

Chapter 4 : Implementation Procedures

This section outlines how the plan is put into place and carried out. It includes the timetable for development (phasing), measures for providing for plan recommendations and policies, and financing mechanisms for public improvements. It begins with a description of the government procedural steps necessary to get started.

4.1 Special Assessment Districts

Prior to approval of any development within the Mahoney Ranch South Specific Plan Area or concurrent therewith, said Specific Plan Area may be incorporated/annexed into existing special assessment districts and/or new Special Assessment Districts may be established. This requirement may include one or more of the following specific Special Assessment Districts that would provide funding for the ongoing Operation and Maintenance.

Districts:

1.Landscaping and Lighting Special Assessment District

- Authority: Landscaping and Lighting Act of 1972
Streets and Highway Code, Section 22500
- a. Park Operation and Maintenance
 - b. Parkway and Median Maintenance
 - c. Bikeway, Jogging and Equestrian Trail Maintenance
 - d. Street Lighting and Traffic Signals

2.Benefit Assessment Districts:

- Authority: Benefits Assessment Act of 1982
Government Code 54703 et. seq.
- a. Police Protection
 - b. Fire Protection
 - c. Library Services
 - d. Drainage/Flood Control
 - e. Street Maintenance

4.2 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 South Specific Plan. A Master Map shall be processed which will create separate parcels in the layout of the proposed zone Planning Areas depicted in Figure 2-8. Individual tentative maps and planned development permits will be submitted and processed for approval in accordance with the adopted Mahoney Ranch South Specific Plan.

Reimbursements for costs associated with the preparation of the Mahoney Ranch South Specific Plan may be requested in accordance with Government Code Section 65456. With regard to infrastructure, Appendix B outlines the costs associated with the major infrastructure costs for the "back bone" of the Mahoney Ranch South planning area (Bethel Engineering, May 2008). Those costs will be borne by the developer and/or through the following measures as applicable:

4.2.1 Measures that Implement the Land Use Plan

LU-M1: Land Use Controls (General Plan/Zoning). The principal method by which a city implements land uses policy is through its general plan and zoning ordinance. The authority to designate and zone is inherent in the police power delegated to cities by the California Constitution. The General Plan prescribes uses and densities/intensities of development. The zoning ordinance consists of two basic elements: 1) a map which delineates the boundaries of districts in which like uses at like standards are to be permitted, and 2) text which explains the purpose of the zoning district, lists permitted and conditional uses and defines development standards. By law (California Government Code 65860), the zoning ordinance must be consistent with the general plan.

Responsible Party: Planning Commission, City Council

Timing: The general plan and zoning proposed are incorporated into this Specific Plan.

4.2.2 Measures that Implement the Circulation Plan

CIRC-M1: Adopt Circulation Plan. The City shall adopt the recommended street and bicycle path designations and classifications contained in the circulation section of the Mahoney Ranch South Specific Plan. Where standards contained within this plan differ from operative City standards, those contained in this Specific Plan will apply.

Responsible Party: Planning Commission, City Council

Timing: The general plan and zoning proposed are incorporated into this Specific Plan.

CIRC-M2: Financing: Exactions. The City shall require developers to dedicate real property, or in lieu of property a fee, for the purposes of constructing circulation improvements mandated in this Specific Plan. Pursuant to Section 66000 et seq. of the California Government Code, these exactions may be used to obtain easements and open space provided they do not deprive a land owner of all the economic use of his/her land.

CIRC-M3: Financing: Mello-Roos Funds. The Mello-Roos Act of 1982 authorizes cities to establish districts within which a special tax may be levied to fund public circulation improvements. The city can pay for these undertakings by means of the tax revenue or with bond financing secured by the tax. Formation of a district and the special tax are subject to the voter/landowner protest provisions of Section 53324 of the California Government Code.

CIRC-M4: Financing: Special Assessment District. Unlike Special Districts, special assessment districts are not independent political jurisdictions. Rather, they are geographic areas in which local governments levy assessments to pay for circulation improvements such as streets, sidewalks, streetlights and parking. Two of the more commonly used acts that the City could potentially implement are: The Municipal Improvement Act of 1913 (Streets and Highways Code Section 10,000 et. seq.) in combination with the Improvement Bond Act of 1915 (Streets and Highways Code Section 8500 et seq.).

CIRC-M5: Financing: General Obligation Bonds. Pursuant to California Constitution Article XIII A, Section 1, the city may increase property taxes above the one percent limit set by

Mahoney Ranch South Specific Plan

Chapter 4 - Implementation Procedures

Proposition 13 to secure general obligation bonds "... for the acquisition or improvement of streets or roadways...".

CIRC-M6: Traffic Mitigation Fee Program: Pursuant to AB1600, the City has adopted a Traffic Mitigation Fee Program. This program shall apply to new development within the Planning Area.

4.2.3 Measures that Implement the Community Design Plan

CD-M1: Adopt the Standards of the Community Design Plan. All development in the Mahoney Ranch South area shall comply with the standards set forth in this Specific Plan. The plan will operate as a separate and distinct guide for the Mahoney Ranch South Planning Area. When the Specific Plan is silent on topics, normal City codes and standards will apply. Where standards contained within this plan differ from operative City standards, those contained in this Specific Plan will apply.

Responsible Party: Planning Commission, City Council

Timing: Development standards can be adopted upon approval of the Specific Plan.

CD-M2: Planned Development Permits. Planned Development Permit(s) are required for all development proposed in the Mahoney Ranch South Planning Area, and will be conducted under the same procedures as all Planned Development Permit(s).

CD-M3: Financing: Special Assessment District. Unlike Special Districts, special assessment districts are not independent political jurisdictions. Rather, they are geographic areas in which local governments levy assessments to pay for public projects such as bicycle paths, sidewalks, and landscaping. Two such assessment acts that the City could potentially implement are the Landscaping and Lighting Act of 1972 (Streets and Highway Code Section 22500) and the Tree Planting Act of 1931 (Streets and Highway Code Section 22000).

4.2.4 Measures that Implement the Infrastructure Plan

INF-M1: Adopt Infrastructure Plan. The City shall adopt the recommended water, sewer and drainage improvement plan contained within the infrastructure section of the Mahoney Ranch South Specific Plan.

INF-M2: Financing: Developer Fees. On-site improvements will be financed directly by the developer. City costs and the use of off-site facilities are paid by the developer through development fees charged by the City. Once the City accepts the area's infrastructural facilities as public, maintenance costs are assumed by the City and financed from Water Department billings.

INF-M3: Financing: Supplemental Storm Drainage Capacity. City Ordinance provides potential financial relief where supplemental storm drainage capacity is required over and above the minimum required Project capacities. Detailed description of the mechanism is found in Title 11 of the Santa Maria Municipal Code (Subdivision Ordinance). Financing for

Mahoney Ranch South Specific Plan

Chapter 4 - Implementation Procedures

supplemental drainage improvements within the Planning Area would be in accordance with the Santa Maria Municipal Code.

