

3.0 – LAND DEVELOPMENT REGULATIONS

This component of the Specific Plan identified regulatory standards governing development in the Mahoney Ranch North planning area. Just as Section 2.0 established the area's pattern of land use, circulation, community design and infrastructure, this section develops standards by which those plans must be implemented. As with the previous section, development regulations are divided into land use, circulation, community design and infrastructure components.

3.1 LAND USE STANDARDS

The City of Santa Maria Zoning Ordinance provides much of the basis of private land development regulation under the Mahoney Ranch North Specific Plan. Four zone districts are established by this plan: Agriculture (AG), and Open Space (OS) Low Density Single-Family Residential (R-1-6000), and Commercial/Manufacturing (CM). The CM and R-1-6000 zone districts are located within a Planned Development (PD) overlay zone. Figure 2-2 shows the boundaries of these zone districts within the planning area.

All zone districts are located within a Planned Development (PD) overlay zone. Figure 2-3 shows the boundaries of these zone districts within the Planning Area.

The official City Code of the City of Santa Maria shall guide all development within the Mahoney Ranch North Specific Plan project area. Specific exception from individual sections of the City Code are presented in this Specific Plan document, otherwise, all relevant standards presented in the City Code shall apply to this project.

3.1.1 Agriculture (AG) Zone Standards

- a. Purpose. The purpose of the Agriculture district is to designate lands and provide standards which will support agriculture as a viable land use in areas adjacent to urban areas.
- b. Permitted uses. The following uses shall be permitted in the AG district:
 - (1) All types of agriculture except commercial livestock feed or sales yard, subject to the limitations specified below.
 - (2) Raising of horses, mules, cattle, sheep, or other livestock for commercial purposes, except that on parcels of less than twenty (20) acres, not to exceed one such animal for each 20,000 square feet of gross area of the lot(s) upon which the same are kept.
 - (3) Small animals and poultry raising limited to reasonable family use on a non-commercial basis.

- (4) Sale of agricultural products produced on the premises. If a building or structure is required for the sale of such products, the sale shall be conducted within an existing agricultural building or from a separate stand not exceeding six hundred (600) square feet of sales area and located no closer than twenty (20) feet to the right-of-way line of any street.
 - (5) Greenhouses, provided that for any greenhouse development including related structures (e.g. packing sheds) of 20,000 square feet or more, and all additions, which when added to existing development total 20,000 square feet or more, a development plan shall be submitted, processed, and approved as provided in Section 12-39 of the Zoning Ordinance.
 - (6) One single-family dwelling unit per legal lot. Such dwelling may be a mobile home certified under the National Manufactured Construction and Safety Standard Act of 1974 (42 U.S.C. § 5401 et seq.) on a permanent foundation system, pursuant to Health and Safety Code § 18551.
- c. Conditional uses. The following uses and those similar uses, which the planning commission finds to fall within the intent and purpose of the AG zone, that will not be more obnoxious or detrimental to the public welfare, are found by the commission to be compatible with adjoining land uses shall be permitted in the AG district subject to obtaining a Conditional Use Permit according to the procedures set forth in Article 2 of Chapter 35 of the Zoning Ordinance:
- (1) Farm labor camps, including trailers, for employees working on or off the premises on which such buildings are located;
 - (2) Commercial poultry farm and similar operations for raising of small animals;
 - (3) Commercial riding stables;
 - (4) Animal hospitals;
 - (5) Dairies;
 - (6) Hog Ranches;
 - (7) Kennels;
 - (8) Communication and navigational aids, antennas, structures and facilities, including uses for land measurement, air and sea navigation, communications test facilities or other similar uses provided such use does not prevent or interfere with the agricultural use of the land.

- d. Accessory uses. Premises in the AG district may be used for accessory uses, provided such uses are established on the same lot or parcel of land, are incidental to, and do not substantially alter the character of any permitted principal use, including but not limited to:
 - (1) Additional dwellings for employees of the owner or lessee of the land engaged full-time in agriculture on the farm or ranch upon which the dwelling is located provided:
 - (a) The applicant can demonstrate a need for such additional dwellings based upon representative labor requirements for the agricultural operation on the property (i.e., employees per acre), and
 - (b) The applicant provides proof of the full-time employment of the employees.
 - (2) Private garages and carports.
 - (3) Tool-houses and storage buildings.
- e. Minimum Parcel Size. No minimum lot size is required, except to the extent that allowed uses may be restricted in lots smaller than 20,000 square feet.
- f. Maximum Building Height. No lot or parcel of land in the AG district shall have a building or structure in excess of thirty-five (35) feet in height. However, a Conditional Use Permit is required for any building or structure in excess of one (1) story or eighteen (18) feet in height when adjacent to a residential zoning district unless the building or structure is located more than one hundred (100) feet from the residential district boundary. Properties separated by streets and alleys are considered to be adjacent.
- g. Setbacks.
 - (1) Front Yard. Buildings located in the AG zone shall be fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any street.
 - (2) Side and Rear Yards. Buildings shall be located twenty (20) feet from the lot lines of the lot.
 - (3) Lots that contain one gross acre or less shall be subject to the setback regulations of the R-1 Single-Family Residential District, as established in the Zoning Ordinance.
- h. Parking. For provisions on parking, see Chapter 32 of the Zoning Ordinance.
- i. Signs. For provisions on signs, see Chapter 34 of the Zoning Ordinance.

3.1.2 Open Space (OS) Zone Standards

The following standards apply to development within the Open Space (OS) zone. Note that it is the intent of this plan to use the OS zone as a means of maintaining natural open space for drainage, aesthetics, and recreation. Moreover, certain areas within the OS zone have been identified as park sites (see Section 2.3, "Community Design Plan") and should be developed accordingly. However, park development within the OS zone may in no way deviate from the standards established below.

