

## **APPENDIX A**

### **Preliminary Construction Cost Estimates**

**Table A-1 - Circulation System Preliminary Construction Cost Estimates\***

Facility Type	Linear Feet	Unit Cost \$	Total Cost \$
<b>New Facilities Construction Costs</b>			
Secondary Arterial	800	242.00	193,600
Residential Collector**	3,000	127.00	381,000
Multi-Purpose Trail***	7,800	9.00	70,200
<b>Total Construction Cost</b>			<b>644,800</b>
Design and Construction Engineering (30%)			193,440
<b>Total Circulation System Cost</b>			<b>838,240</b>

\* In 1991 dollars subject to modification by detailed engineering studies.

\*\* Only includes roadways contiguous to existing planning area boundaries, not all roads shown on Figure 2-4.

\*\*\* Only includes trails within or adjacent to planning area boundaries, not all trails shown on Figure 2-4.

**Table A-2 - Community Design Components Preliminary Cost Estimate\***

Description	Unit	Quantity	Unit Cost \$	Total Cost \$
<b>Linear Parkway (Bikeway Landscaping)</b>				
Landscaping (includes grading, soil preparation, planting)	SF	63,600	0.25	15,900
Irrigation (includes automatic irrigation system)	SF	63,600	0.20	12,720
<b>Subtotal</b>				<b>28,620</b>
<b>Neighborhood Park</b>				
Landscaping** (includes grading, soil preparation, planting)	SF	873,000	0.25	218,250
Irrigation** (includes automatic irrigation system)	SF	873,000	0.20	25,000
Restrooms	EA	1	50,000	50,000
Picnic Tables	EA	4	400	1,600
Barbeque	EA	4	200	800
Trash Receptacles	EA	4	200	800
Drinking Fountain	EA	2	200	400
<b>Subtotal</b>				<b>296,850</b>
<b>Total Cost for all Improvements</b>				<b>325,470</b>

\* In 1991 dollars subject to modification by detailed engineering studies.

\*\* Assumes 50% of site area will be improved with landscaping.

**Table A-3 - Infrastructure Construction Preliminary Cost Estimate\***

Description	Unit	Quantity	Unit Cost \$	Total Cost \$
<b>Water System</b>				
8" Water Main	LF	2,600	20.00	52,000
10" Water Main	LF	2,000	25.00	50,000
Fire Hydrants	EA	12	2,500	30,000
Services	EA	140	200	28,000
<b>Total Construction Cost</b> Engin., Admin. and Contingencies @ 30% of Construction Cost		160,000	0.30	48,000
<b>Total Water System Cost</b>				<b>208,000</b>
<b>Sewer System</b>				
6" Sewer Main	LF	2,800	15.00	42,000
8" Sewer Main	LF	1,900	25.00	47,500
Manholes	EA	12	18,000	16,500
Service Laterals	EA	140	300	42,000
<b>Total Construction Cost</b> Engin., Admin., and Contingencies @ 30% of Construction Cost		149,500	0.30	44,900
<b>Total Sewer System Cost</b>				<b>**194,400</b>
<b>Storm Drainage System</b>				
27" Stormdrain	LF	1,200	40	48,000
Catchbasin	EA	4	1,500	6,000
Inlet Structure	EA	1	2,500	2,500
Outlet Structure	EA	1	5,000	5,000
Bridge***	EA	2	65,000	130,000
<b>Total Construction Cost</b> Engin., Admin., and Contingencies @ 30% of Construction Cost		191,500	0.30	57,450
<b>Total Storm Drainage Cost</b>				<b>248,950</b>

\* In 1991 dollars subject to modification by detailed engineering studies.

\*\* Does not include assessment district cost for new gravity trunk or "in Lieu" retardation/drainageimprovement fees. Cost unknown.

\*\*\* The Railroad Avenue bridge already exists. The Western Avenue and Canal Street bridges will be built upon development of the area north of the Hidden Pines planning area. In addition, a bridge or culvert will be necessary when Hidden Pines Way is extended to Blosser road.

**Table A-4. Estimated Project Cost Summary (Public Facilities Only)**

<b>Facility Type</b>	<b>Cost \$*</b>
Circulation System Improvements	838,240
Community Design Components	325,470
Infrastructure	651,350
<b>Total Project Cost</b>	<b>1,815,060</b>

\* In 1991 Dollars subject to modification by detailed engineering studies.

