



Chapter 2

LAND USE



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2 LAND USE



2.1 Introduction

The Land Use Chapter of the San Luis Ranch Specific Plan presents the Land Use Plan (Figure 2.1) and describes and illustrates the desired form, character, and uses of the Plan Area. The illustrations and examples in this Chapter represent the vision for a complete neighborhood connected by an open space network. The entire site is outside City's limits, but within the City's sphere of influence and identified for future infill development.

As proposed, the land uses and densities are consistent with the City of San Luis Obispo General Plan Land Use Element, configured to meet the goals and objectives of the San Luis Ranch Specific Plan and work within the existing land use constraints, including agricultural preservation, the airport, water ways, wildlife, and floodplain. The Land Use Plan is implemented with the Development Standards in Chapter 3.

This chapter outlines the general policies and objectives for San Luis Ranch as established in the City's Land Use Element, and the following Chapters establish policies and describe the Specific Plan in much greater detail.

2.1.1 Goals

LAND USE GOALS

Meet requirement for open space and agriculture as established under the City's General Plan.

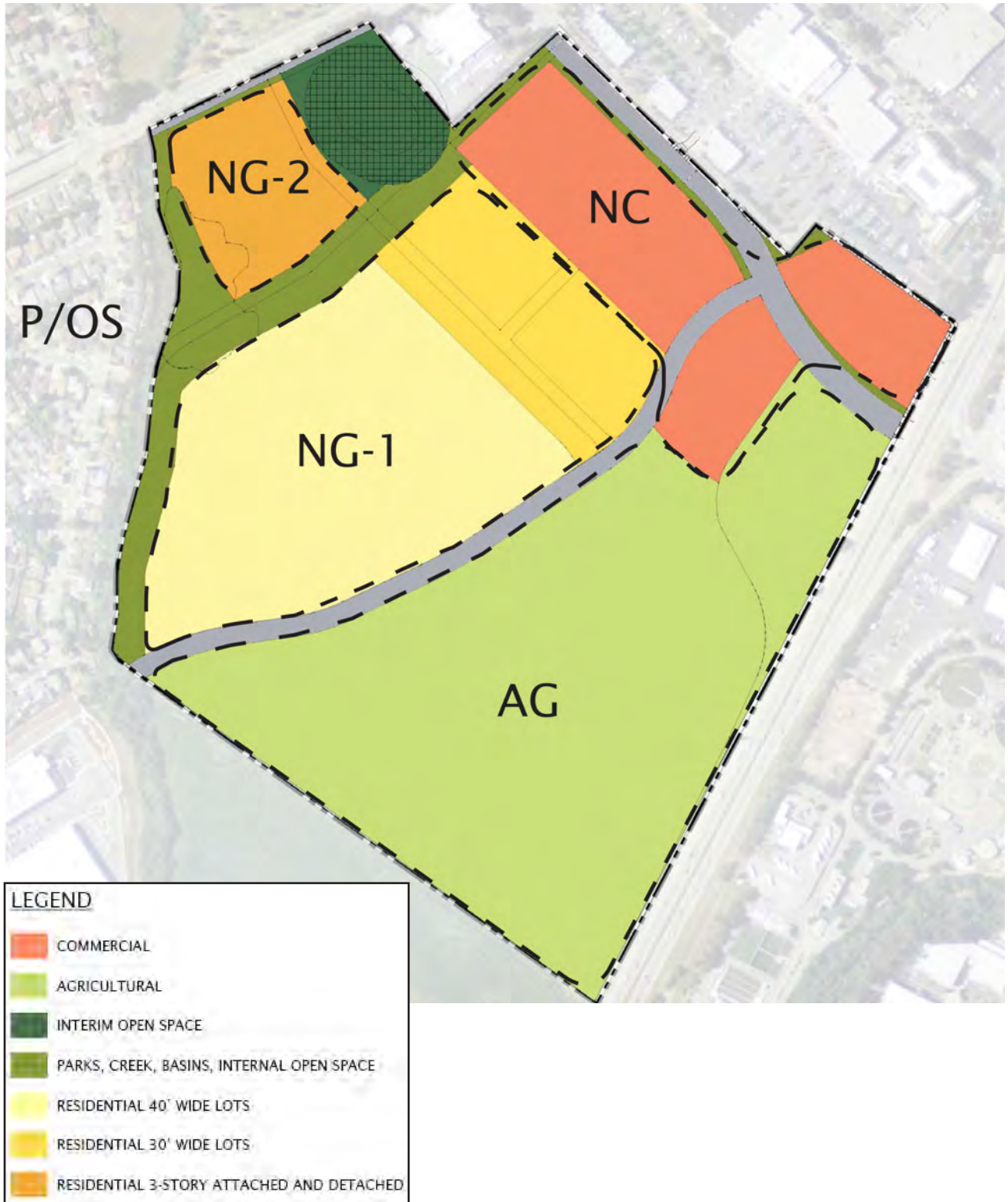
Maintain viewshed of Bishop Peak and Cerro San Luis Obispo mountains.

