

Appendix A
Mitigation Measure Matrix

Appendix A

Mahoney Ranch South Master Plan Mitigation Measure Matrix

Measure	Description	Action	Timing	Status
AES-2.4	Landscape Guidelines	Note on grading plans; COA of PD Permit	Subsequent TM & PD Permits	
AES-3	Exterior Lighting Plan	Note on grading plans; COA of PD Permit	Subsequent TM & PD Permits	
AQ-1	Dust Control	Note on grading plans; COA of PD Permit	Master Map & PIP's	
AQ-2.1	Design Requirements (pedestrian, bicycle, transit, green building)	Note on grading plans; COA of PD Permit	Prior to Occupancy	
AQ-3	Idling of Heavy Duty Diesel Trucks	Note on grading plans; COA of PD Permit	Prior to Occupancy	
AQ-6	Odor Abatement Plan	Note on grading plans; COA of PD Permit	Prior to Occupancy	
AQ-2.4	Alternative Transportation Program to SBCAG for review	Implement in TM and PD permits	Prior to Occupancy	
BIO-1.1	Cambria morning glory protection	Note on grading plans; COA of PD Permit	Master Map & PIP's	
BIO-1.2	Invasive Landscaping; Landscape Maintenance Plan	Note on grading plans; COA of PD Permit	Subsequent TM & PD Permits	
BIO-1.3	Avoid direct impacts to Blochman's leafy daisy; Temporary Fencing	Note on grading plans; COA of PD Permit	Master Map & PIP's	
BIO-1.4	CTS/CRLF Preservation Plan	Preservation Plan	Prior to recordation of FIRST PD Permit	
BIO-1.5	Exclusionary Walls	Note on grading plans; COA of PD Permit	Subsequent TM & PD Permits	
BIO-1.6	Off-site mitigation land	Requirement of each appropriate TM and PD	Subsequent TM & PD Permits	
BIO-1.7	Survey of horned lizards, legless lizards, and spadefoot toad	Note on grading plans; COA of PD Permit	Master Map & PIP's	

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BIO-1.8	Burrowing Owl Management Plan	Note on grading plans; COA of PD Permit	Master Map & PIP's	
BIO-1.9	Non-listed Sensitive Species Protection	Note on grading plans; COA of PD Permit	Master Map & PIP's	
BIO-2.1	Native Grassland/Riparian Scrub	Note on grading plans; COA of PD Permit	Master Map & PIP's	
BIO-3	Drainage B & C	Note on grading plans; COA of PD Permit	Master Map & PIP's	
CR-1	Archeological Discovery	Note on grading plans; COA of PD Permit	Master Map & PIP's	
CR-2	Pre-Construction Meeting w/ archeologist "seminar"	Note on grading plans; COA of PD Permit	Master Map & PIP's	
HAZ-1.1	Agriculture Setback	Note on grading plans; COA of PD Permit	Subsequent TM & PD Permits	
HAZ-2	Commercial tenants Hazardous Material Requirements	Note on grading plans; COA of PD Permit	Prior to Occupancy	
HYDRO/WQ-1	Retardation Basins	Appropriate TM and PD Permit	Subsequent TM & PD Permits	
HYDRO-WQ-2	NPDES Permit	Note on grading plans; COA of PD permit	Master Map & PIP's	
HYDRO-WQ-3	SWQMP& BMP's	Note on grading plans; COA of PD Permit	Master Map & PIP's	
LU-1.1	Notice of Airport Vicinity	Note on grading plans; COA of PD Permit	Master Map & PIP's	
NOISE-1	Construction Noise	Note on grading plans; COA of PD Permit	Master Map & PIP's	
NOISE-2	Perimeter Masonry Walls	Appropriate TM and PD Permit	Subsequent TM & PD Permits	
NOISE-3.1	Commercial Noise Abatement Plan	Appropriate TM and PD Permit	Prior to Occupancy	
NOISE-4	Avigation Easement/Sound Insulation within Noise Contour	Note on grading plans; COA of PD Permit	Master Map & PIP's	
PF-1	Growth Mitigation Fees	Note on grading plans; COA of PD Permit	Prior to Occupancy	
PF-2	Fire Protection Plan	Note on grading plans; COA of PD Permit	Subsequent TM & PD Permits	
PF-4	Police Protection Financing Strategy	Appropriate TM and PD Permit	Prior to Occupancy	
TRANS-1.1	T intersection at Mahoney & Betteravia Roads	Appropriate TM and PD Permit	Subsequent TM & PD Permits	
TRANS-1.2	Financing of northbound left turn	Appropriate TM and PD Permit	Subsequent TM & PD Permits	