- a. Purpose. The OS district is designed and intended to provide open space for the preservation of natural resources, managed production of resources, outdoor recreation, the protection of public health and safety, to preserve natural scenic areas for future population, and to provide areas for future planned growth of the city.
- b. Permitted Uses. The following uses shall be permitted in the OS district:
 - (1) Agricultural lands including farms, plant nurseries, orchards, and truck gardening;
 - (2) Rangelands;
 - (3) Areas required for recharge of groundwater basin, including retention basins required for flood control;
 - (4) Areas required for the preservation of plants and animal life, including habitat for wildlife species;
 - (5) Areas for outdoor recreation, including parks, utility easements, trails, and scenic highway corridors;
 - (6) Areas which require special management or regulation because of hazardous conditions such as earthquake fault zones, unstable soil areas, floodplains, watersheds, areas presenting high fire risks, and areas required for the protection of groundwater recharge, and water storage areas;
 - (7) Land reclamation projects.
- c. Conditional Uses. The following uses and those similar uses which the planning commission finds to fall within the intent and purpose of this zone, that will not be more obnoxious or detrimental to the public welfare and are found by the planning commission to be compatible with adjacent properties, and which are of a comparable nature and of the same class enumerated in this section, shall be permitted in the OS district subject to obtaining a conditional use permit according to the procedures set forth in Article 2 of Chapter 35 of the Zoning Ordinance:
 - (1) Commercial greenhouses;
 - (2) Commercial recreational facilities;

- (3) Riding academies and stables with the boarding of horses;
 - (4) Public utility structures;
 - (5) Electrical substations;
 - (6) Libraries and museums;
 - (7) An increase in pipeline capacity through the repair, maintenance, replacement, or installation of new pipelines as defined in Section 12-2.113.1 of the Zoning Ordinance.
- d. Accessory Uses. Premises in the OS (open space) district may be used for accessory uses, provided such uses are established on the same lot or parcel of land, are incidental to and do not substantially alter the character of any permitted principal use.
 - e. Parking. For provisions on Parking, see Chapter 32 of the Zoning Ordinance.
 - f. Signs. For provisions on signs, see Chapter 34 of the Zoning Ordinance.

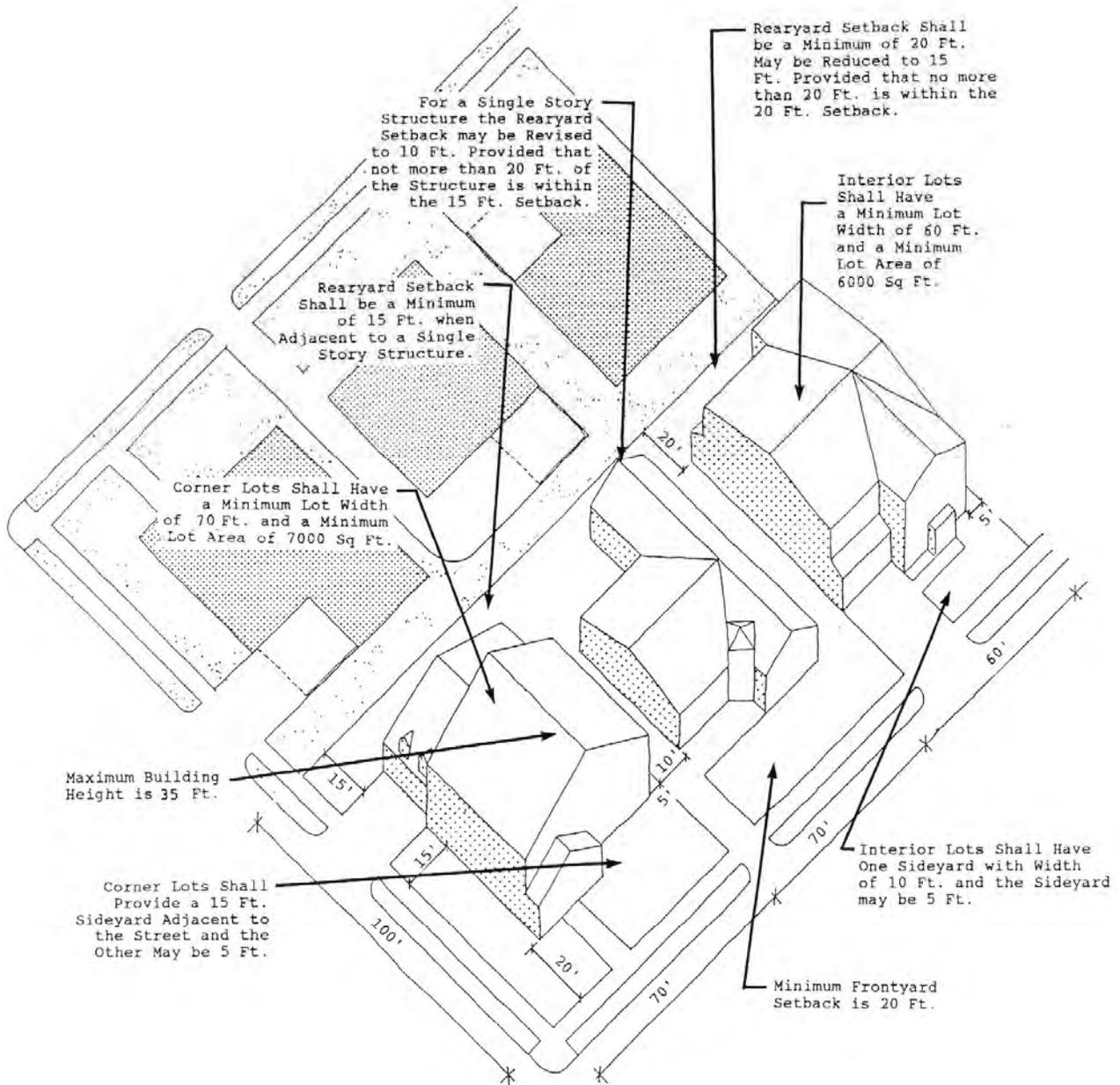
3.1.3 Low Density Single-Family Residential (R-1-6000) Zone Standards

The standards of the Low Density Single-Family Residential (R-1-6000) district are for the most part similar to those of the R-1 zone as established in the City's Zoning Ordinance. However, a key difference between the two concerns is the unique requirement of affordable housing in the R-1-6000 zone. This section establishes the standards of the R-1-6000 zone.

- a. Purpose. The R-1-6000 district is designed and intended to stabilize and protect the residential character of the district and to promote and encourage a suitable environment for family life on a neighborhood basis.
- b. Permitted uses. The following uses are permitted in the R-1-6000 district;
 - (1) Home occupations subject to a home use permit. See Chapter 29 of the Zoning Ordinance;
 - (2) Single-family dwelling;
 - (3) Crop and tree farming;
 - (4) Care of non-related persons (six [6] or less persons);
 - (5) Keeping of household pets, aviaries, and greenhouses for domestic or hobby use; the keeping of roosters, goats, sheep, pigs, horses, cows, or similar animals is specifically prohibited;
 - (6) Small family day care homes.