Develop the project with a mix of uses that maintain agricultural heritage, provide commercial/office transition to adjacent centers, and provide diverse housing.

Offer a diverse inventory of housing products.

Provide active recreation, add to the natural beauty of the area, and preserve open space and agriculture.

Figure 2.1 Land Use Plan





LAND USE PLAN

Figure 2.2 Birdseye



Figure 2.3 Commercial Plaza



Figure 2.4 Residential Neighborhood



Figure 2.5 Draft Site Plan



DRAFT SITE PLAN

Figure 2.6 Commercial Area Site Plan



Figure 2.7 Site Connectivity

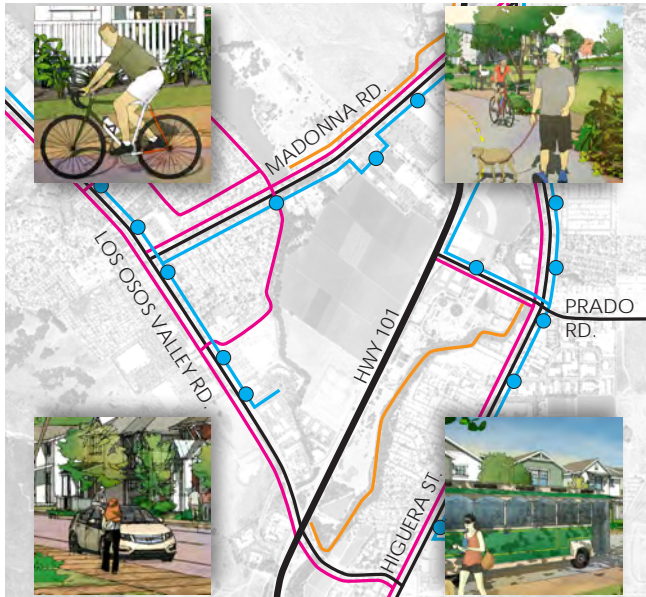


Figure 2.8 Agricultural Heritage and Learning Center Aerial



Figure 2.9 Single Family 30' Front Loaded Lot

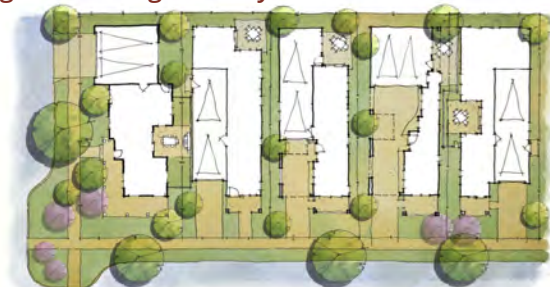


Figure 2.10 Single Family 40' Front Loaded Lot



2.1.1 General Plan Objectives

This Section provides the purpose, land use issues, and performance standards for San Luis Ranch as stated in the City's Land Use Element (Section 8.1.4, P. 1-88), quoted below. Other relevant City documents, such as Housing Element, Parks and Recreation Element, Circulation Element, Economic Development Plan and Calle Joaquin Agricultural Master Plan are discussed in subsequent chapters as they apply.

San Luis Ranch Purpose, as stated in the General Plan Land Use Element (Section 8.1.4):

"This project site should be developed as a mixed use project that maintains the agricultural heritage of the site, provides a commercial/office transition to the existing commercial center to the north, and provides a diverse housing experience. Protection of the adjacent creek and a well-planned integration into the existing circulation system will be required."

General Plan Land Use Element, Requirements/Policies Specific to San Luis Ranch. Section 8.1.4 (See Appendix A for complete table of General Plan conformity)