INF-M4: Financing: Exactions. The City shall require developers to dedicate real property, or in lieu of property a fee, for the purposes of constructing infrastructure improvements mandated in this Specific Plan. Pursuant to Section 66000 et seq. of the California Government Code, these exactions may be used to obtain easements and open space provided they do not deprive a land owner of all the economic use of his/her land.

INF-M5: Financing: Mello-Roos Funds. The Mello-Roos Act of 1982 authorizes cities to establish districts within which a special tax may be levied to fund public infrastructure improvements. The City can pay for these undertakings by means of the tax revenue or with bond financing secured by the tax. Formation of a district and the special tax are subject to the voter/landowner protest provisions of Section 53324.

INF-M6: Financing: Special Assessment District. Special Assessment Districts are geographic areas in which local governments levy assessments to pay for infrastructure improvements such as sewers, storm drains, flood control systems, and curbs and gutters. Such a method could be employed in the Mahoney Ranch Planning Area.

INF-M7: Financing: Sewer Revenue Bonds. Use of Sewer Revenue Bonds (Health and Safety Code Section 4950 et seq.) would authorize the City to engage in revenue bond funding of sewer system projects. Voter approval of project proposals is unnecessary unless 15 percent or more of the property owners or registered voters petition for an election.

4.3 Development Phasing Program

Area 7a shall be constructed as multiple phased subdivisions. Initially, a Master Map will be processed which allows for flexibility of financing of the large property area. The parcels created by the Master Map will follow the proposed Planning Areas as shown in Figure 1-8. No development will be constructed at that time. Subsequent to the Master Map approval, individual Tract Maps and Planned Development Permits will be submitted for review and processing. Grading of the entire project area will be permitted prior to Planned Development approval of the individual phases of the tract provided a bulk (stage) grading plan and a grading permit are approved by the City Engineer and all required State and Federal permits are in place.

Prior to any home construction, offsite improvements including sewer and water as defined in this document must be in place as well as the onsite improvements required to serve the Parcel Area (PA) in which the home is to be built. The subdivision may or may not be recorded in the order given in the phasing sequence shown in this section. Market conditions as well as unforeseen field conditions and/or environmental issues will guide sequence of recordation and construction of the subdivisions. The sequence of construction of the subdivisions will be presented to the City Engineer for approval. Each of the subdivisions will be constructed with the required infrastructure.

The arterial roads and their associated infrastructure improvements of sewer, water, storm drain, and dry utilities will be constructed incrementally during the grading operation (providing the necessary permits are approved). The Loop Road right-of-way shall be included within the defined boundary of the first subdivision to be recorded. The Loop Road construction will be bonded separately from the other interior subdivision improvements. The release of the bonds for the Loop Road will not be contingent on the completion of any other subdivision

Mahoney Ranch South Specific Plan

Chapter 4 - Implementation Procedures

improvement or house construction. A construction matrix outlining the specific triggers and timing of infrastructure improvements will accompany the approval of the Master Map. This matrix must be reviewed and approved by the Public Works Department.

**Table 4-1
Mahoney Ranch Development Phasing Schedule**

PHASE	PARCEL AREA	DESCRIPTION
1	n/a	Off site Improvements
2	n/a	Site Grading
3	n/a	Backbone Streets/Utilities
4**	6 & 9	CC, PF
5	2	R-2
6	1	R-1-4500
7	5	R-3
8	4	R-1-6000
9	8	R-3
10	11	R-1-4500
11	3	R-1-7000
12	10	R-1-4500
14	7	R-1-4500

**This table represents an approximate phasing schedule based on current information. Factors such as market conditions, field conditions, and environmental issues, among others, may change the sequence for developing different parcel areas.*

***This schedule represents the approximate stage at which these sites will be available to begin site improvements. Ultimate development of PA's 6 & 7 to be determined by school district and commercial developer.*

4.4 Monitoring and Maintenance Program

4.4.1 Circulation System

Streets: It is anticipated that the roadways proposed within the Mahoney Ranch South Planning Area would be constructed to City standards and dedicated as public roads. These public roads and their respective rights-of-way would be maintained by the City of Santa Maria. Any Residential Local streets constructed as private facilities would be maintained by homeowner's associations or similar entities. Residential Local streets constructed as public roads would be maintained by the City of Santa Maria. The City would fund the maintenance program using gas tax and other revenues currently utilized for these purposes.

Sidewalks and Bikeways: All multi-purpose trails and sidewalks will be maintained by the City of Santa Maria. Any sidewalk, pedestrian trail or exclusive bikeway constructed as a private facility would be maintained by a homeowners association or similar entity.

Public Transportation: It is anticipated that public transit service to the Mahoney Ranch South Planning Area would be maintained by the Santa Maria Area Transit (SMAT) as long as the demand for transit services exists in the area.

4.4.2 Landscaping

The City shall annually allocate funds for the maintenance of streetscape improvements in public rights-of-way. These funds will be raised through a landscaping maintenance district.

4.4.3 Infrastructure

Water and Sewer Systems: Water and sewer design would follow the procedures required for any normal subdivision improvement conducted in the City of Santa Maria. Plans would be prepared by a registered civil engineer, checked and approved, if adequate, by the Santa Maria Public Works Department. Financing would be provided by the developer and assured by the proper bonds. Construction would be inspected by the City. When the completed facilities are approved and accepted by the City, the City would own and maintain them.

Drainage Plan Review: Drainage plans for projects in the Planning Area would be monitored for proper design and construction by the City of Santa Maria Public Works Department. Maintenance of the facilities after construction would be the responsibility of a local property-owners association, community services district, City of Santa Maria, or other management agency. The management agency should submit a field report prepared by a civil engineer to the City of Santa Maria Public Works Department staff once every five (5) years indicating the general condition of drainage improvements, degree of siltation, recommended maintenance required. The field report should also indicate the as-built capacity of any on-site retardation basins, current capacity, recommendations for maintenance and safety improvements, and a schedule for accomplishing those tasks.

4.5 Specific Plan Amendment Procedure

The Mahoney Ranch South 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 South 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.

Mahoney Ranch South Specific Plan

Chapter 4 - Implementation Procedures

- 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 South Specific Plan.

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

4.6 Relationship of Specific Plan to Subsequent Discretionary Projects

4.6.1 Environmental Review

The adoption of the Mahoney Ranch South Specific Plan does not exempt subsequent individual projects within the Planning Area 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.

It is the City's objective to utilize the certified Sphere Study EIR and the Mahoney Ranch South Specific Plan EIR whenever possible to avoid duplication of work and expense. In the event that a CEQA-required initial study prepared for a discretionary project consistent with this Specific Plan identifies issues not already sufficiently addressed in the Mahoney Ranch South EIR or other documentation, a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report must be prepared by the City of Santa Maria (Public Resources Code, Section 15000, et. seq.).

4.6.2 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 South Specific Plan. This Section allows compliance with mitigation monitoring requirements by including mitigation measures directly into the Specific Plan as Policy Statements. Following are the relevant Specific Plan policies resulting from Mitigation Measures adopted in the Environmental Impact Report (SCH#2007021071) for the Mahoney Ranch South Specific Plan.