- c. Conditional Uses. The following uses and those similar uses which the planning commission finds to fall within the intent and purpose of this zone, that will not be more obnoxious or detrimental to the public welfare, are found by the commission to be compatible with adjoining land uses, and which are of a comparable nature and of the same class enumerated in this section, shall be permitted subject to obtaining a conditional use permit according to the procedures set forth in Article 2 of Chapter 35 of the Zoning Ordinance:
 - (1) Churches;
 - (2) Child day care centers;
 - (3) Public and private schools;
 - (4) Large family day care homes;
 - (5) An increase in pipeline capacity through the repair, maintenance, replacement, or installation of new pipelines as defined in Section 12-2.113.1.
 - (6) Care of non-related persons, seven (7) or more persons.
- d. Accessory Buildings. Accessory buildings shall be permitted in the R-1-6000 district subject to compliance with all requirements set forth in Chapter 27 of the Zoning Ordinance.
- e. Minimum Parcel Size. Minimum building site required:
 - (1) Each interior lot shall have a minimum area of not less than six thousand (6,000) square feet and a minimum width of not less than sixty (60) feet. Each corner lot shall have a minimum area of not less than seven thousand (7,000) square feet and a minimum width of not less than seventy (70) feet. Minimum lot sizes and widths for schools and churches shall be subject to the approval of the planning commission.
 - (2) The city council through a subdivision map may create lots smaller than specified in subsection (1) of this section, provided the overall density of the project is consistent with the specific plan.
- f. Maximum Building Height. Maximum allowable building height is thirty feet.

Figure 3-1
Concept R-1 Lot Size Configuration
 (Figure 3-2 from the former Mahoney Ranch Specific Plan)



- g. Setbacks. All yard measurements are made from the lot lines. Yard measurements on lot lines abutting street rights-of-way assume a lot line based on the ultimate standard design right-of-way.
- (1) Front Yards. Front yards shall be no less than twenty (20) feet deep, except as follows:
 - (a) Garages with side entry may be set back not less than fifteen (15) feet from the front property line.
 - (b) Garages with front entry shall be set back not less than twenty (20) feet, except garages with roll-up doors may be set back a minimum of eighteen (18) feet from the property line adjacent to the street.
 - (2) Side Yards.
 - (a) On interior lots, one (1) side yard shall be a minimum of five (5) feet and the other ten (10) feet.
 - (b) On a corner lot, the setback shall be fifteen (15) feet from the side property line adjoining the street; the other side yard shall be no less than five (5) feet. Front entry garages, however, shall be set back no less than twenty (20) feet, except garages with roll-up doors may be set back a minimum of eighteen (18) feet from the front property line.
 - (c) A zero (0) side yard may be permitted upon approval of a development plan or subdivision map when the total for both side yard requirements are met on each lot or parcel.
 - (3) Rear Yards. Rear yard setback shall be as follows:
 - (a) For a single-story structure, the setback shall be fifteen (15) feet except that up to 100 square feet of building space may encroach as much as five (5) feet into the allowed setback.
 - (b) The required rear yard setback for buildings with two (2) or more stories is twenty (20) feet except that up to 100 square feet of building space may encroach as much as five (5) feet into the allowed setback.
 - (c) Rear yard setbacks for single- and two-story structures may be reduced to ten (10) feet when the rear yard adjoins a flood control facility or property in the OS (Open Space) zoning district.
- h. Parking. For provisions on parking, see Chapter 32 of the Zoning Ordinance.
- i. Signs. For provisions on signs, see Chapter 34 of the Zoning Ordinance.

- j. Noise. Residential structures adjacent to an arterial or collector street shall comply with either one of the following:
 - (1) The recommendations contained in an acoustical report prepared by an acoustical expert acceptable to the community development department; or
 - (2) The installation of solid-core doors and double-glazed windows on all openings on 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.
- k. Single-family Architectural and Aesthetic Standards. See Section 3.3, Community Design Guidelines.

3.1.4 Commercial/Manufacturing (CM) Zone Standards

Allowed uses and development standards contained in the Commercial/Manufacturing (CM) zone are described below.

- a. Purpose. The purpose of this zone district is to provide areas for light industrial and limited commercial uses (primarily of an agricultural nature). The intent is to provide for these areas with a zone district that is diverse, yet also restrictive, in order to ensure compatibility with the protection of neighboring land uses from any negative impacts such as noise, odor, lighting, traffic, growth inducement or degradation of visual aesthetic values.
- b. Permitted Uses. The following uses are permitted in the CM district subject to the prescribed performance standards (Planned Development Permit) contained in Article 3 of Chapter 33 of the Zoning Ordinance:
 - (1) Service establishments, such as:
 - (a) Agricultural packing and processing plant,
 - (b) Blacksmith shop, sheet metal shop, welding shop or machine shop,
 - (c) Farm implement and machinery sales, service and supply shop,
 - (d) Farm implement rental shop,
 - (e) Feed and fuel store,
 - (f) Frozen food locker,
 - (g) Irrigation contractor,
 - (h) Oil and water well drilling supplier,
 - (i) Storage warehouse,
 - (j) Wholesale nursery supplies,