- a. Provide land and appropriate financial support for development of a Prado Road connection. Appropriate land to support road infrastructure identified in the EIR (overpass or interchange) at this location shall be dedicated as part of any proposal.
- b. Circulation connections to integrate property with surrounding circulation network for all modes of travel.
- c. Connection to Froom Ranch Way and Calle Joaquin, if proposed, shall not bifurcate on-site or neighboring agricultural lands. Any connection to Calle Joaquin shall be principally a secondary / emergency access by design.
- d. Development shall include a transit hub. Developer shall work with transit officials to provide express connections to Downtown area.
- e. Maintain agricultural views along Highway 101 by maintaining active agricultural uses on the site, and maintain viewshed of Bishop Peak and Cerro San Luis.
- f. Maintain significant agricultural and open space resources on site. Land dedicated to agriculture shall be of size, location, and configuration appropriate to maintain a viable, working agricultural operation.
- g. Where buffering or transitions to agricultural uses are needed to support viability of the agricultural use, these shall be provided on lands not counted toward the minimum size for the agriculture/open space component. Provide appropriate transition to agricultural uses on-site.
- h. Integrate agricultural open space with adjacent SLO City Farm and development on property.
- i. Site should include walkable retail and pedestrian and bicycle connections to surrounding commercial and residential areas.
- j. Commercial and office uses shall have parking placed behind and to side of buildings so as not to be a prominent feature.
- k. Neighborhood commercial uses for proposed residential development shall be provided.
- l. Potential flooding issues along Prefumo Creek need to be studied and addressed without impacting off-site uses.
- m. All land uses proposed shall be in keeping with safety parameters described in this General Plan or other applicable regulations relative to the San Luis Obispo Regional Airport.
- n. Historic evaluation of the existing farm house and associated structures shall be included.

Table 2-1 General Plan San Luis Ranch Performance Standards

Type	Designations Allowed	Percent of Site	Minimum	Maximum
Residential	LDR, MDR, MHDR, HDR	-	350 units	500 units
Commercial	NC, CC	-	50,000 sq. ft.	200,000 sq. ft.
Office	O	-	50,000 sq. ft.	150,000 sq. ft.
Hotel	n/a	-	n/a	200 rooms
Parks	PARK	-	5.8 ac.	-
Open Space/Agriculture	OS, AG	50%	-	-

- LDR** – Low Density Residential – Maximum Density 7 du/ac
- MDR** – Medium Density Residential – Maximum Density 12 du/ac
- MHDR** – Medium High Density Residential – Maximum Density 20 du/ac
- HDR** – High Density Residential – Maximum Density 24 du/ac
- NC** – Neighborhood Commercial – Maximum Density 12 du/ac; Max FAR 2.0
- CC** – Community Commercial – Maximum Density 36 du/ac; Max FAR 2.0
- O** – Office – Maximum Density 12 du/ac; Max FAR 1.5
- PARK** – Park
- OS** – Open Space
- AG** – Agriculture

*Maximum density figure not inclusive of affordable housing units

2.1.2 San Luis Ranch Land Use Distribution

Table 2-2 illustrates how the San Luis Ranch meets the fifty percent requirement for open space and agriculture as established under the City’s General Plan. To calculate the amount of open space and agriculture required, the net site area was first determined. The net site area is the gross site area less the right-of-ways for Froom Ranch Way, Dalidio Drive, Prado Road extension, and the Madonna Road improvements. The local streets were not deducted to calculate the net site area. (See Chapter 6, for additional information on street and road improvements.)

The net site area was multiplied by fifty percent to calculate the acreage required to be set aside for open space and agriculture (approximately 62 acres). The set aside includes 50 acres of agriculture. Interim Open Space (4.41 acres) is the existing heron habitat. If the herons naturally relocate or this habitat can be mitigated offsite, the area may be open for development. Chapter 4 provides more information on open space and agriculture.

San Luis Ranch’s site design provides a traditional neighborhood street layout that matches the adjacent existing home tracts. Open space is integrated into a central neighborhood park around which roads, walking and bicycle paths, and multi-use areas circumnavigate the center.

“The City encourages mixed-use projects that mix residential and commercial on the same site. Mixed-use projects play an increasingly important role in providing additional housing, without sacrificing opportunities for commercial and office spaces. The City has entitled several mixed-use projects in the Downtown core.”

**Climate Action Plan
P. 28-29**

Table 2-2 San Luis Ranch Land Use Distribution

		Acres	Percentage
Gross Site Area		131.38	
Less Right-of-Ways		7.46	
	Includes Froom Ranch Way, Dalidio Drive, Prado Road extension, and Madonna Road improvements		
Net Site Area		123.92	100%
Development Area		61.96	50%
Agriculture and Open Space		61.96	50%

2.1.3 Infill Development and Design Constraints

This infill project has several major constraints. On the east side is U.S. Highway 101. The Plan recognizes the importance of preserving the view looking west from the Highway (see Chapter 4 for more information on the protection of scenic resources). On half of the south perimeter lies the SLO City farm. As a high priority, the Plan was designed so that San Luis Ranch agriculture is contiguous with the SLO City farm to maximize agriculture viability and views. On the southwest border is Prefumo Creek. There is also a water drainage channel that bisects the Plan Area and runs north alongside the Post Office. This is an important area for stormwater drainage, and it provides an excellent area for open space. The most westerly border is adjacent to Madonna Road.

