Wastewater (S.M.M.C. Title 8, Chapter 12)
- A. Stormwater, swimming pool water, groundwater, rainwater, street drainage, roof drainage, subsurface drain, unpolluted water or yard drainage will not be discharged through direct or indirect connections to a community sewer. Every private or public washrack and/or floor or slab drain used for cleaning machinery or machine parts shall be adequately protected against storm or surface inflow. (S.M.M.C. Section 8-12.403)
  - B. Grease, oil, lint, hair and/or sand traps shall be provided when, in the opinion of the Public Works Director, they are necessary for the protection of the wastewater collection and treatment. (S.M.M.C. Section 8-12.413)
  - C. Discharge into the city's wastewater collection and treatment system is limited and governed by the Code. For discharge restrictions and requirements review Chapter 12 and contact the wastewater treatment operator at 925-0951, Ext. 7270. (S.M.M.C. Section 8-12.400 to 8-12.1000)
28. Solid Waste (S.M.M.C. Title 8, Chapter 11)
- A. All premises within the limits of the city which are occupied or which have a water service account shall have mandatory refuse service except as provided in S.M.M.C. Section 8-11.04.
  - B. All refuse bin or can containers shall be kept on the premises for which they are provided in a place readily accessible for removing and emptying the same. In case of dispute as to the place where they shall be kept, the sanitation division superintendent shall forth with designate such place, and his decision thereon shall be final. (S.M.M.C. Section 8-11.06)
  - C. Every person in possession, charge or control of any premises upon which refuse is produced shall provide or have provided refuse bin or can containers of sufficient number and capacity to hold the accumulation of refuse between the times fixed for the collection of refuse. (S.M.M.C. Section 8-11.08)
29. Modification of Requirements
- A. Whenever, in the opinion of the Public Works Director, the Planning Commission or the City Council, the work involved in the repair or maintenance of any streets or sidewalk areas, the discharge of water to sidewalks, or multiple driveway separation is of such unique location or condition, or is inadvisable or impractical in the particular case to conform to the regulations contained in Chapter 8-6 of the S.M.M.C., the Public Works Director, Planning Commission or City Council may make modifications thereof as in their opinion are reasonably necessary or expedient and in conformity with the Streets and Highways Code. The authority granted by this Code section is limited to modification of requirements in Chapter 8-6 of the S.M.M.C. (S.M.M.C. Section 8-6.09)

## Fire Department Code Requirements

30. Emergency Contact Information: An "Emergency Contact Information" form shall be filled out and returned to the Fire Department prior to the issuance of a Building Permit. This form provides emergency responders with necessary information to contact the General Contractor and/or owners of the project after normal business hours in the event of an emergency at your project.
31. Address Numbers: Numbers shall be clearly visible from the centerline of the roadway fronting the building and they shall contrast with their background. Number height shall be a minimum of six (6) inches. The proposed location and design of address numbers shall be shown on your plans.
32. Access: Fire Department Access requirements shall be in accordance with the California Fire Code.
33. Access Roads: All weather surface access roads shall be installed and approved by the Fire Department prior to the start of construction. Minimum road standards:
  - a. 20 Foot net minimum width.
  - b. **NOTE: to maintain the 20 foot minimum width within the proposed 26 feet wide streets as shown, No Parking will be allowed on the streets.**
  - c. 4" class II road base compacted to 95%.
  - d. Allow Fire Department access to within 150 feet of any portion of any building.
  - e. 13 1/2 foot overhead clearance.
34. 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**.
  - a. Access roads shall be maintained clear and unobstructed for the duration of the construction project.
  - b. **FAILURE TO MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS ROADS MAY RESULT IN A "STOP WORK" ORDER BEING ISSUED FOR THE PROJECT.**
35. Fire Access Road Signage: Fire Department access signage shall be placed at each entrance to the project.
  - a. Signage design is included with these comments.
  - b. **These signs shall be installed prior to issuance of a Building permit.**
36. Motorized Gates: Shall incorporate a Knox Key switch for Fire Department access.

The key switch shall be installed, tested, and approved by the Fire Department prior to final occupancy clearance being granted. (Allow 7 to 10 business days from time of order until delivery of the key switch.)