## **APPENDIX B**

### **List of Drought-Tolerant Plants**

**Table B-1. Drought-Tolerant Plants**

**BOTANICAL NAME**

**COMMON NAME**

TREES (Street trees denoted with asterisk)

Albizia julibrissen*	Silk Tree
Eucalyptus ficifolia*	Eucalyptus
Eriobotrya deflexa*	Bronze Loquat
Fraxinus oxycarpa 'Raywood'	Raywood Ash
Geijera parvifolia*	Australian Willow
Ginko biloba*	Maiden Hair Tree
Koelreutia paniculata*	Golden Rain Tree
Maytenus boaria*	Mayten Tree
Olea europaea (Fruitless)*	Fruitless Olive
Pinus canariensis*	Pine
Pinus thunbergii*	Pine
Pistacia chinensis*	Pistache Tree
Platanus acerifolia	Plane Tree
Prunus cerasifera 'Krauter Vesuvius'*	Flowering Plum
Quercus ilex*	Oaks
Schinus molle	California pepper
Zizyphus jujuba	Jujube

SHRUBS

Abelia grandiflora	Glossy Abelia
Acacia species	Acacia
Arctostaphylos species	Manzanita
Berberis darwinii	Darwin's Barberry
Callistemon citrinus	Lemon Bottlebrush
Ceanothus species	Wild Lilac
Cistus species	Rockrose
Cotoneaster parneyi	
Dodonea viscosa 'Purpurea'	Hopseed Bush
Escallonia species	
Feijoa sellowiana	Pineapple Guava
Grevillea noellii	
Hemerocallis hybridus	Daylily
Heteromeles arbutifolia	Toyon
Juniperus species	Juniper
Leptospermum scoparium 'Ruby Glow'	New Zealand Tea Tree
Morea iridioides	Fortnight Lily
Mahonia species	Oregon Grape

SHRUBS (continued)

**BOTANICAL NAME**

Myrica californica  
Nerium oleander  
Nandina domestica  
Photinia fraseri  
Pittosporum tobira  
Plumbago auriculata  
Punica granatum 'Nana'  
Raphiolepis indica

Rhamnus californica  
Rhus ovata  
Ribes species  
Rosmarinus officinalis  
Salvia species  
Trichostema lanatum  
Viburnum tinus  
Xylosma congestum

**GROUND COVER**

Acacia redolens  
Acillea species  
Arctostaphylos species  
Arctotheca calendula  
Baccharus pilularis 'Twin Peaks'  
Cistus salvifolius  
Cotoneaster 'Dammeri' and 'Lowfast'  
Gazania species  
Hypericum calycinum

Juniperus species  
Lippia repens  
Lonicera japonica  
Myoporum parvifolium  
Myoporum 'Pacifica'  
Rosmarinus officinalis

**HYDROSEED/GENERAL**

Trifolium fragiferum "O'Connors"