About two thirds of the property adjacent to Madonna Road will be multi-family. The other one third of the area along Madonna is designated as Interim Open Space as there are limited wildlife issues on this area. However, the open space could be appropriate for additional multi-family housing in the future (see Section 4.5.2 for future use of interim open space). The northern border is adjacent to Dalidio Road and existing commercial. It is the most appropriate area for commercial uses. The Prado Road overpass will bypass this area and provide regional access to the existing and proposed commercial uses.

“The City shall support the location of mixed-use projects and community and neighborhood commercial centers near major activity nodes and transportation corridors/transit opportunities where appropriate.”

General Plan Policy 2.3.6

Lastly, Froom Ranch Way, if required, would bisect the entire property from north to south. If Froom Ranch Way is not required, the natural flood plain boundary provides a natural split between agriculture and residential area.

Any conflicts with existing easements will be accounted for in the final site design, including those respecting the Calle Joaquin Agricultural Master Plan, utilities easements, and the existing billboard.

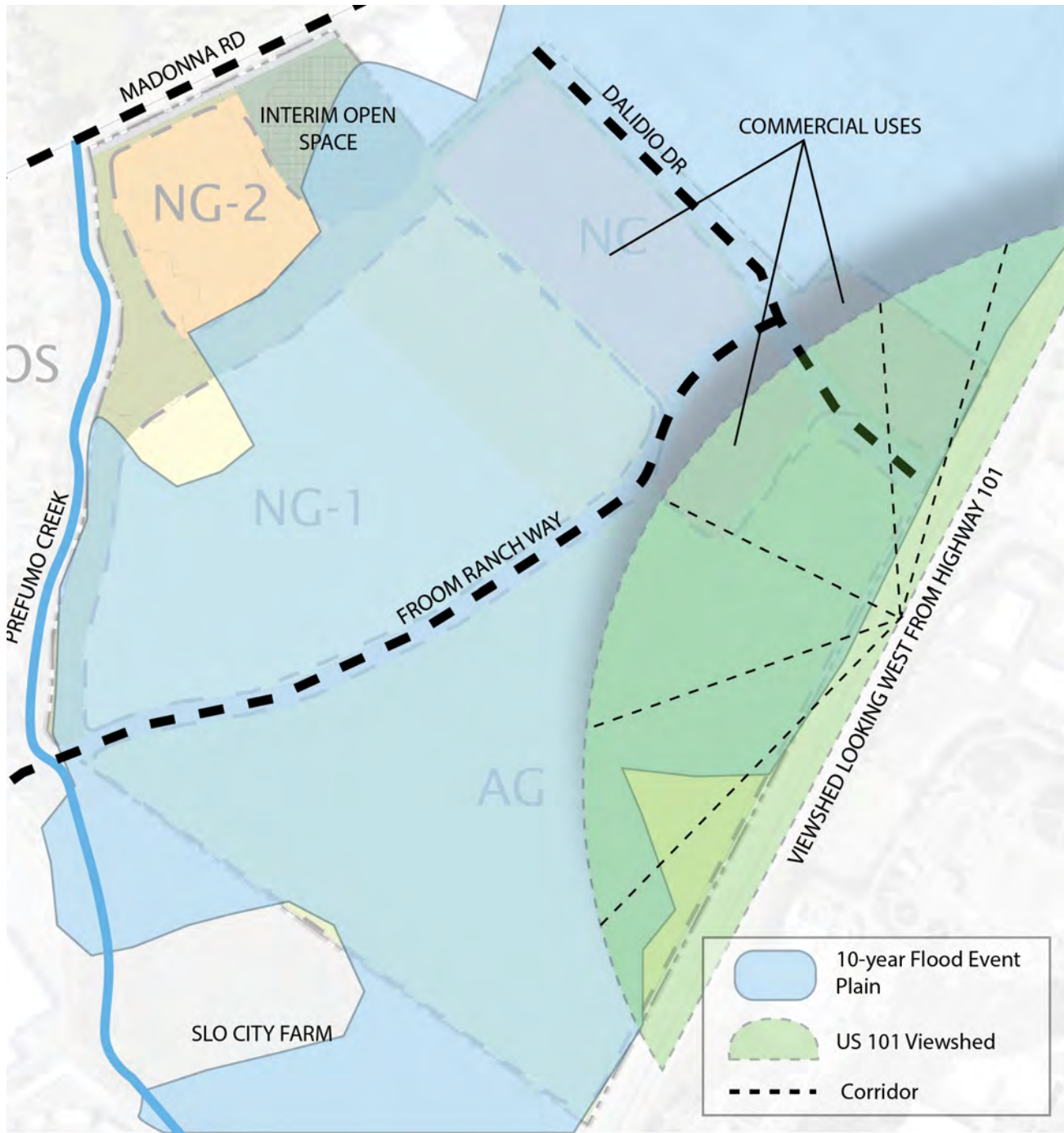
Table 2-3 San Luis Ranch Land Use Designations and Acreage