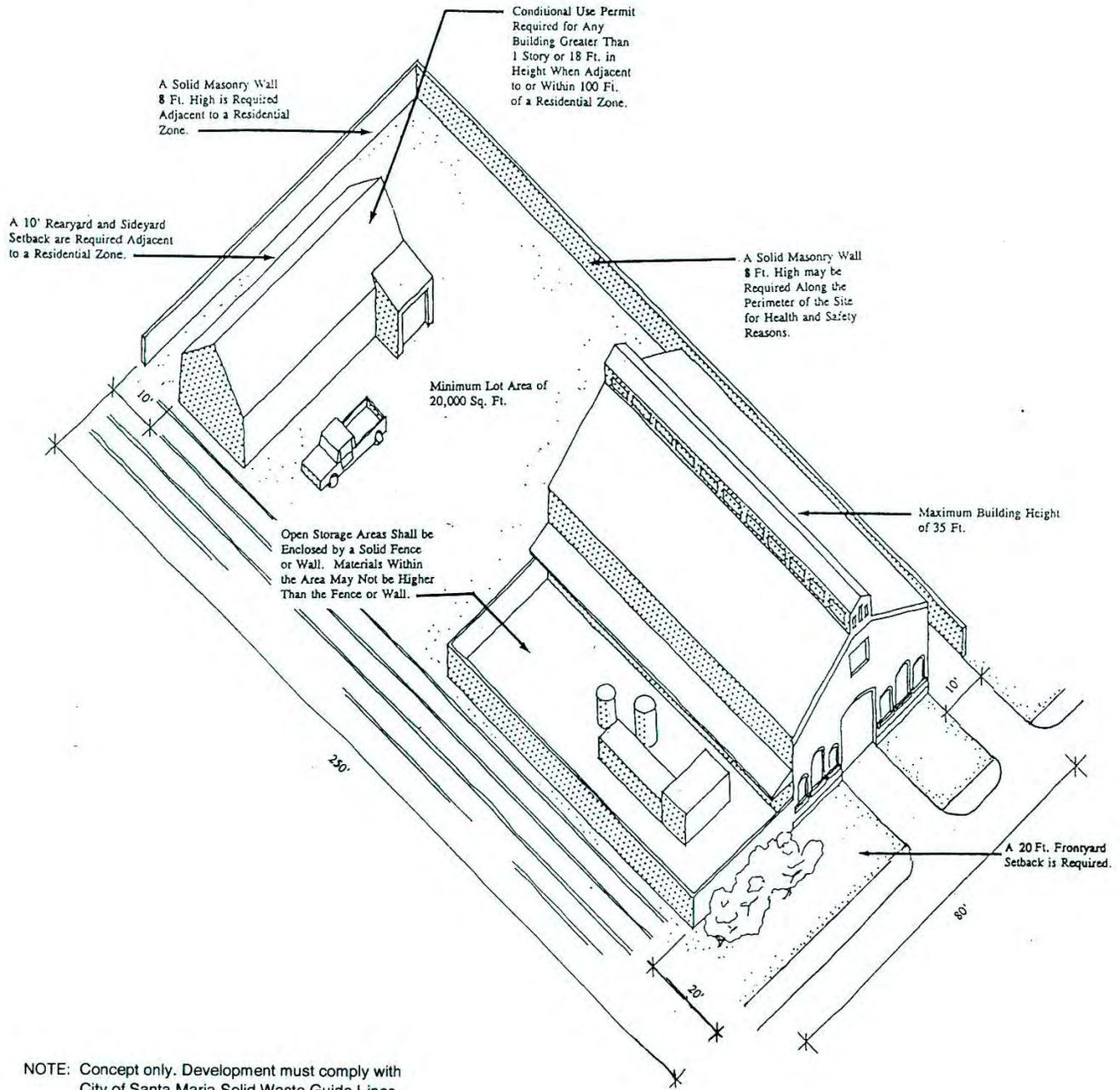
- (k) Wholesale supply storage and distribution center;
- (2) Manufacturing, such as:
 - (a) Baker (wholesale),
 - (b) Cabinet shop;
- (3) Processing, such as:
 - (a) Blueprinting and photocopying,
 - (b) Carpet and rug cleaning plant,
 - (c) Bottling plant,
 - (d) Laboratory (medical or scientific);
- (4) Wholesaling, warehousing and storage, not open to the general public, such as:
 - (a) Wholesaling and warehousing facilities,
 - (b) Van and storage,
 - (c) The storage of flammable liquid in underground tanks, subject to approval by the fire marshal;
- (5) Utilities, such as:
 - (a) Distribution plants,
 - (b) Utility substations;
- (6) Repair and equipment services, such as:
 - (a) Automotive repair and service facilities excluding body and fender repair and painting,
 - (b) Equipment rental and/or service;
- (7) Other:
 - (a) Heavy retail business when the business is contained wholly within a building,
 - (b) Administrative or executive offices when incidental and accessory to and when directly related to the primary industrial or manufacturing uses permitted in the zone.
- (8) Small animal hospitals: provided all animals are kept within a completely enclosed building designed to reduce odor and the level of noise from such animals to the extent that adjacent properties will not be adversely affected by reason of such odor or noise.

- (9) Any other wholesale or service store, shop, or establishment which the planning commission finds is of similar character to those enumerated in this section and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, vibration, danger to life and property, or other similar causes.
- c. Prohibited Uses. The following uses are specifically not permitted in the CM (commercial/manufacturing) district:
- (1) Residential uses;
 - (2) Offices providing services to the general public such as:
 - (a) Architects,
 - (b) Accountants,
 - (c) Attorneys,
 - (d) Doctors and medical offices,
 - (e) Real estate brokers, except temporary sales and leasing offices whose business is strictly limited to negotiating the lease or sale of properties located within the same development or subdivision tract where such broker's temporary sales or leasing office is located,
 - (f) Dental offices,
 - (g) Investment brokers.
- d. Conditional Uses. Those similar uses which the planning commission finds to fall within the intent and purpose of this zone, that will not be more obnoxious or detrimental to the public welfare, and are found by the Planning Commission to be compatible with adjoining land uses, provided that conditions and development standards are applied to mitigate any potentially adverse impacts, are permitted in the CM district subject to obtaining a Conditional Use Permit according to the procedures set forth in Article 2 of Chapter 35 of the Zoning Ordinance.
- (1) Screened material storage yard;
 - (2) Screened utility yard;
 - (3) Mini-warehouses subject to the development standards in Section 12-15.14 of the Zoning Ordinance;
 - (4) Screened storage yard;
 - (5) Any screened outside storage use;
 - (6) Any use involving the storage or handling of explosive materials. The storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks;
 - (7) Kennels;

- (8) An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1;
 - (9) Large truck sales and service facilities;
 - (10) Automotive body and fender repair and/or automotive painting;
 - (11) Heavy retail businesses which are not totally contained within a building;
 - (12) Tire sales and service;
 - (13) Auto detailing;
 - (14) Auto wash;
 - (15) Transmission repair and service.
 - (16) Residences, provided the residential use serves as caretaker's quarters, and is accessory, as defined in Sec. 12-2.31 of the Zoning Ordinance, to a primary use on the same lot.
 - (17) Community recycling facility.
 - (18) Large animal hospitals.
 - (19) Produce vendors; fruit and/or vegetable stand incidental to adjacent agricultural uses.
- e. Accessory Uses. Premises in the CM (commercial/manufacturing) district may be used for accessory uses, provided such uses are established on the same lot or parcel of land, are incidental to and do not substantially alter the character of any permitted principal uses.
 - f. Minimum Parcel Size. Each lot or parcel of land in the CM district shall have a minimum lot area of not less than twenty thousand (20,000) square feet. Minimum lot width is eighty (80) feet on an accepted street or accessway.
 - g. Maximum Building Height. No lot or parcel of land in the CM district shall have a building or structure in excess of thirty-five (35) feet in height. However, a Conditional Use Permit is required for any building or structure in excess of one (1) story or eighteen (18) feet in height when adjacent to a residential zoning district unless the building or structure is located more than one hundred (100) feet from the residential district boundary. Properties separated by streets and alleys are considered to be adjacent.