MASTER MAP AND PUBLIC IMPROVEMENT PLANS

Mitigation AQ-1

Each applicable Tentative Tract Map(s) and/or related planned development permit(s) shall include the following requirements as a condition of approval and shown on grading plans as a note:

The following County standard fugitive dust control measures shall be applied during all proposed ground disturbance activities.

- a. Use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the construction area. At a minimum, this would include wetting down such areas in the late morning and after work is completed for the day, and whenever wind exceeds 15 miles per hour. Reclaimed water should be used whenever possible.

Mahoney Ranch South Specific Plan

Chapter 4 - Implementation Procedures

- b. Minimize the amount of disturbed area and speeds of on-site vehicles.
- c. Install gravel pads at all access points to prevent tracking of mud onto public roads.
- d. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.
- e. After completion of clearing, grading, earthmoving, or excavation, treat the disturbed areas by watering, revegetation, or by spreading soil binders until they are paved or otherwise developed so that dust generation will not occur.
- f. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent the transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance.
- g. Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be used.
- h. The engine size of construction equipment shall be the minimum practical size.
- i. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- j. Construction equipment shall be maintained in tune per the manufacturer's specifications.
- k. Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines.
- l. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- m. Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available.
- n. Diesel powered equipment should be replaced by electric equipment whenever feasible.
- o. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.
- p. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
- q. Gravel pads must be installed at all access points to prevent tracking of mud on to public roads. A vacuum truck or suction sweeper should be used to collect soil on paved surfaces. The use of leaf blowers is prohibited.
- r. If importation, exportation, and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- s. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- t. Prior to land use clearance for any map recordation, the applicant shall include, as a note on a separate informational sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans.

Mitigation BIO-1.1

The Master Map and each applicable Tentative Tract Map(s) and/or related planned development permit(s) shall include the following requirements as a condition of approval and shown on grading plans as a note:

Mahoney Ranch South Specific Plan

Chapter 4 - Implementation Procedures

- a. The following measures shall be implemented during construction to avoid direct impacts to individuals, populations, and known habitat for Cambria morning glory:
 - i. A qualified biologist with demonstrated experience in Cambrian morning glory restoration activities shall complete a survey of the project site during the species' flowering season prior to proposed development, to establish the most reliable baseline for the presence of number of plants and their location. The number of plants and their distribution shall be submitted in a report to the Community Development Department.
 - ii. The project Open Space Restoration Plan shall be prepared by a qualified biologist with demonstrated experience in Cambria morning glory restoration and include the following:
 - The concepts and techniques required to salvage and relocate all Cambria morning glory specimens removed as a result of Open Space perimeter wall construction, and any other disturbances resulting from habitat restoration
 - Establishment of Cambria morning glory plantings on a ratio of two plants for every one plant removed.
 - A rationale for the location of relocated and/or new plantings within the Open Space, including slope, exposure, etc. necessary ensure that the resulting plantings would constitute appropriate in-kind habitat to that removed.
 - Success criteria and measurable goals for monitoring the effectiveness of the restoration over a 5-year period, including providing for adaptive management strategies, or until the 2:1 replacement ratio is established.
 - Educational materials for residents regarding the importance of habitat restoration.
 - Alternatively, the Specific Plan Conservation Open Space Zone Development Standards shall incorporate all final Habitat Conservation Plan measures addressing impacts on any conditions in the final HCP and supersede any and all mitigation proposed in the EIR in regards to the protection of federally listed species
 - iii. Open space areas containing these habitats shall be temporarily fenced with construction plastic or chain link throughout all adjacent clearing, grubbing, grading, and construction activities. No personnel or equipment access shall be allowed within this protection buffer except for activities related to initial site preparation, demolition and removal of existing structures and debris, site restoration, and maintenance.
 - iv. The following measures shall be included in the landscape plans to reduce potential indirect impacts associated with invasive landscaping:
 - Avoid planting of ornamentals or cultivars that could invade or otherwise cause the degradation of adjacent native plant communities.
 - Prepare a Landscape Maintenance Plan for common areas that includes provisions to inspect and maintain landscaped areas adjacent to native plant communities, at least annually, to ensure no establishment of non-native invasive plant species.

Mitigation BIO-1.3

The Master Map Construction Matrix and applicable tentative tract maps, and public improvement plans, shall include the following requirements as a condition of approval and shown on grading plans as a note:

- a. The following measures shall be implemented during construction to avoid direct impacts to individuals, populations, and known habitat for Blochman's leafy daisy:
 1. The Black Road right of way, adjacent to west edge shall be temporarily fenced with construction plastic or chain link fencing throughout all clearing, grubbing, grading, and construction activities. All personnel, equipment, and ground disturbances including grading for buildings, easements, utilities,

Mahoney Ranch South Specific Plan

Chapter 4 - Implementation Procedures

staging areas, and vegetation removal shall be prohibited within the designated off-limit areas.

Mitigation BIO-1.4

Prior to the first Planned Development Permit:

- a. The applicant shall prepare a California tiger salamander-California Red-legged Frog Preservation Plan including the following components to reduce potential impacts to both of these species' habitats:
- b. Temporary exclusionary fencing shall be installed around the perimeter of all project development areas until permanent structures are in place.
- c. A capture/relocation program shall be initiated in select areas of the site during the fall/winter season prior to groundbreaking activities. The program shall be conducted by the project biologist to ensure that any CTS and California red-legged frog potentially occurring in non-agricultural areas to be impacted within development footprints are able to vacate the area during their annual migration to potential breeding habitat within Drainages B and C.
- d. A biologist qualified by the City of Santa Maria shall be retained by the applicant and be onsite for all existing structure demolition, trash and debris removal, vegetation clearing and grubbing, and initial earth grading activities. If at any time during construction California tiger salamander or California red-legged frog are found in the construction site, the project biologist on-site shall order construction in the immediate area to stop immediately and the project biologist shall remove the amphibian from the project site.
- e. Prior to the commencement of construction-related activities, the project biologist shall conduct a training session regarding the special-status biological resources occurring in the project area for personnel who will be involved in clearing and grading development activities on the site.
- f. Ground squirrel and gopher abatement programs shall require USFWS approval prior to establishment of proposed open space areas.
- g. Alternatively, individual tentative maps and planned development permits shall incorporate all final Habitat Conservation Plan measures addressing impacts on any conditions in the final HCP and supersede any and all mitigation proposed in the EIR in regards to the protection of federally listed species.

Mitigation BIO-1.7

Each applicable Tentative Tract Maps and/or related planned development permit(s) shall include the following requirements as a condition of approval and shown on grading plans as a note:

Prior to the start of any grading or construction activities on the project site, the areas that would be disturbed by proposed grading operations shall be marked in the field and surveyed by a city-approved biologist for the presence of non-listed sensitive species. The survey shall be performed no more than two weeks prior to any project-related ground disturbing activity.

- a. If horned lizards, silvery legless lizards, or spadefoot toad are found, they should be relocated to similar undisturbed habitat within the proposed open spaces outside of the fenced areas.