**COMMON NAME**

Pacific Wax-Myrtle  
Oleander  
Heavenly Bamboo

Tobira  
Cape Plumbago  
Dwarf Pomegranate  
Indian Hawthorn

Coffeeberry  
Sugar Bush

Rosemary

Woolly Blue Curls  
Laurustinus

Manzanita

Coyote Bush  
Sageleaf Rockrose

Creeping St.  
Johnswort

Honeysuckle

Rosemary



**BOTANICAL NAME**

**COMMON NAME**

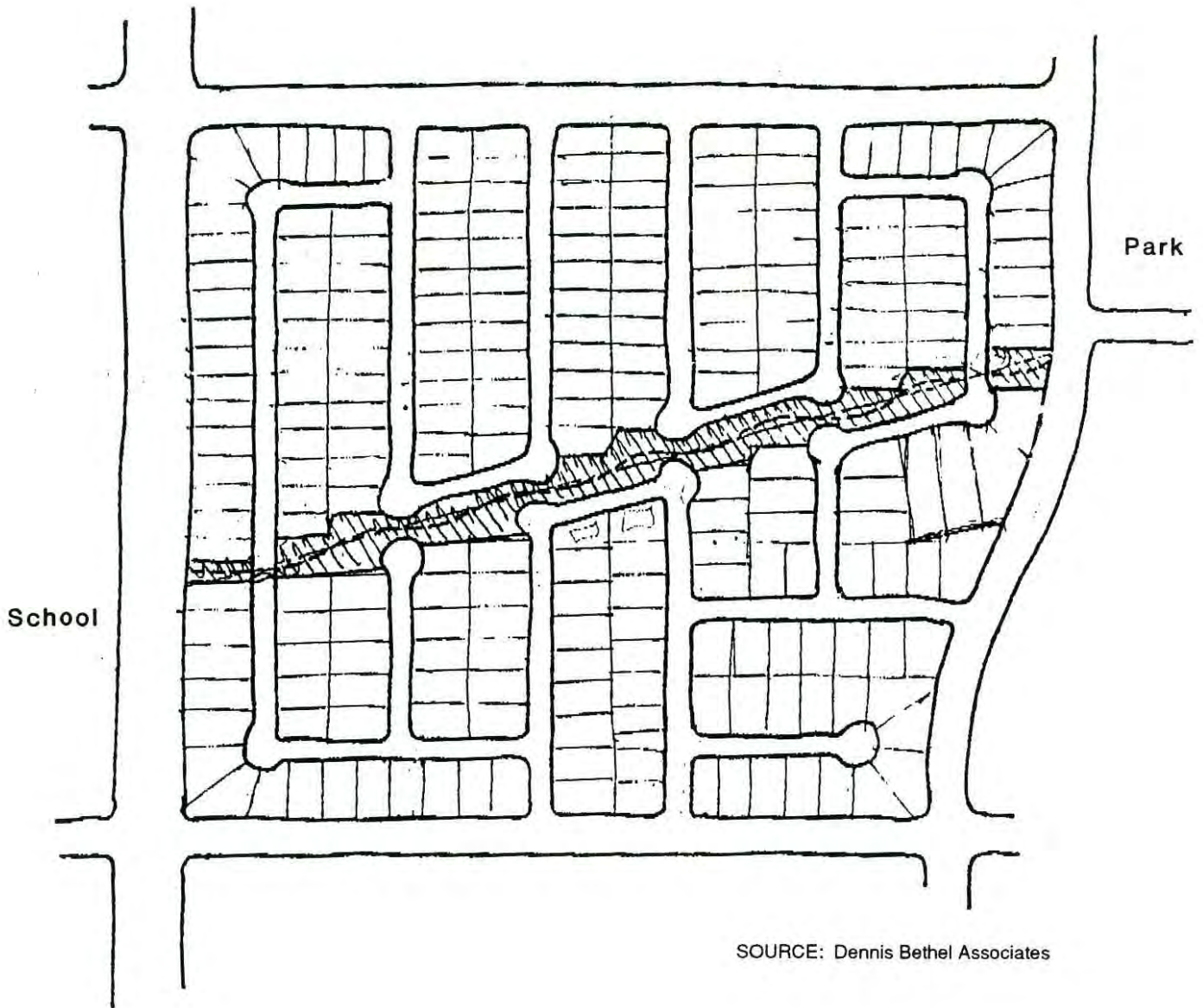
**WATER CONSERVING TURF**

As listed in the "Landscape Development Guidebook", City of Santa Maria Community Development Department.

Festuca K-31	Hybrid Fescue
Festuca "Goor"	Hybrid Fescue
Festuca "Fawn"	Hybrid Fescue
Festuca rubra	Red Fescue
Festuca "Rebel"	Hybrid Tall Fescue
Cynodon "Santa Ana"	Hybrid Bermuda
Cynodon "Tifgreen"	Hybrid Bermuda
Cynodon "Tifway"	Hybrid Bermuda

## **APPENDIX C**

### **Pedestrian Greenbelt Concept**



SOURCE: Dennis Bethel Associates

**APPENDIX D**  
**Fee Calculations**

$$\text{REIMBURSEMENT FEE} = ((A \cdot R + (A \cdot SA)) - P) + X$$

A = Acreage of the area subject to fee.

R = Rate of fee with cost of living adjustments adopted by the City Council.

SA = Supplemental Fee against all property in the study area. The amount was determined by taking the total costs minus the total fees and dividing the remainder by the total acres of property being developed.

P = Payments received for specific parcels within the specific plan area. Appendix D identifies any payments received for each parcel and any amounts still to be collected.

X = Extra charges for work performed within a particular specific plan/annexation area that cannot be assigned to the Supplemental Fee.

Supplemental Fee = \$55.02

Area	Specific Plan	(R) Rate	(SA) Supplemental Fee	x Extra Charges	Total Fee
1	Hidden Pines	\$290.70	\$55.02		\$345.72
1N	(future HP amend)	\$116.28	\$55.02	costs	\$171.30+
3	West Main	\$290.70	\$55.02	\$23.92	\$369.64
5	Blosser SE	\$290.70	\$55.02		\$345.72
6	Blosser SW	\$290.70	\$55.02		\$345.72
7	Mahoney Ranch	\$290.70	\$55.02		\$345.72
7X	(future MR amend)	\$116.28	\$55.02	costs	\$171.30+
9N	West Stowell	\$116.28	\$55.02	\$41.48	\$212.78
9E	(future WS amend)	\$116.28	\$55.02	costs	\$171.30+
9W	(future WS amend)	\$116.28	\$55.02	costs	\$171.30+
A	Entrada Este	\$116.28	\$55.02		\$171.30

The table above generally notes the charges assigned to each specific plan area. It does not show the payments received; see Appendix D for specific parcel fees. If a specific plan was prepared as part of the project, the rate is \$290.70; otherwise, the rate is \$116.28. Two exceptions exist. First the Entrada Este Specific Plan was funded privately and therefore only the EIR rate applies. Second, the West Stowell Specific Plan was prepared subsequent to the other specific plans on a separate contract.

The Supplemental Fee applies to all development acreage within the project area. It will pay the City back for financing the costs of the EIR, annexations, and specific plans.

The Extra Charges apply to Area 9N (for the preparation of the West Stowell Specific Plan) and Area 3 (for the preparation of the Annexation Maps). Extra charges for Areas 1N, 7X, 9E, and 9W will be based on contractual costs and are not specified at this time.