Figure 3-2 Concept CM Lot Size Configuration

(Figure 3-6 from the former Mahoney Ranch Specific Plan)



NOTE: Concept only. Development must comply with City of Santa Maria Solid Waste Guide Lines

Figure 3-2

- h. Setbacks
 - (1) Front Yard. Minimum setback shall be twenty (20) feet. Where parking is provided in the required front yard setback a ten (10) foot landscaped strip shall be provided separating the parking from the public right-of-way.
 - (2) Side and Rear Yards.
 - (a) No side or rear yards are required, except when adjacent to an "R" district; then, the required side yard or rear yard adjacent to the "R" district shall be a minimum of ten (10) feet.
 - (b) A corner lot or parcel of land shall have a landscaped side yard of not less than ten (10) feet in width adjoining the street.
- i. Screening
 - (1) When a lot abuts an existing residential use, a solid masonry wall of not less than eight (8) feet shall be erected on the lot boundary line.
 - (2) A fence, or solid masonry wall, not less than eight (8) feet in height may be required along the perimeter of all areas which, by reasons of the conditions on the property or physical hazards, are considered by the planning commission to be dangerous to the public health or safety.
 - (3) A solid fence or wall shall be erected surrounding the area devoted to open storage. No material shall be stored to a height greater than the height of the required wall or fence, unless authorized by the zoning administrator, upon his finding that unique circumstances apply to the particular property or development proposed which justify an exception and which if allowed will nevertheless be compatible with adjoining properties.
- j. Outside Display and Storage. All display, service, installation and storage in the CM district shall be located wholly within an enclosed building except for material storage associated with the following uses, provided such storage is properly screened from and aesthetically compatible with neighboring lands:
 - (1) Farm machinery sales,
 - (2) Wholesale nursery supplies,
 - (3) Irrigation contractor (storage only),
 - (4) Farm implement rental shop,
 - (5) Oil and water well drilling supplier (storage only).
- k. Parking. For provisions on parking, see Chapter 32 of the Zoning Ordinance.

- I. Signs. For provisions on signs, see Chapter 34 of the Zoning Ordinance.

3.2 CIRCULATION DESIGN STANDARDS

All circulation improvements, including those to roads and sidewalks, shall be in conformance with the City of Santa Maria Public Works Department's "Standard Plans and Specifications." Although this section of the Specific Plan illustrates the basic design parameters by which roads and sidewalks are to be constructed in the Mahoney Ranch North Specific Plan, refer to the City's "Standard Plan and Specifications" for a full description of design parameters.

- a. **Principal Arterial Design.** Principal Arterial plans and cross sections for the E Street extension indicates that this road would be a 148-foot right-of-way section, which would accommodate six-lanes in a paved width of 108 feet. E Street would have raised medians and an 8-foot-wide Multi-purpose Trail II on both sides of the street.
- b. **Secondary Arterial Design.** Secondary Arterial plans and cross sections for McCoy Lane and Mahoney Road include a 110 to -124-foot right-of-way section that would accommodate a paved width of between 76 and 84 feet. McCoy Lane would be a four-lane facility with center turn-lanes and eight-foot paved shoulders suitable for bike lanes; Mahoney Road would be constructed to the City's four-lane secondary arterial standard, with left-turn lanes at all intersections and driveway access points. Eight-foot wide multi-purpose trails would also be provided on both sides of the streets
- c. **Commercial/Industrial Collector Design.** Typical Commercial/Industrial Collector overhead plans and cross sections for the Fairway Avenue extension are shown in Figure 3-5. The plan indicates that the Fairway Avenue extension would include a 64-foot right-of-way section, which would accommodate a paved width of 44 feet. The section indicates that the Fairway Avenue extension would be a two-lane facility with 10-foot paved shoulders suitable for bike lanes. A Multi-Purpose Trail II would also be provided on both sides of the streets.
- d. **Intersection Configurations.** There are four principal intersections identified in the Circulation Plan (Figure 2-4) which serve the Mahoney Ranch North planning area. Figures 3-6 and 3-7 illustrate the conceptual configuration each should have after plan implementation. Note that these figures are not to scale, and the actual engineering of these intersections should be done as per existing City standards with the approval of a traffic engineer. These figures should instead be used to show the intent of what is to be constructed at these locations.