37. **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.
38. **Fire Hydrants:**
  - a. Fire hydrants shall be installed per City of Santa Maria Public Works Standard #B-91.
  - b. Placement for residential areas shall be so travel distance does not exceed 400 feet.
    1. To the extent possible, hydrants should be located at intersections to minimize the impact to on-street parking. Hydrant spacing may be altered to meet this need on a case-by-case basis.
  - c. **NON-COMPLIANCE WITH THIS REQUIREMENT MAY RESULT IN A "STOP WORK" ORDER BEING ISSUED.**
39. **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.
40. **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".
  - a. **WATER LINES SHALL BE INSTALLED AND OPERATIONAL PRIOR TO THE DELIVERY OF COMBUSTIBLE MATERIALS TO THE JOB SITE.**
41. **Hydrant Markers:** Reflective blue dot fire hydrant location markers shall be installed.
42. **Inspections/Approvals:** The Fire Department shall inspect/approve the following: **Fire access road(s). Prior to the start of construction.**
  - a. Fire hydrants. **Prior to the delivery of combustible materials to the job site**
  - b. Water Lines. **Prior to the delivery of combustible materials to the job site**
  - c. **Final occupancy sign-off prior to occupancy.**
  - d. All requirements shall be completed prior to final occupancy approval, except as noted otherwise.
  - e. The Fire Department shall be given 24 hours minimum notice for all inspections. Inspection request line (805) 925-0951, extension 502
  - f. All permits shall be issued prior to start of any work.

**Recreation and Parks Department Code Requirements**

43. Four (4) trees shall be required on Miller, 15 trees shall be required on Santa Maria Way, 11 shall be required on Sunrise and 28 shall be required on the Multi Purpose Trail. Species shall be chosen from the attached Approved Tree List.

44. Trees shall be 24" box in size and planted by the developer in accordance with the plans and specifications of the Recreation and Parks Department. Street trees are required along all public street frontages at approximately 40 feet on center.
45. Street tree bonding shall be for 58 surface/parkway plantings at \$250 each. Total is \$14,500.
46. Street tree requirement and bond/deposit amount are a maximum subject to change pending final public improvement locations and final development/landscape plans.
47. Minimum caliper for a 24" box tree is 1.5 inches.
48. 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.
49. 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. The applicant shall submit a recent copy of an appropriate policy of title insurance, together with legal descriptions, closure calculations and sketch to the Engineering Division of the Public Works Department with applicable fees so that staff may proceed with the preparation of the legal documents. An irrigation system must also be provided.
50. Street trees planted within the 10 foot easement area must be located a minimum of six feet behind the sidewalk.
51. The street tree planting easement shall be clearly identified on the planting and irrigation plans. Only those trees that will serve as street trees shall be planted in the easement area. All other on-site private tree plantings shall be planted behind the easement area.
52. The following shall be noted on the landscape plan: "The final locations of street trees shall be determined on-site by the Parks and Forest Supervisor. Twenty-four hour notice is required for inspection prior to planting, (805) 925-0951 ext. 249. Installation shall be in accordance with Recreation and Parks Department specifications."
53. Street trees shall be contained in a designated tree planting space that is a minimum of eight feet square and is free of all utilities.
54. 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.
55. The Developer shall stub out sewer, water and electrical at the north end of San Pablo Drive.
56. Lighting shall be installed along the multi-purpose trail. At the east end of the property line at the end of the trail, the Developer shall stub out the lighting.

57. Final grade between wall and sidewalk 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.
58. If existing trees must be removed due to construction, application for removal must be completed through the Recreation and Parks Department.
59. Prior to issuance of a Building Permit, a landscape plan is required that designates all street trees. Planting locations, species and planting method must be indicated.
60. 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.
61. AB 1600 Park Mitigation Fee (Santa Maria Municipal Code, Title 8, Chapter 15) imposes a fee of \$6,398 per single family dwelling unit. This fee shall be paid upon occupancy. Residential Development Tax (Santa Maria Municipal Code, Section 3-7.03) imposes a fee of \$185 per dwelling unit. This fee shall be paid at time of building permit issuance. Note: Fees are reviewed annually and are subject to change.
62. This project shall be included in the South Miller Street/South College Drive Landscape Maintenance District and any sub zone deemed necessary. Development of the property shall be in accordance with the design standards established for the District. **No certificate of occupancy (temporary or permanent) shall be allowed until the authorization form has been signed, notarized and returned to the Recreation and Parks Department.**