DEVELOPMENT LAND USES			
ITEM		ACREAGE	DENSITY
Single-Family Res.	350 UNITS	35.33	9.9 du
Multi-Family Res.	150 UNITS	6.52	23.0 du
Commercial	150,000 SF	9.45	
Hotel	200 ROOMS	3.50	
Office	100,000 SF	3.77	
Parks*		3.39	
TOTAL		61.96	

AGRICULTURE AND OPEN SPACE	
ITEM	ACREAGE
Agricultural	50.00
Interim Open Space	4.41
Parks, Creeks, Basins, Internal Open Spaces	7.55
TOTAL	61.96

*The City General Plan requires 5.8 acres of parks that is comprised of the above 3.39 acres and a 2.41 acre credit for the Bob Jones Trail.

Figure 2.11 Infill Development and Design Constraints Map



Source: San Luis Obispo Creek Watershed Waterway Management Plan Volume I (2003)

2.1.4 Scenic Resources

San Luis Ranch offers views of Bishop Peak and Cerro San Luis (see Figure 2.12 A). The City of San Luis Obispo's General Plan Land Use Element requires development in the San Luis Ranch Specific Plan Area to "maintain viewshed of Bishop Peak and Cerro San Luis." (Section 8.3.2.4, p. 104) These mountains are two of the "Seven Sisters"— a chain of volcanic peaks and hills stretching from San Luis Obispo to Morro Bay. Bishop Peak stands at 1,559 feet and is the tallest, while Cerro San Luis at 1,292 feet is the fourth tallest. Aside from serving as scenic assets for the San Luis Ranch Specific Plan Area, both mountains are popular hiking sites in the region.

The Specific Plan maximizes the aesthetic benefits of these viewsheds to as great an extent possible. The preservation of view sheds to Bishop Peak and Cerro San Luis was considered in relation to building siting, orientation, and size and in the context of views from open space and recreational amenities and adjacent public right-of-way (see Figure 2.1 B for an illustration of the view of the site going North on U.S. Highway 101 after development).

Figure 2.12 A View of Bishop Peak and Cerro San Luis Looking North From Highway 101 Before Development



Source: Dalidio/San Luis Marketplace Annexation and Development Project EIR

Figure 2.12 B View of Bishop Peak and Cerro San Luis Looking North From Highway 101 After Development



2.2 Land Use — Categories

Table 2-3 (page 2-8) shows the land use categories and densities consistent with the City of San Luis Obispo General Plan. The San Luis Ranch Land Use Plan is made up of the following land use categories, described in the sections below, and in detail in the chapters following:

- Residential
- Commercial
- Parks, Agriculture, and Open Space
- Airport Compatibility

In accordance with the City of San Luis Obispo General Plan Land Use Element, the maximum residential density shall not exceed 24 dwelling units per acre, and maximum units provided in the aggregated San Luis Ranch Specific Plan Area shall not exceed 500 units (excluding affordable units). When calculating the density to determine the number of units permitted, the total number of units is divided by the gross land area, before lot subdivision and required dedications.

San Luis Ranch is designed as a horizontal mixed use project to stay in character with surrounding neighborhoods and to distinguish it from the Downtown Core. For a more detailed discussion of zoning, see Chapter 3.

Land Use Categories: Open Space, Residential, Commercial, Agriculture



2.3 Land Use — Residential

To allow flexibility and meet the demand for workforce housing by families with varying lifestyles, San Luis Ranch offers a wide range of housing densities and products. This includes single family attached and detached housing on a range of lot sizes, and multi-family housing. Residential uses are generally to be located on the western portion of the San Luis Ranch Specific Plan Area, west of Froom Ranch Way and south of Dalido Drive. Residential land uses will be accessible from local streets, with connections to Froom Ranch Way, Madonna, and Prado Roads.

The City of San Luis Obispo has a recognized need for workforce housing, or housing affordable to households with an annual income up to 120 percent of the area median income. The San Luis Ranch Specific Plan aims to help meet the City's housing needs by providing a highly desirable new home type to the San Luis Obispo housing market: small lot (1,000, 2,400, and 3,200 square feet) single family and multi-family housing types, designed for families and working professionals with family-style kitchens and dining rooms, open concept floor plans, and tot-lots and other child- and family-friendly amenities.