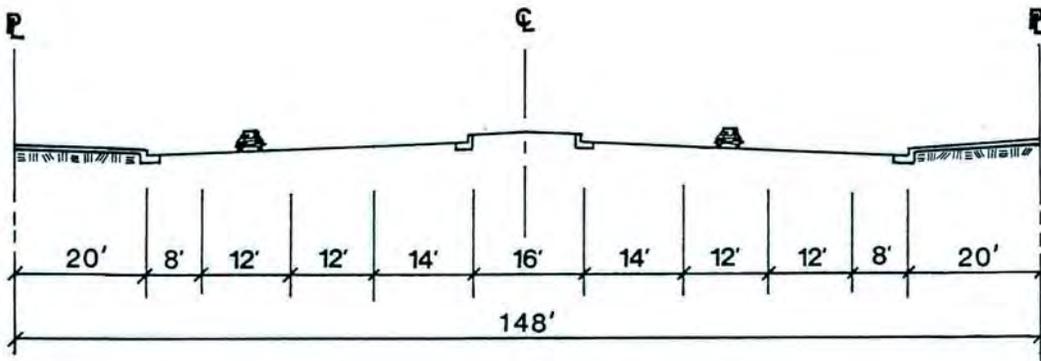
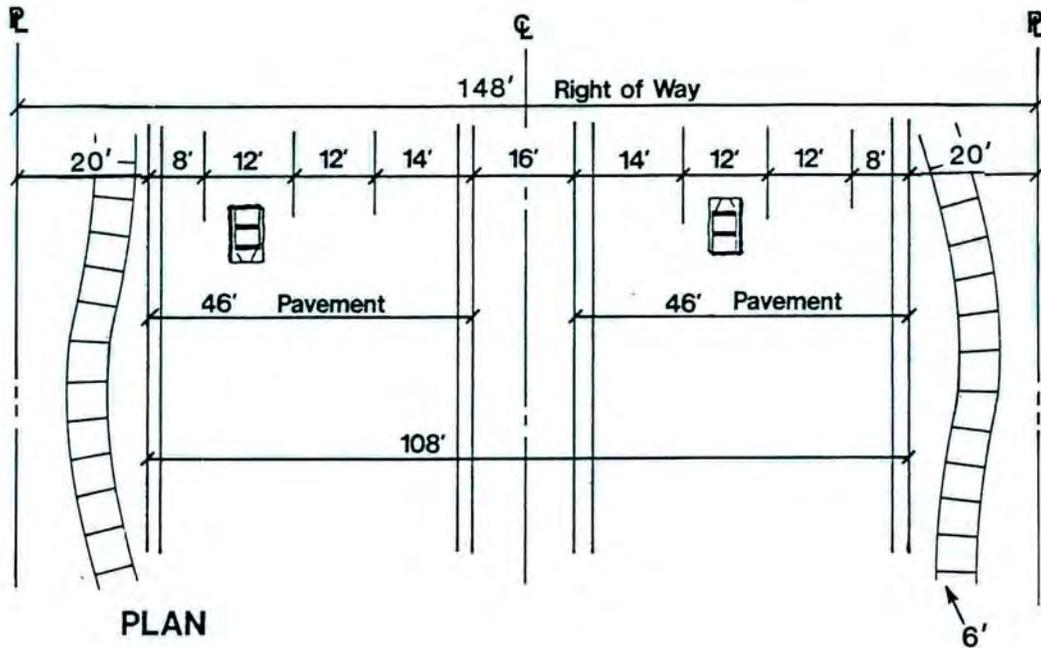
3.3 COMMUNITY DESIGN GUIDELINES

All new buildings and structures, as determined by the Zoning Administrator, are required to obtain a Planned Development Permit approval by the City Planning Commission prior to construction.

3.4 INFRASTRUCTURE STANDARDS

- a. **Grading.** Agricultural tilling of recently harvested crops does not constitute grading. All grading activities shall be in conformance with City of Santa Maria Code on Regulations, Title 11, Chapter 10, Section 11-10.03.
- b. **Drainage.** Construct drainage facilities in accordance with the engineering design standards of both the City of Santa Maria and the Santa Barbara County Flood Control and Water Conservation District.
- c. **Water Regulations.** Slopes shall be graded so that runoff of surface water is minimized or directed to on-site pervious areas for recharge onto the groundwater basin.

Figure 3-3
Principal Arterial Road Configuration
 (Figure 3-7 from the former Mahoney Ranch Specific Plan)



NOTE: E Street would have an 8-foot wide Multi-Purpose Trail II instead of a 6-foot sidewalk on each side of the street.

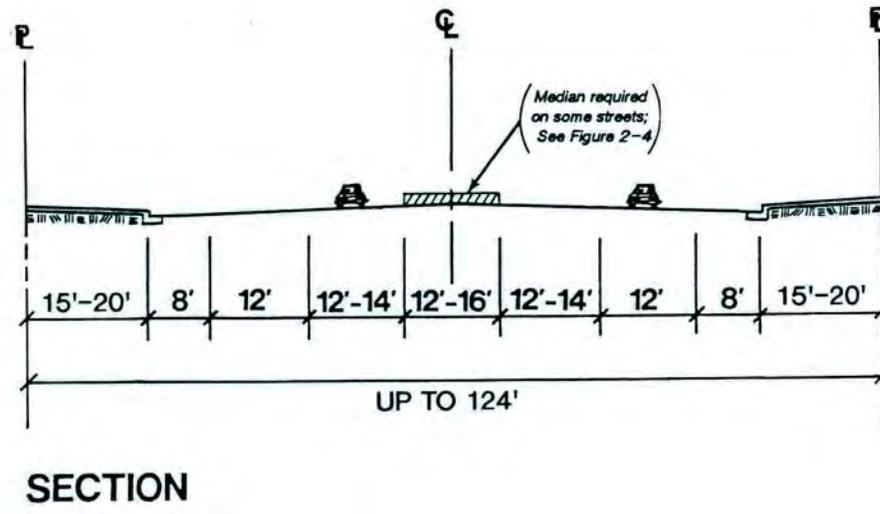
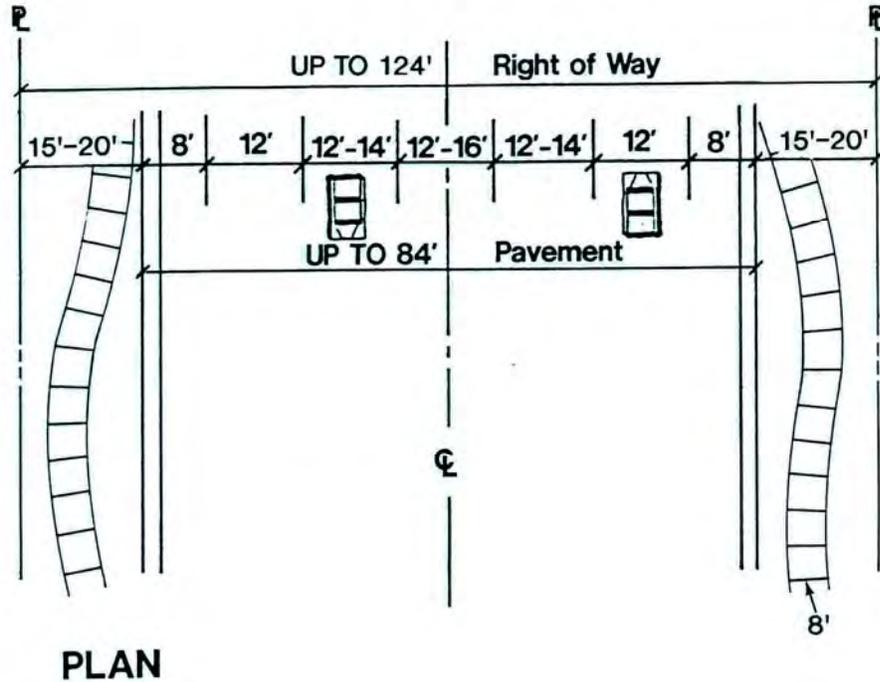
PRINCIPAL ARTERIAL