Mitigation BIO-1.8

Each applicable Tentative Tract Maps and/or related planned development permit(s) shall include the following requirements as a condition of approval and shown on grading plans as a note:

Mahoney Ranch South Specific Plan

Chapter 4 - Implementation Procedures

Prior to the start of any grading or construction activities on the project site, the areas that would be disturbed by proposed grading operations shall be marked in the field and surveyed by a city-approved biologist familiar with burrowing owls. If burrowing owls are observed on site a Burrowing Owl Management Plan shall be prepared and provided to the city. The Management Plan shall discuss the appropriate protection and mitigation measures including passive relocation efforts, exclusion techniques, seasonal restrictions, alternative sites for relocated owls, and other relevant requirements included in the CDFG Burrowing Owl Survey Protocol and Mitigation Guidelines. The survey shall be performed during the spring immediately prior to any project-related ground disturbing activity.

Mitigation BIO-1.9

Each Planned Development Permit shall include the following requirements as a condition of approval and shown on grading plans as a note:

Prior to the start of any grading or construction activities on the project site, the areas that would be disturbed by proposed grading operations shall be marked in the field and surveyed by a city-approved biologist for the presence of non-listed sensitive species. The survey shall be performed no more than two weeks prior to any project-related ground disturbing activity.

- a. Buffer areas will be determined by the biological monitor to avoid any impacts to any nesting bird species

Mitigation BIO-2.1

Each applicable Tentative Tract Maps and/or related planned development permit(s) shall include the following requirements as a condition of approval and shown on grading plans as a note:

- a. Open space areas containing native grassland and riparian scrub habitats shall be temporarily fenced with construction plastic or chain link fencing throughout all adjacent clearing, grubbing, grading, and construction activities. All personnel, equipment, and ground disturbances including grading for buildings, easements, utilities, staging areas, and vegetation removal shall be prohibited within the designated off-limit areas.
- b. Alternatively, individual tentative maps and planned development permits shall incorporate all final Habitat Conservation Plan measures addressing impacts on any conditions in the final HCP and supersede any and all mitigation proposed in the EIR in regards to the protection of federally listed species.
- c. Any native habitat areas that are temporarily affected by project activities (and outside any required fire buffer areas) shall be revegetated with appropriate native species. An Onsite Native Habitat Restoration Plan shall be prepared. This Plan shall include the following:
 - i. Specific goals and objectives for the restoration.
 - ii. Specifics for sources of plant materials (including salvaging from the project site, if appropriate), seeding (including timing for seed collection and seeding methods), planting methods and timing, planting density, plant protection, and maintenance. Details describing how all native plant materials for restoration should be collected locally.
 - iii. Monitoring and maintenance requirements including frequency and timing of watering, weed control methods and timing, and monitoring and reporting procedures.
 - iv. Performance criteria that specify the minimum requirements for size and health of replacement plants including a period of time without supplemental watering. In

Mahoney Ranch South Specific Plan

Chapter 4 - Implementation Procedures

addition, the plan shall include measures that would be implemented if it is determined that performance criteria are not being met within the specified time period.

Mitigation BIO-3

The following note shall be shown as a note on the Master Map, prior to recordation, and shown on subsequent Tentative Tract Maps and grading plans as a note:

No alteration to Drainage "B" or "C" channel or bank shall be permitted until the California Department of Fish and Game and U.S. Army Corps of Engineers have been contacted and appropriate permits and agreements, including a streambed Alteration Agreement under Section 1600-1616, have been issued.

Mitigation CR-1

Each applicable Tentative Tract Maps and/or related planned development permit(s) shall include the following requirements as a condition of approval and shown on grading plans as a note:

- a. In the unlikely event that unknown archaeological artifacts are encountered during grading, clearing, grubbing, and/or construction activities associated with the proposed project, work shall be stopped immediately in the vicinity of the find and the resource shall be evaluated by a qualified archaeologist. An appropriate plan for the preservation of the artifacts from the site shall be prepared and implementation of the plan shall be overseen by a qualified archaeologist, prior to commencement of ground disturbing activities.
- b. In the unlikely event that unknown human remains are encountered during grading, clearing, grubbing, and/or construction activities associated with the proposed project, all excavation and ground disturbing work on or adjacent to the project site (or area of discovery) shall be stopped immediately in the vicinity. The Santa Barbara County Coroner shall be contacted and the Native American Heritage Commission shall be notified immediately. The site shall be evaluated by the most likely Chumash descendant identified by the Native American Heritage Commission and a qualified archaeologist.
- c. The proposed sewer line and water line corridor shall be subject to a Phase 1 archaeological survey by a City-qualified archaeologist. If any potentially significant resources are identified, they shall be avoided by project redesign, such as directional boring under the resource.

Mitigation CR-2

Each applicable Tentative Tract Maps and/or related planned development permit(s) shall include the following requirements as a condition of approval and shown on grading plans as a note:

A presentation by a qualified archaeologist explaining the potential for encountering prehistoric remains during construction shall be included as an element of the project pre-construction meeting. Attendees shall include the applicant, construction supervisors, and equipment operators to ensure that all parties understand the potential need for a Construction Treatment Plan and their respective roles and responsibilities in the event that cultural resources are identified during construction. The presentation shall address the following:

- a. Review the types of cultural resources that may be uncovered;
- b. Provide examples of common archaeological artifacts and other cultural materials to examine; discuss what makes a cultural resource significant;

Mahoney Ranch South Specific Plan

Chapter 4 - Implementation Procedures

- c. Identify what would temporarily stop construction and for how long;
- d. Describe a reasonable worst-case resource discovery scenario (i.e., discovery of intact human remains); and describe reporting requirements and the responsibilities of the construction supervisor and crew; and
- e. Make attendees aware of prohibited activities, including unauthorized collecting of artifacts, which can result in impacts on cultural resources.

Mitigation HYDROWQ-2

Each applicable Tentative Tract Map and/or related planned development permit(s) shall include the following requirements as a condition of approval and shown on grading plans as a note:

The applicant shall submit proof of the Notice of Intent to obtain coverage under the Construction General Permit of the NPDES, issued by the California State Water Resources Control Board. The SWPPP/ Erosion and Sediment Control Plan BMPs shall include but not be limited to the following:

- a. The use of temporary sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net, and straw bales.
- b. Grading shall not occur during the wet season (November 1-April 15) unless erosion control devices acceptable to Public Works Department are implemented.
- c. Nonpaved areas shall be revegetated or restored (i.e., using geotextile binding fabrics as cover) immediately after grading to minimize erosion and to reestablish soil structure and fertility. Revegetation shall include drought-resistant, fast-growing, vegetation that would quickly stabilize exposed ground surfaces.
- d. Runoff shall not be directed across exposed slopes. All surface runoff shall be conveyed in accordance with the approved site drainage plans.
- e. Energy dissipaters shall be installed at the end of drain pipe outlets to minimize erosion during storm events.
- f. Drainage channel inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps.
- g. Sediment control measures shall be maintained for the duration of the grading period and until graded areas have been stabilized by structures, long-term erosion control measures, or landscaping.
- h. Stabilized project site construction entrances shall be installed to prevent sediment from being tracked off of the construction site. Stabilizing measures shall include but not be limited to the use of gravel pads, steel rumble plates, temporary paving, etc. Any sediment or other materials tracked off-site shall be removed the same day as they are deposited, without the use of water washing.
- i. During construction, washing of concrete trucks, paint, equipment, or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks, or wetlands. Areas designated for washing functions shall be at least 100 feet from any storm drain, waterbody, or sensitive biological resources. The location(s) of the washout area(s) shall be clearly noted at the construction site with signs.
- j. Concrete, asphalt, and seal coat shall be applied during dry weather to prevent storm water contamination during roadwork or pavement construction. Storm drains and manholes within the construction area shall be covered when paving or applying seal coat, slurry, fog seal, etc.