Walkability and connectivity are key components of the residential areas. As stated above, the Land Use Element puts forth a performance standard for the San Luis Ranch Specific Plan that addresses walkability.

Site should include walkable pedestrian and bicycle connections to surrounding commercial and residential areas. (Section 8.1.4-i, p. 1-87)

Residents and visitors will be able to walk and bike to nearby commercial and recreational areas. The neighborhood provides adequate sidewalk widths and pedestrian crossings, as described in Chapter 6. The residential street network is designed to prevent dead-ends/cul-de-sacs, thereby increasing the ability of bikes and pedestrians to move quickly and easily through the project area. Residential frontage design will promote activity at the street, and provide an attractive interface between the public and private realm (see Figure 2.4).

Residential areas will ensure integration of public and private open space within the neighborhood, creating a physical and visual connection between the agricultural and open space uses east of Froom Ranch Way and along Prefumo Creek and the residential area in between.

Figure 2.13 Pedestrian Refuge Island Rendering



2.3.1 Single Family

Single family uses within the San Luis Ranch Specific Plan Area are to be comprised of 350 low to medium density units constructed on lots ranging from 1,000 square feet to 3,200 square feet. Units will include up to approximately 1,800 square feet of living space on the largest lot sizes (see Figure 2.5). Secondary dwellings units are allowed and will be incorporated, where feasible. Secondary dwelling units can provide a home office, extra space for growing families, potential quarters for senior family members, and additional income to working households.

Four detached/attached product types will be available, as well as multi-family flats. See Chapter 3 for detailed standards and design guidelines.



Single Family | TRADITIONAL



Single Family | SMALL LOT FRONT LOADED



Single Family | SMALL LOT ALLEY LOADED



Multi-Family | COMPACT



2.3.1 A Single Family | TRADITIONAL

Built on standard sized 40' x 80' lots, Single Family Traditional homes will be the largest products offered at San Luis Ranch. These lots will surround the Central Neighborhood Park, and abut the Active Linear Park, and Class I bicycle trail at the southwest portion of the project.

The single family traditional lot products will be on front-loaded, 3,200 square foot lots (lot area may vary up to 10% on irregularly shaped lots). Dwellings will have 1200-1600 square feet of living space. Garages will be front-loaded. To create a diverse street frontage, some of the garages may be pushed back to the rear of the property turned to the side, or setback back from the front building façade (see Figures 2.14 and 2.15).



Figure 2.14 Single Family Traditional Lot Site Plan

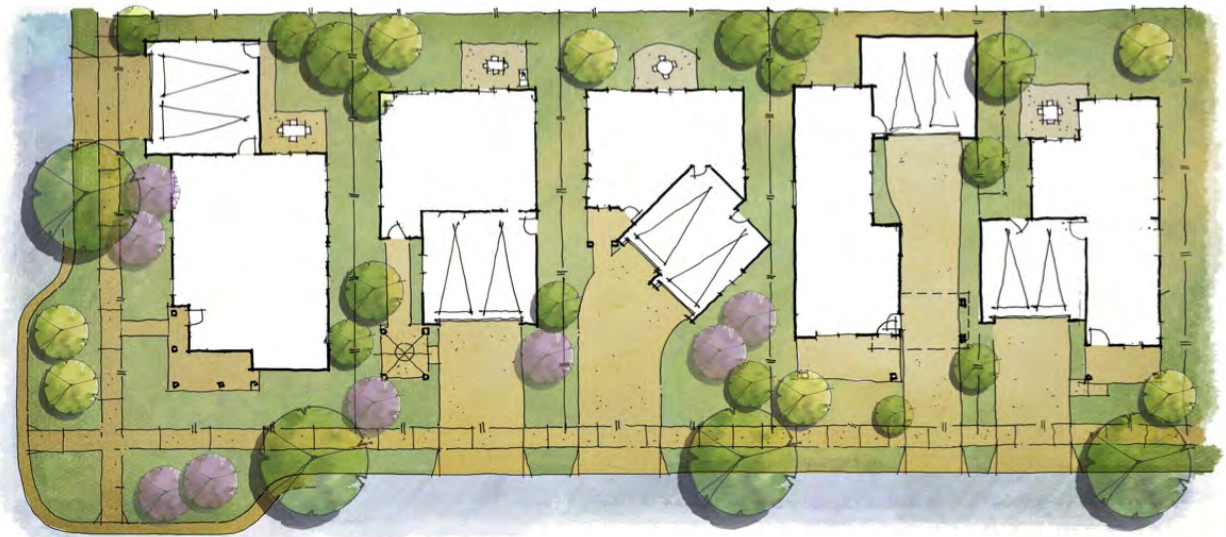


Figure 2.15 Single Family Traditional Lot Elevations



2.3.1 B Single Family | SMALL LOT FRONT LOADED

Situated between the traditional homes and the commercial zone, single family small lot, front loaded homes will maximize both affordability and walkability to all features of San Luis Ranch.