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 (1994)

Figure 3-3

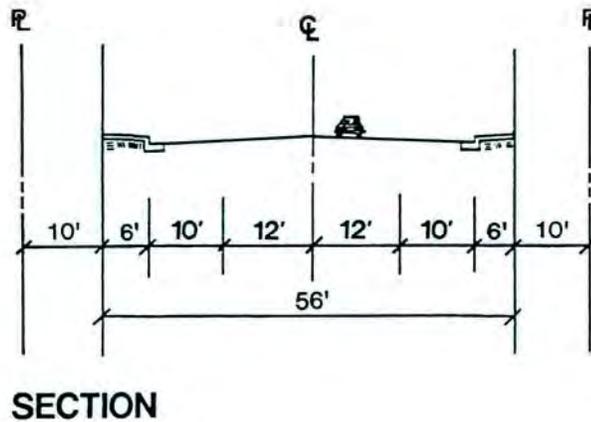
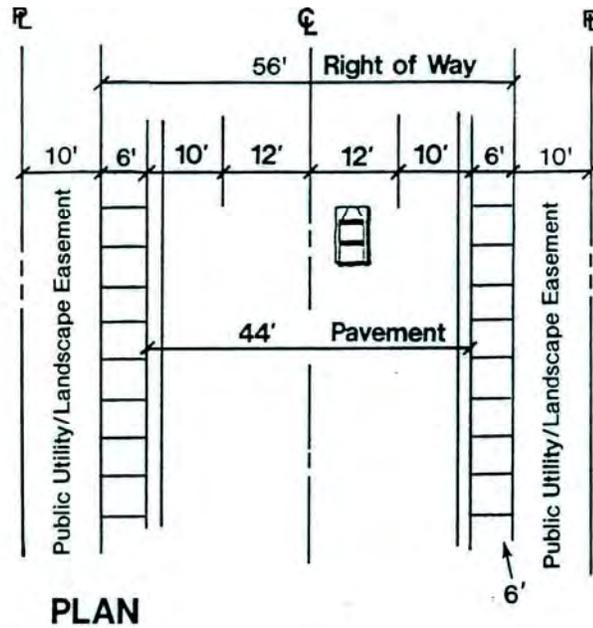
Figure 3-4
Secondary Arterial Road Configuration
 (Figure 3-8 from the former Mahoney Ranch Specific Plan)



SECONDARY ARTERIAL

Figure 3-5 Commercial/Industrial Collector Road Configuration

(Figure 3-9 from the former Mahoney Ranch Specific Plan)



**COMMERCIAL / INDUSTRIAL
COLLECTOR ROAD**



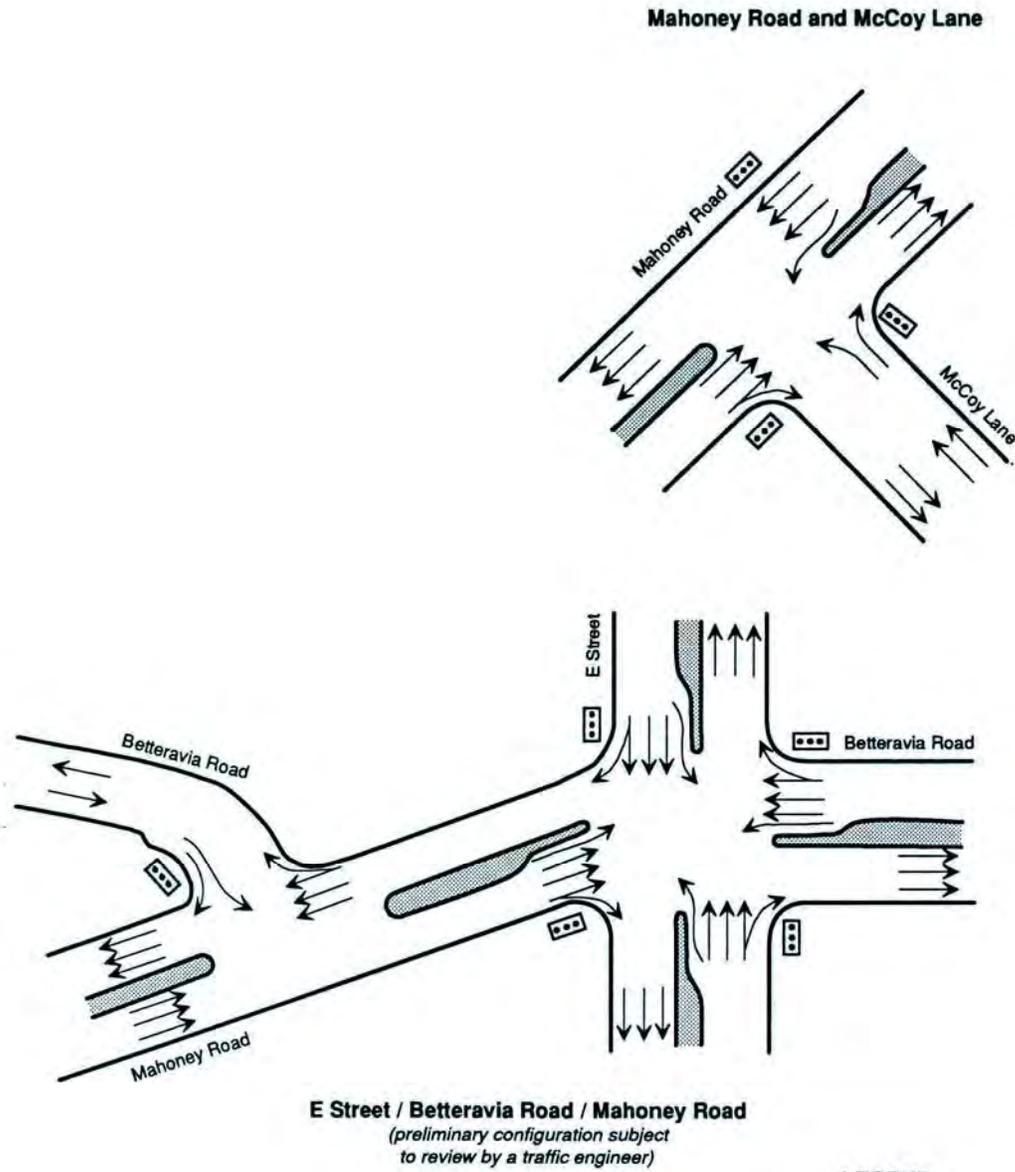
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Figure 3-5