Mahoney Ranch South Specific Plan

Chapter 4 - Implementation Procedures

- k. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner that minimizes the potential for storm water contamination.
- l. Dewatering measures shall be implemented to prevent the discharge of sediment-laden water through pre-filtering, treatment, and/or hauling off-site.

Mitigation HYDRO/WQ-3

Each applicable Tentative Tract Map and/or related planned development permit(s) shall include the following requirements as a condition of approval and shown on grading plans as a note:

The applicant shall prepare a Storm Water Quality Mitigation Plan (SWQMP) to identify how the project would minimize storm water runoff pollutant transmission into wetlands of the former Lake Betteravia and the Santa Maria River, to the maximum extent feasible. The SWQMP shall include the following elements: identification of potential pollution sources that may affect the quality of storm water discharges; the proposed design and placement of structural and non-structural BMPs to address identified pollutants; a proposed inspection and maintenance program; and a method for ensuring maintenance of all BMPs over the life of the project. The SWQMP shall also include the following project-specific BMPs.

- a. The proposed retardation basins shall be unpaved and completely planted with grasses and/or turf to serve as oil/water separators and sediment traps.
- b. City of Santa Maria Standard Conditions for Project Plan Approval—Water Quality BMPs shall be implemented. Detention or filtration of storm water runoff generated by the design storm shall be required as approved by Public Works staff.
- c. The application of pesticides and fertilizers in common areas and open space, particularly during the rainy season, shall be minimized.
- d. Biodegradable pesticides shall be maximized.
- e. Grasses not generally susceptible to pest disease, such as Bermuda grass or a native grass substitute, shall be planted in turf areas.
- f. This condition shall be conveyed in an agreement between the applicant and the City such as a Development Agreement or other mechanism approved by the City Attorney to ensure proper maintenance of the retardation basins and other landscaped common areas.

Mitigation LU-1.1

Each Tentative Tract Map and/or related planned development permit(s) shall include the following requirements as a condition of approval and shown on grading plans as a note:

- a. The following Notice of Airport in Vicinity declaration shall be included for all residential units and future property transactions by homeowners within the Mahoney Ranch South Project:

This property is presently located in the vicinity of an airport, within what is known as the airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (i.e., noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

Mitigation NOISE-1

Each applicable Tentative Tract Map and/or related planned development permit(s) shall include the following requirements as a condition of approval and shown on grading plans as a note:

Mahoney Ranch South Specific Plan

Chapter 4 - Implementation Procedures

- a. Stationary construction equipment that generates noise that exceeds 65 dBA at the project boundaries shall be shielded with the most modern and effective noise control devices (i.e., mufflers, lagging, and/or motor enclosures to City's satisfaction), and shall be located at a minimum of 200 feet from noise sensitive receptors.
- b. Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed-air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed-air exhaust shall be used. In general, quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.
- c. All equipment shall be properly maintained to ensure that no additional noise, due to worn or improperly maintained parts, is generated.
- d. A "noise disturbance coordinator" funded by the applicant and retained by the City Community Development Department shall be designated. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall be required to implement reasonable measures such that the complaint is resolved.
- e. Notices shall be sent to residential addresses within 300 feet of the construction site 48 hours in advance of the commencement of any construction activity, and shall list the telephone number for the disturbance coordinator so that community concerns can be communicated.
- f. Stockpiling, dirt hauling routes, and vehicle staging areas shall be located as far as practical from sensitive noise receptors including residents. Every effort shall be made to create the greatest distance between noise sources and sensitive receptors during construction activities.

Mitigation NOISE-4

Each applicable Tentative Tract Map and/or related planned development permit(s) shall include the following requirements as a condition of approval and shown on grading plans as a note:

- a. The applicant shall enter into an avigation easement with the Santa Maria Public Airport for the entire project site as identified by the City of Santa Maria and the ALUC.
- b. Residential units located within the Santa Maria Public Airport 60 dBA CNEL Noise Contour, as indicated in the SBCAG Airport Land Use Plan (2007), shall incorporate sound insulation techniques such as double-paned windows to the satisfaction of the Community Development Department to achieve City of Santa Maria Noise Element standards for interior habitable noise level.

Mitigation PF-2

Each applicable Tentative Tract Map and/or related planned development permit(s) shall include the following requirements as a condition of approval and shown on grading plans as a note:

The applicant shall prepare and implement a Fire Protection Plan (FPP) that incorporates facilities and infrastructure into the design and phasing of the project to comply with Article 86 of the Uniform Fire Code and Fire Department Development Standards with respect to fire safety, including but not limited to:

- a. Access. Adequate primary access to the tract, secondary emergency access, and individual structural access shall be provided in accordance with City Fire Department standards for road and driveway widths, all-weather surfaces, and turnarounds.

Mahoney Ranch South Specific Plan

Chapter 4 - Implementation Procedures

- b. Unit Street Addressing. Adequate street addressing shall be provided for each residence.
- c. Water. The applicant shall provide an adequate number of fire hydrants as determined by the Santa Maria Fire Department. The applicant shall provide adequate water supply sufficient to maintain an adequate flow identified by the Santa Maria Fire Department. All water storage and delivery systems shall meet City standards.
- d. Traffic Circulation. Traffic circulation onto commercial parcels and multi-family lots shall be designed to accommodate all fire apparatus, including aerial ladder apparatus. Traffic signal pre-emption devices for fire apparatus shall be included.
- e. Annual Fire and Safety Inspections. All neighborhood commercial and multi-family residential complexes shall be subject to annual Fire Department inspections supported by a supplemental financing mechanism such as a development agreement, or other financing program acceptable to the City Attorney.