The single family small lot, front loaded products will be on narrow 30 foot wide, 2400 square foot lots (lot area may vary up to 10% on irregularly shaped lots). Dwellings will have 1100-1600 square feet of living space. Attached, tandem garage parking will minimize visual effect of garages along the street (see Figures 2.16 and 2.17)



Figure 2.16 Single Family Small Lot Front Loaded Site Plan

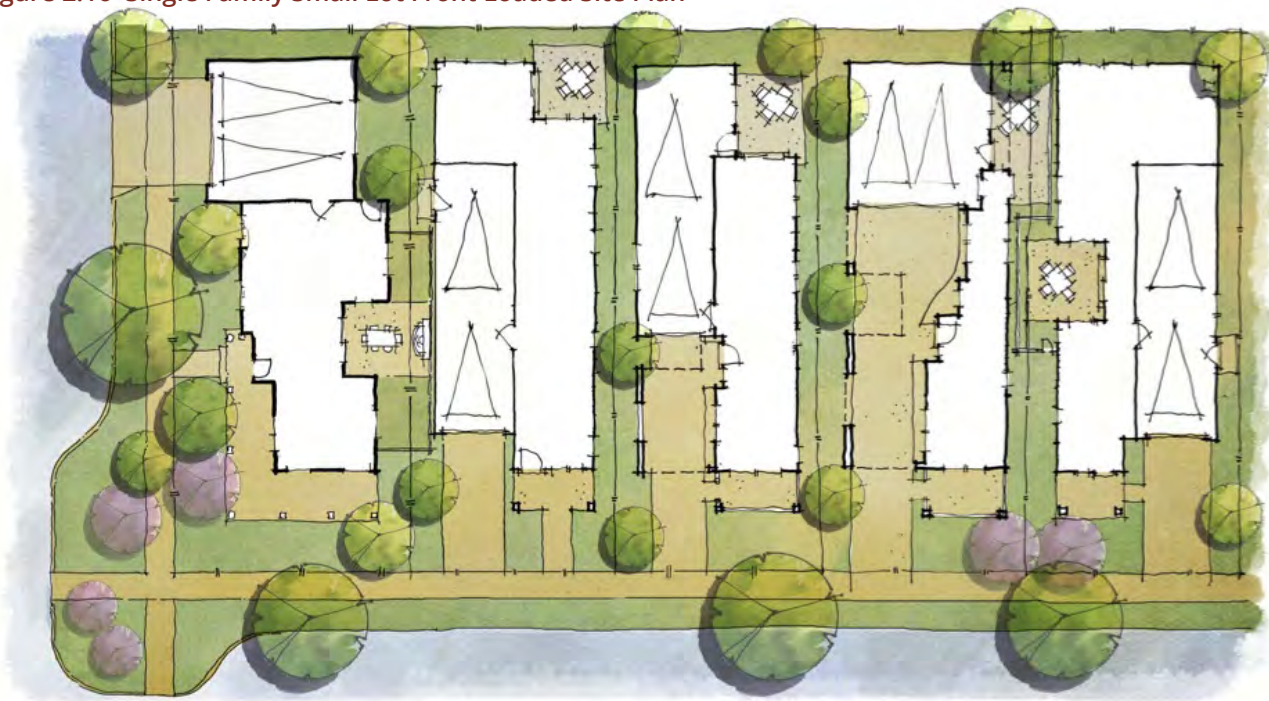


Figure 2.17 Single Family Small Lot Front Loaded Elevations



2.3.1 C *Single Family* | SMALL LOT ALLEY LOADED

Similar to the small lot, front loaded homes, the small lot, alley loaded homes will be located between the traditional homes and the commercial zone, adjacent to the Interim Open Space. These homes will visually minimize the influence of automobiles, and will enjoy proximity to the Interim Open Space, the Active Linear Park, and the Bob Jones Bike Trail.

The single family small lot, alley loaded products will be on narrow 30 foot wide, 2400 square foot lots. Dwellings will be 1100-1600 square feet. Garages can be attached or detached, and can be tandem if desired. Auto access to the property will be from the alley (see Figures 2.18 and 2.19).