Approved tree list attached

**CITY OF SANTA MARIA RECREATION AND PARKS DEPARTMENT  
APPROVED TREE LIST**

<b>SPECIES</b>	<b>COMMON NAME</b>	<b>PLANTING AREA</b>
Albizia julibrissin ☼	Mimosa	Small
Archontophoenix cunninghamiana ☼	King Palm	Small
Arecastrum romanzoffianum ☼	Queen Palm	Small
Callistemon citrinus	Lemon bottlebrush	Small
C. viminalis	Weeping Bottlebrush	Small
Cercis occidentalis ☼	Western Redbud	Small
Lagerstroemia indica "Zuni" or "Pecos" ☼	Crepe Myrtle	Small
Lyonothamnus floribundus	Catalina Ironwood	Small (Good Drainage)
Trachycarpus fortunei ☼	Windmill Palm	Small
Chionanthus retusus	Chinese Fringe	Small – Medium
Magnolia soulangiana ☼	Saucer Magnolia	Small – Medium
Pistacia chinensis ☼	Chinese Pistache	Small – Medium
Pyrus sp. ☼	Pear	Small – Medium
Tabebuia chrysantha	Golden Trumpet	Small – Medium
Acer macrophyllum	Big Leaf Maple	Medium
A. nigrum	Black Leaf Maple	Medium
Arbutus marina ☼	No Common Name	Medium
A. unedo ☼	Strawberry Tree	Medium
Bauhinia purpurea ☼	Purple Orchid Tree	Medium
Betula alba	White Birch	Medium
Casuarina stricta	Drooping She-Oak	Medium
Gelera parviflora	Australian Willow	Medium
Gingko biloba, "Autumn Gold" ☼	Gingko or Maidenhair	Medium
Gleditsia triacanthos	Honey Locust	Medium
Hymenoporum flavum	Sweet Shade	Medium
Jacaranda acutifolia ☼	Jacaranda	Medium
Koeleruteria paniculata ☼	Goldenrain	Medium
Liriodendron tulipifera	Tulip Tree	Medium
Melaleuca quinquenervia	Cajeput Tree	Medium
Rhus lancea ☼	African Sumac	Medium
Sapum sebiferum ☼	Chinese Tallow	Medium
Tabebuia heterophylla	Pink Trumpet Tree	Medium
Tristania conferta	Brisbane Box	Medium
Washingtonia robusta ☼	Mexican Fan Palm	Medium
Podocarpus sp. ☼	Fern Pine	Medium – Large
Sophora japonica	Japanese Pagoda Tree	Medium – Large
Zelkova serrata	Sawleaf Zelkova	Medium – Large
Acer saccharinum	Sugar Maple	Large
Koeleruteria bipinnata ☼	Chinese Flame	Large
Metasequoia glyptostroboides	Dawn Redwood	Large
Metrosideros excelsus	New Zealand Christmas	Large
Platanus orientalis "Bloodgood"	London Plane	Large

**CITY OF SANTA MARIA RECREATION AND PARKS DEPARTMENT  
APPROVED TREE LIST**

<b>SPECIES</b>	<b>COMMON NAME</b>	<b>PLANTING AREA</b>
Quercus sp.	Oak	Large -- Open Space
Q. agrifolia	Coastal Live Oak	Large -- Open Space
Q. coccinea	Scarlet Oak	Large -- Open Space
Q. engelmannii	Engelmann Oak	Large -- Open Space
Q. illex	Holly Oak	Large -- Open Space
Q. suber	Cork Oak	Large -- Open Space
Schinus molle	Pepper Tree	Large -- Open Space
Alnus rhombifolia	White Alder	Open Space
Araucaria heterophylla	Norfolk Island Pine	Open Space
Calocedrus decurrens	Incense Cedar	Open space
Cedrus deodara	Deodar Cedar	Open Space
Cinnamomum camphora ☼	Camphor	Open Space
Platanus racemosa	Sycamore	Open Space
Sequoia sempervirens ☼	Coast Redwood	Open Space