SUBSEQUENT TENTATIVE MAPS AND PLANNED DEVELOPMENT PERMITS

Mitigation AES-2.4

The Master Map Construction Matrix and applicable Tentative Tract Maps and Planned Development Permits shall include the following requirement as a condition of approval:

- a. Landscape plans for all common spaces, perimeter landscaping outside of the single family residential areas, and perimeter sound walls shall be prepared by a City-approved landscape architect that includes the following:
 - i. A row of screen trees shall be planted along parcel boundaries visible from Mahoney Road and Black Road arterials. The trees shall be clustered with sufficient spacing and height to screen the vertical elements of proposed structures and sound walls, while maintaining proportionality and scale with adjacent structural heights. Screen tree species shall generally achieve a height of between 15 to 25 feet at maturity.
 - ii. Perimeter site plantings including accent trees and ornamental shrubs shall be spaced and/or clustered to feasibly screen views from the right-of way. The perimeter site planting species shall be compatible with existing vicinity street trees, and shall provide partial shade at maturity.
 - iii. The Landscape Plans shall identify the layout of the irrigation system for maintaining landscaping and include a maintenance and watering schedule. The applicant shall install the required trees, shrubs, vines, ground cover and irrigation designed to connect to the future irrigation system on each respective lot. The Landscape Plans shall comply with Chapter 44 of the Municipal Code (Landscape Requirements).
- b. The design of the neighborhood commercial convenience center shall incorporate plazas, paseos, or squares to reduce massing and bulk as experienced from public roadways.

Mitigation AES-3

Each applicable Tentative Tract Map and Planned Development Permit shall include the following requirements as a condition of approval:

- a. Project site exterior night lighting shall be of a low intensity, low glare design, and be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels.

Mahoney Ranch South Specific Plan

Chapter 4 - Implementation Procedures

- b. Building wall-mounted and pedestrian walkway lighting fixtures shall be placed at heights that would be sufficiently high to promote project safety, but low enough to limit unnecessary spillover effects.
- c. The developer shall submit a Master Lighting Plan for the project site including commercial areas, street lighting, and all common areas. The plan shall show specific lighting locations, type of lighting, height of lighting fixtures (wall-mounted and free-standing), lighting specifications, and demonstrate that lighting will not spill onto adjacent properties.
- d. Wall-mounted lights shall not be mounted higher than 10 feet from finished ground level, and free-standing light poles shall not extend higher than 25 feet above finished parking lot grade.

Mitigation AQ-2.1

Each applicable Planned Development Permit shall include the following on-site design requirements as a condition of approval, unless demonstrated to be economically or logistically infeasible:

- a. For pedestrians, sidewalks, parking lot crossings, shade trees, off-street breezeways, placement of neighborhood commercial parking lots and building entrances to favor pedestrians rather than cars.
- b. For transit riders, shelter transit stops with convenient access to proposed school and neighborhood commercial building entrances.
- c. For bicyclists, theft proof and well-lighted bicycle storage facilities with convenient access to building entrances, on-site bikeways between buildings or uses, showers and locker facilities.
- d. For carpool and vanpools, provide preferential parking.
- e. Encourage ridesharing and vanpooling for residents and commercial employees to address the benefits of alternative transportation methods.
- f. Encourage residential structure orientation to maximize exposure and potential for solar energy use.
- g. Install low volatile organic compounds (VOC)-emitting landscaping (i.e., trees) that generate less VOC emissions.
- h. Green building technologies such as structural orientation and use of construction materials that maximize passive solar exposures.

Mitigation BIO-1.2

Each applicable Tentative Tract Map and Planned Development Permit shall include the following requirements as a condition of approval:

- a. The following measures shall be included in Landscape Plans to reduce potential indirect impacts associated with invasive landscaping:
 - i. Avoid planting of ornamentals or cultivars that could invade or otherwise cause the degradation of adjacent native plant communities.
 - ii. Prepare a Landscape Maintenance Plan for common areas that includes provisions to inspect and maintain landscaped areas adjacent to native plant communities, at least annually, to ensure no establishment of non-native invasive plant species.

Mitigation BIO-1.5

The Master Map Construction Matrix, each applicable Tentative Tract Map and Planned Development Permit shall include the following requirements as a condition of approval and shown on grading plans as a note:

Mahoney Ranch South Specific Plan

Chapter 4 - Implementation Procedures

- a. The applicant shall install a permanent exclusionary wall around the perimeter of all project development areas that abut open space.
- b. The exclusionary wall shall be a minimum four-foot high masonry block wall as measured from the finish grade sufficient to exclude humans and deter pets from accessing protected open space, and to prevent California tiger salamander and California red-legged frog from entering developed areas post-occupancy.
- c. The wall shall be keyed into the ground to a minimum depth of three feet to minimize the potential for burrowing animals getting under the wall and into the developed areas.
- d. Alternatively, individual tentative maps and planned development permits shall incorporate all final Habitat Conservation Plan measures, which may supersede any and all mitigation proposed in the EIR in regards to the protection of federally listed species.

Mitigation BIO-1.6

Prior to first Planned Development Permit approval to implement this Specific Plan shall include the following requirement as a condition of approval and shown on grading plans as a note:

In order to reduce impacts on permanent loss of onsite California tiger salamander and California red-legged frog habitat, approximately 100 acres of high quality California tiger salamander and California red-legged frog habitat shall be included in the permanent open space Conservation Area (Area 2 in the Draft HCP). The conservation area shall be deeded to an appropriate agency for preservation in perpetuity.

Mitigation HAZ-1.1

The Master Tentative Map submitted to implement this Specific Plan shall include the following requirements:

- a. Subdivision of Planning Areas 3, 7, and 10 along the eastern project boundary shall be allowed, but no houses shall be constructed on the first tier of lots adjacent to the eastern project boundary until the adjacent lands offsite have been retired from agricultural production by the Santa Maria Public Airport as part of a biological Conservation Easement.
- b. The width of the buffer zone (setback) along the western project boundary shall include any public street right-of-way
- c. Perimeter fencing shall be installed along the eastern, northern, and western perimeter property lines adjacent to agricultural land uses. Perimeter fencing made of wood, masonry or other material approved by the Planning Commission with a minimum 6-foot height shall be installed, and maintained to minimize the dispersion of fertilizers, pesticides, and dust associated with farm equipment use on the adjacent agricultural lots

Mitigation HYDRO/WQ-1

The Master Map Construction Matrix and each applicable Planned Development Permit shall include the following requirement as a condition of approval:

- a. Consistent with City Public Works design standards, including a project-specific, August 7, 2006 letter from the Santa Barbara County Flood Control District and a July 30, 2007 public comment letter from the County of Santa Barbara Executive Office to the City of Santa Maria Community Development Department, retardation basins shall be constructed on site to provide adequate retardation for off-site storm runoff, for both residential and commercial development. Compliance with this requirement will

Mahoney Ranch South Specific Plan

Chapter 4 - Implementation Procedures

correspondingly fulfill the minimum volume requirements for retardation basins, established by City Public Works and Santa Barbara County Flood Control District.

- b. As feasible, the retardation basins shall be incorporated in common open space project areas. The retardation basins shall incorporate relevant design criteria to ensure appropriate vector prevention. The basin bottom designs shall allow for removal of any residual standing water by gravity or by pumping, avoiding the potential for runoff ponding.

Mitigation NOISE-2

The Master Map Construction Matrix and each applicable Planned Development Permit shall include the following requirement as a condition of approval and shown on grading plans as a note:

- a. Solid noise barriers (a perimeter solid masonry wall or a combination berm and wall) shall be required for all noise-sensitive development (e.g., residential units and elementary school/neighborhood park facility) proposed closest to the western project boundary of Mahoney and Black Road that would be exposed to levels exceeding 60 dBA CNEL.