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	at Betteravia/Broadway			
TRANS-1.3	Roadway Widening	Appropriate TM and PD Permit	Subsequent TM & PD Permits	
TRANS-2.1	Betteravia/Blosser Improvements	Appropriate TM and PD Permit	Subsequent TM & PD Permits	
TRANS-3.4	Infrastructure Improvements (stop signs/school property)	Appropriate TM and PD Permit	Subsequent TM & PD Permits	
TRANS-5.1	Left Turn Lanes Betteravia/Black Roads	Appropriate TM and PD Permit	Subsequent TM & PD Permits	
TRANS-5.2	Traffic signal @ Betteravia/Mahoney Road	Appropriate TM and PD Permit	Subsequent TM & PD Permits	
TRANS-5.3	Traffic signal @ Mahoney/Black Road, Loop/Black, Loop/Mahoney	Appropriate TM and PD Permit	Subsequent TM & PD Permits	
TRANS-5.4	Right Turn lanes @ McCoy/Skyway	Appropriate TM and PD Permit	Subsequent TM & PD Permits	
TRANS-5.5	Intersection Improvements @ Broadway/Skyway AB1600	Appropriate TM and PD Permit	Subsequent TM & PD Permits	
UTIL-1	Sewer Infrastructure Improvements	Appropriate TM and PD Permit	Subsequent TM & PD Permits	
UTIL-4	Water Infrastructure Improvements	Appropriate TM and PD Permit	Subsequent TM & PD Permits	
UTIL-5.1	Recycling of construction materials	Note on grading plans; COA of PD Permit	Prior to Grading/PD Permit	
UTIL-5.2	Solid Waste Management Program	Note on grading plans; COA of PD Permit	Prior to Grading/PD Permit	

Appendix B
Preliminary Infrastructure Cost Estimates*

*Prepared by Bethel Engineering (May 2008)

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Appendix B: Preliminary Cost Estimates

Item	quantity	unit cost		total
Site Preparation and Grading				
<u>Grading</u>				
Cut		2.50	CY	-
Fill		2.50	CY	-
Sewer				
<u>Main</u>				
30" PVC	4,000	85.00	LF	340,000.00
24" PVC	3,214	50.00	LF	160,700.00
21" PVC	4,504	30.00	LF	135,120.00
12" PVC	2,400	22.00	LF	52,800.00
8" PVC	1,065	15.10	LF	16,081.50
8" DIP (force main)	7,325	37.00	LF	271,025.00
<u>Manhole</u>				
Typical	32	1,500.00	EA	48,000.00
For 30" pipe	10	2,500.00	EA	25,000.00
<u>Misc</u>				
Lift Station	2	250,000.00	EA	500,000.00
Jack and Bore (railroad)	42	620.00	LF	26,040.00
Water				
<u>Main</u>				
14" PVC	11,040	32.70	LF	361,008.00
12" PVC	2,750	25.40	LF	69,850.00
10" PVC	3,445	21.00	LF	72,345.00
<u>Valve</u>				
14"	16	2,000.00	EA	32,000.00
12"	4	1,150.00	EA	4,600.00
10"	5	1,300.00	EA	6,500.00
<u>Misc</u>				
Connection to Existing	2	300.00	EA	600.00
Air Vent	10	2,000.00	EA	20,000.00
Blowoff	5	1,500.00	EA	7,500.00

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Appendix B: Preliminary Cost Estimates