<b>*Planting Area</b>	<b>Definition</b>	<b>*Planting Area</b>	<b>Definition</b>
<b>Small</b>	Less than 5'	<b>Medium</b>	Between 5' and 10'
<b>Large</b>	More than 10'	<b>Open Space</b>	More than 16'

☼ **Indicates allergy free species per "Allergy Free Living" by Scott Seargeant**

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 25% of a particular species, although the overall project must not exceed 15% unless approved by the Recreation and Parks Department. The Park Services Manager must approve alternative species. A 24-hour notice is required to inspect plant material prior to planting, and for species, locations and final inspections. Installations shall be in accordance with Recreation and Parks Department specifications. You may contact the Parks and Forest Supervisor at (805) 925-0951 ext. 249 with any questions and for inspections.



**MEMORANDUM  
COMMUNITY DEVELOPMENT DEPARTMENT**

**DATE:** July 17, 2007 (Revised)

**TO:** Subdivision Committee Members and Associates

**FROM:** Community Development Department

**SUBJECT:** **SEVILLA TENTATIVE MAP, TRACT 5924**

<b>Property Description</b>	South of Miller Street, East of Santa Maria Way and North of Sunrise Drive	
<b>Assessor Parcel No(s)</b>	128-090-022, 128-090-023 and 109-010-029	<b>Acres</b> 10.38
<b>Zoning</b>	PD/R-3 (High Density Residential) PD/C-2 (General Commercial)	<b>Land Use Designation(s)</b> High Density Residential-14 Community Commercial
<b>Streets</b>	Private	<b>Retardation</b> On-site
<b>#Lots</b>	69	<b>Size</b> 2,612 to 6,011 sq. ft.
<b>#Lots</b>	1	<b>Size</b> 3.22 acres
<b>#Lots</b>	1	<b>Size</b> 2.21 acres
<b>Other</b>	GPZ-2005-005, PD-2007-010	

**Conditions of Approval**

1. All utilities, including cable television, 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 service shall be shown on the recordable map.
2. Pursuant to Government Code §66474.9(b), the sub-divider 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 5924, 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. The mitigation measures from the previous Mitigated Negative Declaration (GPZ-2005-005) are included at the end of this report and are hereby made conditions of approval of Tract 5924.
4. Based on information from the Santa Barbara County Fire Department (Fire Prevention Division) abandoned oil wells and sumps are located on the project site. The County Fire Department is currently working on soil contamination issues associated with these oilfield activities. The applicant shall also contact the California Department of Oil, Gas and Geothermal Resources (CDOGGR) to verify the locations of these wells. The accurate location and the top of well head elevation of the well heads shall be shown on the official tentative map. At such time as the well heads are exposed, the CDOGGR and the Community Development Department shall be notified.

- The oil wells 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, including but not limited to leak testing of each well, 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 (10) foot wide radius "no-build" easement or other interest shall be created and maintained around the well heads.
5. All oil sumps and contaminated soil shall be remediated in accordance with State, County, and local regulations prior to recordation of the map.
  6. A Planned Development (PD) Permit is required to be approved by the Planning Commission concurrently with this map.
  7. The project is subject to all conditions of Planned Development Permit PD-2007-010. A note to this effect shall appear on the recordable map.
  8. Prior to Planning Commission review of the tentative map, the applicant shall submit a report indicating the number of units and their location within the subdivision which can make use of passive and natural heating and cooling techniques, in accordance with the provisions of Government Code Section 66473.1 of the Subdivision Map Act.
  9. Those lots adjoining Sunrise Drive and Miller Street shall not take their access from said streets. A note to this effect shall appear on the recordable map.
  10. All interior street lights shall be the nostalgic street lights approved by the City Council. A note to this effect shall appear on the final map.
  11. 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 along Sunrise Drive and a portion of Miller Street (adjacent to lot 56). The height of said wall shall be a minimum of 8 feet above the finish pad elevation, and 8 feet measured from the top of curb elevation on Sunrise Drive and Miller Street, whichever is greater.
    - b. A 6-foot high, architecturally treated slumpstone masonry wall along those residential lots adjacent to the commercial lot and storm water basins (Lots 18, 19, 25, 56, 57, 58, 59 and 60). The height of said wall shall be a minimum of 6 feet above the finish pad elevation, and 6 feet measured from the top of finish grade, which ever is greater.
    - c. An 8-foot high, architecturally treated slumpstone masonry wall along residential lots 20 and 24 adjacent to the commercial lot (but not separated by a storm water basin). The height of said wall shall be a minimum of 8 feet above the finish pad elevation, and 8 feet measured from the top of finish grade, which ever is greater.