TENTATIVE MAP AND PUBLIC IMPROVEMENT PLANS

Mitigation TRANS-1.1

Each appropriate tentative map(s) and planned development permit submitted to implement this Specific Plan shall include the following requirements:

- a. The applicant shall fund and construct the realignment of Betteravia Road to the south to create a "T" intersection at Mahoney Road. Further study shall be required to determine the exact alignment of the roadways and the intersecting point, while considering intersection spacing along the corridors, driveway access for fronting parcels, traffic controls, environmental constraints, etc.

Mitigation TRANS-1.2

Each appropriate tentative map(s) and planned development permit submitted to implement this Specific Plan shall include the following requirement:

- a. The applicant shall fund and construct dual northbound left-turn lanes at the Betteravia Road/Broadway intersection. The expense of this construction would be credited against the AB 1600 fees required to be paid as a condition of project approval.

Mitigation TRANS-1.3

Each appropriate tentative map(s) and planned development permit submitted to implement this Specific Plan shall include the following requirement:

- a. The applicant shall fund and construct the widening of Betteravia Road between "A" Street and the future alignment of "E" Street to the City's four-lane secondary arterial standard. The expense of this construction would be credited against the AB 1600 fees required to be paid as a condition of project approval.
- b. The applicant shall fund and construct the widening of Betteravia Road between Mahoney Road and the future alignment of "E" Street to the City's four-lane secondary arterial standards.
- c. The applicant shall fund and construct the widening of Mahoney Road (half width plus travel lane as measured from centerline) between Betteravia Road and Black Road to the City's four-lane secondary arterial standards. If eligible, the expense of

Mahoney Ranch South Specific Plan

Chapter 4 - Implementation Procedures

this construction may be credited against the AB1600 fees required to be paid as a condition of project approval.

- d. The applicant shall fund and construct Black Road (half width plus travel lane as measured from centerline) along the project site's frontage to the City's four-lane secondary arterial standard. If eligible, the expense of this construction may be credited against the AB1600 fees required to be paid as a condition of project approval.

Mitigation TRANS-2.1

Each appropriate tentative map(s), and planned development permit(s) submitted to implement this Specific Plan shall include the following requirements:

- a. The applicant shall fund and construct the improvements to the Betteravia Road/Blosser Road intersection as specified in the 2007 CIP and the deficiency plan already completed for the intersection. The expense of this construction would be credited against the AB 1600 fees required to be paid as a condition of project approval.

Mitigation TRANS-3.4

Each appropriate tentative map(s) and planned development permit submitted to implement this Specific Plan shall include the following requirement:

- a. In the event that an agreement is reached between the applicant and the Santa Maria-Bonita School District to transfer property in Planning Area 6 for the construction of a school, the applicant shall fund and construct a signal at the Loop Road/Kirk Avenue intersection.
- b. In the event that an agreement is reached between the applicant and the Santa Maria-Bonita School District, but the school is not built by residential project buildout, the applicant shall provide funds sufficient to complete these improvements.

Mitigation TRANS-5.1

Each appropriate tentative map(s) and planned development permit submitted to implement this Specific Plan shall include the following requirement:

- a. The applicant shall fund and construct left-turn lanes on all of the approaches to the Betteravia Road/Black Road intersection.

Mitigation TRANS-5.2

Each appropriate tentative map(s) and planned development permit submitted to implement this Specific Plan shall include the following requirement:

- a. The applicant shall fund and construct a traffic signal at the Betteravia Road/Mahoney Road intersection. The expense of this construction would be credited against the AB 1600 fees required to be paid as a condition of project approval.

Mitigation TRANS-5.3

Each appropriate tentative map(s) and planned development permit submitted to implement this Specific Plan shall include the following requirement:

- a. The applicant shall fund and construct traffic signals at the following intersections:
 - i. Mahoney Road at Black Road.
 - ii. Loop Road at Black Road. The expense of this construction would be credited against the AB 1600 fees required to be paid as a condition of project approval.

Mahoney Ranch South Specific Plan

Chapter 4 - Implementation Procedures

- iii. Loop Road at Mahoney Road.

The intersections shall be interconnected to allow coordination of all three signals.

Mitigation TRANS-5.4

Each appropriate tentative map(s) and planned development permit submitted to implement this Specific Plan shall include the following requirement:

- a. The applicant fund and construct separate right-turn lanes at the northbound and eastbound approaches to the McCoy Lane/Skyway Drive intersection.

Mitigation TRANS-5.5

Each appropriate tentative map(s), and planned development permit(s) submitted to implement this Specific Plan shall include the following requirements:

- a. The intersection of Skyway/Broadway (SR135) is impacted under buildout and project conditions. The widening of Broadway to six lanes between Santa Maria Way and Union Valley Parkway would mitigate the project impacts to the intersection at Skyway Drive and Broadway (SR 135). The applicant shall pay the required AB1600 traffic mitigation fees specified by the approved CIP, which includes the construction of a six lanes on Broadway (SR135) between Santa Maria Way and Union Valley Parkway.

Mitigation UTIL-1

The Master Map Construction Matrix and each appropriate tentative map(s) and planned development permit shall include the following requirement:

- a. The applicant shall fund and construct necessary infrastructure to connect the project site to the City of Santa Maria Wastewater Treatment Plant. The sewer main must be sufficient to provide for project demands, in a manner approved by the City of Santa Maria.
- b. The applicant shall fund and construct all internal sewer mains and necessary lift stations.

Mitigation UTIL-4

The Master Map Construction Matrix and each appropriate tentative map(s) and planned development permit shall include the following requirement:

- a. The applicant shall fund and construct a looped water system extending from the existing City water facilities at A Street sufficient to provide for project demands.
- b. The applicant shall fund and construct all internal water mains. All onsite water mains shall be designed and constructed as looped systems.

SITE GRADING AND CONSTRUCTION

Mitigation UTIL-5.1

Each Planned Development Permit shall include the following requirements as a condition of approval and shown on grading plans as a note:

- a. Demolition and/or excess construction materials shall be separated on-site for beneficial reuse/recycling or proper disposal. During grading and construction, separate bins for recycling of construction materials shall be provided on-site.

Chippers on site during construction shall be used to further reduce excess wood for landscaping cover.