Storm Drain				
<u>Mains</u>				
<u>Inlets</u>				
<u>Manholes</u>				

No Offsite Storm Drain

Roadway				
<u>Surfacing</u>				
Sawcut	63,000	1.50	LF	94,500.00
AC removal	1,167	50.00	CY	58,350.00
AC	94,500	2.50	SF	236,250.00
Curb and Gutter	9,820	8.00	LF	78,560.00
Sidewalk	39,280	2.50	SF	98,200.00
Ramps	4	200.00	EA	800.00
<u>Misc</u>				
Signal	1	150,000.00	EA	150,000.00

Utilities				
<u>Underground</u>				
Trenching	4,910	3.40	LF	16,694.00
Conduit (dry utilities)	4,910	2.50	LF	12,275.00

Subtotal =	2,894,798.50
Contingency (25%) =	723,699.63
Estimated City Fees (5%) =	144,739.93
Estimated Professional Design Consultant Fees (15%) =	434,219.78
Total Estimated Cost =	4,197,457.83

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Item	quantity	unit cost		total
Site Preparation and Grading				
<u>Grading</u>				
Cut		2.50	CY	-
Fill		2.50	CY	-
Sewer				
<u>Main</u>				
12" PVC	2,400	22.00	LF	52,800.00
8" PVC	1,065	15.10	LF	16,081.50
8" DIP (force main)	5,690	37.00	LF	210,530.00
<u>Manhole</u>				
Typical	9	1,500.00	EA	13,500.00
<u>Misc</u>				
Lift Station	1	250,000.00	EA	250,000.00
Water				
<u>Main</u>				
14" PVC	11,040	32.70	LF	361,008.00
10" PVC	3,445	21.00	LF	72,345.00
<u>Valve</u>				
14"	16	2,000.00	EA	32,000.00
10"	5	1,300.00	EA	6,500.00
<u>Misc</u>				
Connection to Existing	2	300.00	EA	600.00
Air Vent	10	2,000.00	EA	20,000.00
Blowoff	5	1,500.00	EA	7,500.00

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Storm Drain

Mains

Inlets

Manholes

No Offsite Storm Drain

Roadway

Surfacing

Sawcut	36,582	1.50	LF	54,873.00
AC removal	678	50.00	CY	33,900.00
AC	54,873	2.50	SF	137,182.50
Curb and Gutter	9,820	8.00	LF	78,560.00
Sidewalk	39,280	2.50	SF	98,200.00
Ramps	4	200.00	EA	800.00

Misc

Signal	1	150,000.00	EA	150,000.00
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Utilities

Underground

Trenching	4,910	3.40	LF	16,694.00
Conduit (dry utilities)	4,910	2.50	LF	12,275.00

Subtotal =	1,625,349.00
Contingency (25%) =	406,337.25
Estimated City Fees (5%) =	81,267.45
Estimated Professional Design Consultant Fees (15%) =	243,802.35
Total Estimated Cost =	2,356,756.05

Appendix C
Drought Tolerant Plant List

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)

Myrica californica	Pacific Wax-Myrtle
Nerium oleander	Oleander

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Appendix C: Drought Tolerant Plant List

Nandina domestica	Heavenly Bamboo
Photinia fraseri	
Pittosporum tobira	Tobira
Plumbago auriculata	Cape Plumbago
Punica granatum 'Nana'	Dwarf Pomegrante
Raphiolepis indica	Indian Hawthorn
Rhamnus californica	Coffeeberry
Rhus ovata	Sugar Bush
Ribes species	
Rosmarinus officinalis	Rosemary
Salvia species	
Trichostema lanatum	Woolly Blue Curls
Viburnum tinus	Laurustinus
Xylosma congestum	

GROUND COVER

Acacia redolens	
Acillea species	
Arctostaphylos species	Manzanita
Arctotheca calendula	
Baccharus pilularis 'Twin Peaks'	Coyote Bush
Cistus salvifolius	Sageleaf Rockrose
Cotoneaster 'Dammeri' and 'Lowfast'	
Gazania species	
Hypericum calycinum	Creeping St. Johnswort
Juniperus species	
Lippia repens	
Lonicera japonica	Honeysuckle
Myoporum parvifolium	
Myoporum 'Pacifica'	
Rosmarinus officinalis	Rosemary

HYDROSEED/GENERAL

Trifolium fragiferum "O'Connors"

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