- d. A 6-foot high, architecturally treated slumpstone masonry wall for those residential lots adjacent to Rodenberger/Maramonte Park (Lots 40, 42, 44, 45 and 46). The height of said wall shall be a minimum of 6 feet above the finish pad elevation, and 6 feet measured from the top of finish grade, whichever is greater.
- e. An 8-foot high, architecturally treated slumpstone masonry wall along the east perimeter of residential lot 47 adjacent to the existing single family residence (APN: 128-140-001). The height of said wall shall be a minimum of 8 feet above the finish pad elevation, and 8 feet measured from the top of finish grade, whichever is greater.
- f. An 8-foot high, architecturally treated slumpstone masonry wall for those lots (47, 48, 50, 52, 54 and 56) adjacent to APN: 128-090-050. The height of said wall shall be a minimum of 8 feet above the finish pad elevation, and 8 feet measured from the top of finish grade, whichever is greater.
- g. The existing southeastern stucco covered masonry wall along Maramonte/Rodenberger Park (Lots 1, 3, 5, 7, 9, and 11) shall remain and shall be painted and/or re-stucco/repainted to match the new masonry walls which surround the project site.

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 these walls in accordance with Section 11-08.6(c) (3) of the City's Municipal Code.

- 12. 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. Maintenance of all required landscaping and pedestrian pathways.
  - b. Maintenance of the retardation basins.
  - c. Protection of solar access.
  - d. The prohibition of parked vehicles within the front yard setback areas.
  - e. Maintenance of subdivision boundary walls.
  - f. Site maintenance.
  - g. Private street maintenance (including guest parking areas).
  - h. Assignment/management of 11 additional guest parking stalls to be used as resident/homeowner parking.

Said CC&R's shall be reviewed by the City for compliance with above conditions.

- 13. A homeowner's association shall be established to ensure proper maintenance of the retardation basin, landscaping, walls, fences, common driveways and guest parking areas. Documentation of the formation of the association shall be submitted prior to issuance of the occupancy permit for the first unit. A note to this effect shall appear on the recordable map.

- 14. A public-access easement shall be created and/or preserved for the existing multi-purpose trail (APN: 128-090-022) that bisects the project site with access to Santa Maria Way, Maramonte Park and Rodenberger Park.

15. All approved interior street names shall appear on the Final Map.
16. Construction activities shall be limited to the hours between 7:00 a.m. and 6:00 p.m., Monday through Friday, and from 8:00 a.m. to 5:00 p.m. on Saturday. No work shall occur on Sundays or Federal holidays.
17. The developer shall comply with the City of Santa Maria standard grading and dust control provisions during construction of the project.
18. This project is subject to the City's AB1600 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.
19. If the map is revised from the approved tentative map, or if changes to conditions are sought, the procedures contained in Chapter 10 of Title 11 shall be followed.

20. 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.
21. 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.
22. 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 lot sizes meet all applicable general plan and zoning requirements as approved by the Santa Maria City Council. There is no specific plan.
  - b. The design or the improvement of the proposed subdivision is consistent with applicable general and specific plans because the design of the lots meets all applicable general plan and zoning requirements as approved by the Santa Maria City Council. There is no specific plan.
  - c. The site is physically suitable for the proposed density of development because no physical constraints exist on the property that would limit development on the proposed lots.
  - d. The site is physically suitable for the type of development because no physical constraints exist on the property that would limit development on the proposed lots.
  - e. The design of the proposed subdivision or the proposed improvements will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat because no such conditions exist on the site.
  - f. The design of the subdivision or the type of improvements are not likely to cause a serious public health problem because no public health concerns have been identified on the property.
  - 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.
  - 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.
23. A Lot Line Adjustment is required to be approved prior to recordation of the map. A note to this effect shall appear on the recordable map.
24. All improvements required in Santa Maria Municipal Code section 12-46 shall be completed prior to recordation of Tract 5924. A note to this effect shall appear on the recordable map.