OCCUPANCY

Mitigation AQ-2.2

Prior to Occupancy Clearance for businesses that employ more than 50 employees, the City and Traffic Solutions (SBCAG) shall review and approve the Alternative Transportation Program (ATP). The ATP shall be a part of the project lease agreement terms and may include:

- a. A bilingual program to reduce employee commute trips (i.e., carpooling incentives, van pools, and transit subsidies) and to educate employees and customers about the benefits of alternate transportation modes (i.e., pamphlets, public service announcements, or community service board).
- b. Each business tenant should register an ETC (Employee Transportation Coordinator) with Traffic Solutions for ongoing program and event outreach and to coordinate ATP programs.
- c. Incentives for customers who use an alternative mode. These could include a 5 to 10% discount at stores or restaurants for bicyclists or transit riders who show helmet or transit transfer.
- d. A bulletin board for employee carpool matching.
- e. Telephone and computer shopping and delivery options.
- f. Employee transit and carpool subsidies.
- g. Shower and locker facilities for employee bicyclists

Mitigation AQ-3

Each applicable Tentative Tract Maps and/or related planned development permit(s) shall include the following requirements as a condition of approval and shown on grading plans as a note:

At all times, idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible. State law requires that drivers of diesel-fueled commercial vehicles weighing more than 10,000 pounds:

- a. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location.
- b. Shall not idle a diesel-fueled auxiliary power system (APS) for more than 5 minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle if you have a sleeper berth and you're within 100 feet of a restricted area (homes and schools)

Mitigation AQ-6

Prior to Occupancy Clearance, the City shall approve an Odor Abatement Plan (OAP) as part of the project lease agreement terms for businesses that operate odorous emission sources (e.g., businesses with truck loading docks). The APCD will review the OAP for adequacy in mitigating potential nuisance odor impacts from the project. OAPs should include the following elements:

- a. Name and telephone number of contact person(s) at the facility responsible for logging in and responding to odor complaints.
- b. Policy and procedure describing the actions to be taken when an odor complaint is received, including the training provided to the staff on how to respond.
- c. Description of potential odor sources at the facility.

Mahoney Ranch South Specific Plan

Chapter 4 - Implementation Procedures

- d. Description of potential methods for reducing odors, including minimizing idling of delivery and service trucks and buses, process changes, facility modifications and/or feasible add-on air pollution control equipment.
- e. Contingency measures to curtail emissions in the event of a public nuisance complaint.

Mitigation AQ-2.4

Prior to Occupancy Clearance for businesses that employ more than 50 employees, the City and Traffic Solutions (SBCAG) shall review and approve the Alternative Transportation Program (ATP). The ATP shall be a part of the project lease agreement terms and may include:

- a. A bilingual program to reduce employee commute trips (i.e., carpooling incentives, van pools, and transit subsidies) and to educate employees and customers about the benefits of alternate transportation modes (i.e., pamphlets, public service announcements, or community service board).
- b. Each business tenant should register an ETC (Employee Transportation Coordinator) with Traffic Solutions for ongoing program and event outreach and to coordinate ATP programs.
- c. Incentives for customers who use an alternative mode. These could include a 5 to 10% discount at stores or restaurants for bicyclists or transit riders who show helmet or transit transfer.
- d. A bulletin board for employee carpool matching.
- e. Telephone and computer shopping and delivery options.
- f. Employee transit and carpool subsidies.
- g. Shower and locker facilities for employee bicyclists
- h. Preferential parking for carpool/van pools

Mitigation HAZ-2

Each applicable Planned Development Permit shall include the following requirement as a condition of approval prior to Occupancy Clearance:

- a. Commercial tenants in Planning Area 9 that use or store hazardous materials/waste shall develop an emergency response plan in consultation with the Santa Maria Fire Department, the proposed adjacent educational facility, and any future residential or commercial developments located across Black Road within 500 feet of the Mahoney Ranch South commercial center. The plan shall be updated annually to reflect potential hazards associated with specific hazardous materials used by commercial tenants.
- b. Commercial tenants (where appropriate) shall prepare Hazardous Materials Business Plans (HMBP) that include a list of the types and quantities of hazardous materials/waste to be stored on-site, and hazardous material storage design specifications. The HMBP shall be required for all commercial tenants that stores or handles any hazardous materials at any one time during a calendar year in quantities equal to or greater than: 55 gallons, 500 pounds, or 200 cubic feet of compressed gas at standard temperature and pressure. HMBPs for each commercial tenant shall also include provisions of the project emergency response plan.

Mitigation NOISE-3.1

Each Planned Development Permit shall include the following requirements prior to Occupancy Clearance:

A Commercial Noise Abatement Plan shall be prepared, implemented, and be maintained for the areas between the commercial lot and the adjacent elementary school, neighborhood park, and residential lots that includes the following:

Mahoney Ranch South Specific Plan

Chapter 4 - Implementation Procedures

- a. Commercial uses shall be designed to locate loading docks away from institutional and residential uses and shall incorporate recessed loading docks, screened mechanical equipment, and other architectural treatments to shield stationary noise sources with the most modern and effective noise control devices (i.e., mufflers, lagging, and/or motor enclosures to City's satisfaction).
- b. All loading dock operations shall be separated from adjacent institutional and residential property lines by 100 feet. At these locations, an architecturally treated slumpstone masonry wall with pilasters shall be constructed at adjacent residential property lines along the northern and eastern commercial lot boundaries, or a barrier shall be constructed on the commercial property adjacent to the loading docks. The height of the noise barrier shall ensure that adjacent exterior sensitive noise receptor living spaces shall not be exposed to noise levels over 60 dBA. The noise wall shall be landscaped on both sides with shrubs, vines, and groundcover. The minimum 100-foot buffer could be designed as a landscaped, open space buffer, or as a parking lot.
- c. All heating, ventilation, and air conditioning (HVAC) and other stationary mechanical equipment such as air compressors, trash compactors and chiller units shall be acoustically shielded or located behind acoustical barriers with relation to sensitive receptors located within 350 feet of the commercial development.

Mitigation PF-1

Prior to issuance of the first Building Permit within the first Planned Development Permit, the following condition shall be implemented:

- a. The City shall acquire and secure approximately one acre of land for a fire station in a location mutually agreed upon by the developer and the Fire Department. The property owner/developer shall assist in this land acquisition as necessary and shall pay a one time lump sum of \$100,000 towards the land costs. This amount will be credited to the developer from the Growth Mitigation Fee Program.
- b. In addition to payment of the Growth Mitigation Fees in effect at the time the building permit is issued, the applicant shall establish a supplemental financing mechanism such as a development agreement or other financing program acceptable to the City, which provides sufficient funding to be paid to the City of Santa Maria. The purpose of this supplemental funding mechanism shall be to offset the project's fair share of the added cost for operations and maintenance of a fully staffed fire station. The results of this supplemental funding mechanism shall apply to development over the entire Specific Plan; further negotiations for supplemental funding shall not be required as subsequent individual projects are processed.

Mitigation PF-4

Each Planned Development Permit shall include the following requirement:

- a. In addition to payment of the existing Growth Mitigation Fees, the applicant shall establish a supplemental financing mechanism such as a development agreement or other financing program acceptable to the City, which provides sufficient funding to be paid to the City of Santa Maria. The purpose of this

Mahoney Ranch South Specific Plan

Chapter 4 - Implementation Procedures

supplemental financing mechanism shall be to offset the project's fair-share costs of providing sufficient police protection personnel to maintain Police Department service ratio standards.

4.6.2 Planned Development (PD) Permitting

The PD permit provides the Planning Commission with a forum for holding a public hearing and making specific findings regarding individual projects within the Mahoney Ranch South 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 PD permit fulfills the same function.