Figure 3-6 Intersection Configurations 1

(Figure 3-13 from the former Mahoney Ranch Specific Plan)



LEGEND

- ⬆ Stop Sign
- Ⓜ Traffic Signal

**Santa Maria
Sphere and
Annexation
Study**

FUGRO (1994)

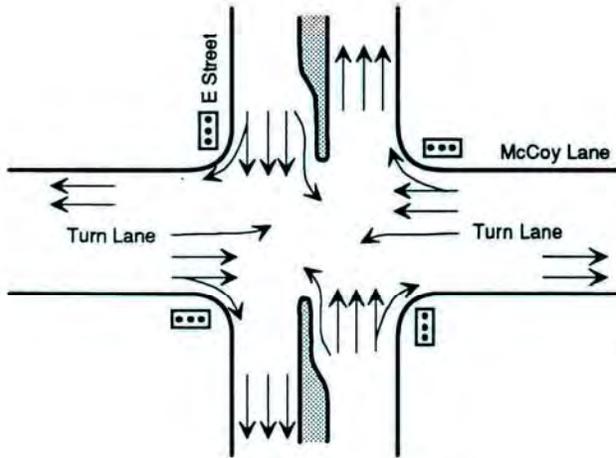
**INTERSECTION
CONFIGURATIONS (I)**

Not to Scale

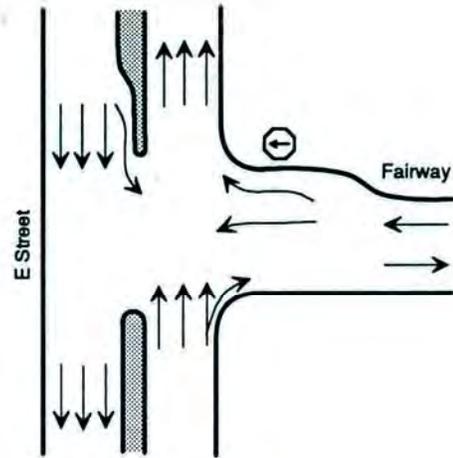
Figure 3-6

Figure 3-7 Intersection Configurations 2

(Figure 3-15 from the former Mahoney Ranch Specific Plan)



E Street and McCoy Lane



E Street and Fairway Avenue

LEGEND

-  Traffic Signal
-  Stop Sign

4.0 – IMPLEMENTATION AND ADMINISTRATION

This section outlines how the plan is put into place and carried out.

4.1 IMPLEMENTATION PROGRAM

The following measures shall be carried out by the City of Santa Maria in order to implement the goals, objectives, policies and programs of the Mahoney Ranch North Specific Plan. Reimbursements for costs associated with the preparation of the Mahoney Ranch North Specific Plan may be requested in accordance with Government Code Section 65456. With regard to infrastructure, costs will be borne by the developer and/or through other measures as available at the time of development.

4.2 DEVELOPMENT PHASING PROGRAM

Development within the Mahoney Ranch North planning area may not occur until the necessary roads and infrastructure are in place. The extension of water service to the planning area is most crucial, and should be done prior to the area's initial development.

4.3 SPECIFIC PLAN AMENDMENT PROCEDURE

The Mahoney Ranch North Specific Plan may be amended to address conditions unforeseen at the time of its approval. The procedure is similar to a general plan amendment (Government Code Section 65350 through 65358). The policy sections of the specific plan may be amended by resolution while the legislative sections must be amended by ordinance. Amendments by both resolution and ordinance will occur when both the policy and legislative sections are modified. A brief summary of the amendment procedure follows:

- 1. The applicant should discuss the proposed amendment with the Community Development Department prior to submittal of the application.*
- 2. Applicant submits a complete General Plan amendment application to the Community Development Department, which includes a description of proposed land uses, standards and development phasing.*
- 3. The applicant meets with the City staff to determine the project's compliance with City standards and to discuss and resolve potential problems. All city comments, including recommended conditions of approval, are forwarded in the planning staff report to the planning Commission and the City Council, as appropriate.*

4. *The Specific Plan amendment request is scheduled for the Planning Commission. All noticing for Planning Commission public hearings shall be in accordance with the City's noticing requirements. The Planning Commission's recommendation will automatically be presented to the City Council for public hearing.*

The following findings shall be made by the Planning Commission and City Council prior to approval of an amendment to the Mahoney Ranch North Specific Plan:

- *The proposed Specific Plan amendment is consistent with the goals, objectives, policies, and programs of the General Plan.*
- *The proposed Specific Plan amendment will not adversely affect the public health, safety, and welfare, or result in an illogical land use pattern.*
- *The proposed Specific Plan amendment will not create internal inconsistencies with the Specific Plan and is compatible with the purpose and intent of the adopted Mahoney Ranch North Specific Plan.*

The Planning Commission is a recommending body for Specific Plan amendments; the City Council has final decision-making authority.

4.4 RELATIONSHIP OF SPECIFIC PLAN TO SUBSEQUENT DISCRETIONARY PROJECTS

4.4.1 Environmental Review

The adoption of the Mahoney Ranch North Specific Plan does not exempt subsequent individual projects within the Specific Plan from further environmental review. Any proposed project requiring discretionary approval from the City of Santa Maria would be subject to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000, et. seq.). The determination of whether a project is "discretionary" or simply "ministerial" (i.e., exempt from CEQA) shall be made in the same manner as all other projects currently conducted within the City limits. The criteria determining whether a project is exempt under CEQA can be found in Articles 17-19 of the State CEQA Guidelines.

4.4.2 CEQA and Mitigation Monitoring

Section 21081.6 of the Public Resources Code requires adoption of a monitoring program for all mitigation measures adopted in the Environmental Impact Report for the Mahoney Ranch North Specific Plan. The certified Sphere Study EIR Mitigation Measures adopted for the Mahoney Ranch project would apply to the Mahoney Ranch North Specific Plan.

4.4.3 Planned Development Permits and Conditional Use Permits

The Planned Development Permit provides the Planning Commission with a forum for holding a public hearing and making specific findings regarding individual projects within the Mahoney Ranch planning area. This permitting process is required of all new development proposals consistent with Chapter 35 of the Zoning Ordinance. Where a use permit is required, the Planned Development Permit fulfills the same function.