**Mitigation Measures**  
**From GPZ-2005-005**

1. Development Theme. The Planned Development permit for the project development shall incorporate a uniform building design and apply consistent colors and materials to the project site. The following mitigation measures would reduce aesthetic impacts to a level of insignificance:
  - A. Placement of open space and community buildings shall be centrally located and off of the Sunrise Drive entrance.
  - B. Condominium buildings, associated carport structures, and internal circulation shall be varied. External light sources shall be oriented to serve the condominium and commercial complex. Any light source shall not directly illuminate adjacent properties and the illumination element shall not be visible to adjacent properties.
  - C. A minimum building setback of 10 feet for any residential buildings proposed for the northeast corner of the site adjacent to the single family homes.
2. Low Emission Landscape Materials. Trees that are used for onsite landscaping shall be selected from species and varieties that are low or non-emitters of Biogenic Volatile Organic Compounds (BVOC's) that may be appropriate for use in the landscape design for this project. Street trees selected for the site shall be chosen from the City Approved Street Tree List based on the relative BVOC rank order of street trees as low or non-emitters.
3. Bicycle racks. Bike racks shall be installed on the commercial site and residential site. The number and location shall be based on which development scenario is constructed and reviewed through the Planned Development Permit.
4. Employee rideshare incentive program. An employee rideshare program shall be developed and implemented for the commercial site and residential site. Documentation of this program shall be submitted prior to issuance of the occupancy permit.
5. Additional Trees. An additional twenty, 24 inch box trees (in addition to the Recreation and Parks landscaping requirements) shall be placed within the landscape area along Sunrise Drive, Santa Maria Way and Miller to provide shade along the sidewalk. If these additional trees cannot be accommodated onsite (due to the lack of land area suitable for healthy planting), the Recreation and Parks Department will have the designated trees planted in a City Park.
6. Carpool / Vanpool Parking Spaces. Designated carpool/vanpool parking spaces shall be installed in the closest available spaces to the commercial and residential buildings. The number of spaces shall be based on the development scenario constructed and reviewed through the Planned Development Permit.
7. Oil Remediation. Prior to building permit issuance, a Phase I Environmental Site Assessment (ESA) shall be conducted under contract to the City or as otherwise approved

**SEVILLA, TRACT 5924, ATTACHMENT G, PAGE 6 OF 7**

by the City and by an Environmental Professional, as defined in American Society for Testing and Materials (ASTM) standard E1527, who is legally qualified to perform a Phase I ESA in the State of California. The Phase I ESA shall be performed in accordance with the then-current ASTM standard E1527. The ESA shall also contain, at minimum, a description of the study area, a past and present land use analysis, and the general field observations of the site to assess the potential presence of contamination on the site. In addition to the requirements specified in the ASTM E1527 standard, the Phase I ESA must include a thorough review of records for the site available at the Division of Oil Gas and Geothermal Resources (DOGGR), the Santa Barbara County Planning and Development, Petroleum Office (SBCPO), and the Santa Barbara County Fire Department, Fire Protection Division (SBCFPD).

The applicant shall address all recognized environmental conditions recommended for remediation or further review in the Phase I ESA, to the satisfaction of all regulatory agencies (whether federal, state, regional or local). This condition shall be performed prior to issuance of a building permit.

8. At all times when engaging in activities involving grading or other disturbance of the soil, the applicant as part of conducting proper soils removal and compaction under the direction of a geotechnical engineer or a City approved licensed environmental professional shall report under penalty of perjury to the City either that:
  - a. no contamination or oil-related feature was found during these activities; or
  - b. the location, composition and extent of any contamination or oil-related feature found has been disclosed to the Santa Barbara County Fire Department and the City of Santa Maria, and has been remediated in accordance with all applicable requirements.
9. The applicant shall disclose for distribution in the City's public records information acceptable to the City of Santa Maria concerning studies and remediation performed under this condition and where the results of these may be found.
10. Indoor Noise Exposure. Public spaces in buildings shall be constructed to maintain adopted interior noise standards.