Figure 2.18 Single Family Small Lot Alley Loaded Site Plan

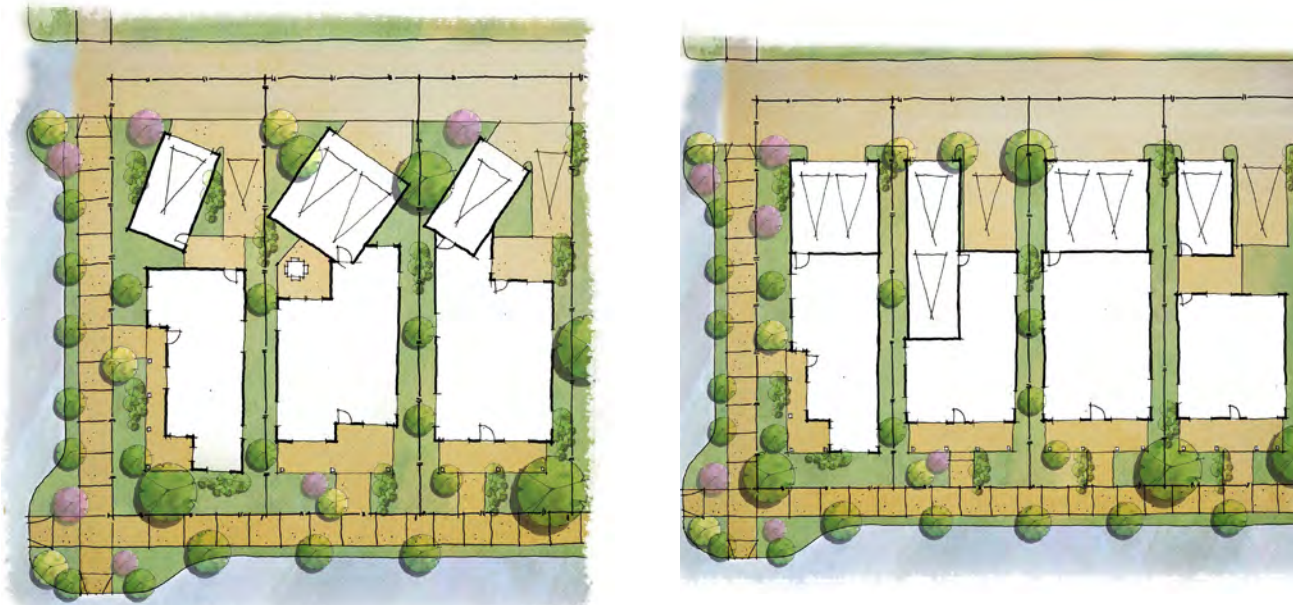


Figure 2.19 Single Family Small Lot Alley Loaded Elevations



2.3.1 D Multi-Family | COMPACT

Highly affordable, multi-family compact homes will be located at the northwest portion of San Luis Ranch, effectively transitioning between the existing neighborhood to the west, and Madonna Road to the North.

The multi-family compact lot is an alley loaded product on narrow lots located on the northwest corner of San Luis Ranch. Units can be either attached or detached. Auto access to the property will be from the alley and parking inside garages can be side by side or tandem (see Figures 2.20 A, B and 2.21 A, B).



Figure 2.20 A Multi-Family Detached Compact Lot Site Plan



Figure 2.20 B Multi-Family Detached Compact Lot Elevations



Figure 2.21 A Multi-Family Attached Compact Lot Site Plan

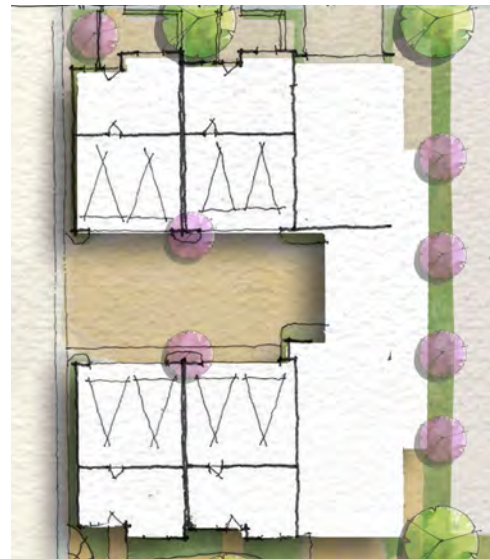


Figure 2.21 B Multi-Family Attached Compact Lot Elevations



2.3.1 E Multi-Family | FLATS

Multi-family flats within the San Luis Ranch Specific Plan Area are to be comprised of medium to high-density units in buildings of 12 units or larger. Units will be designed as townhouses or apartments with up to 4 bedrooms per unit focused toward multigenerational families (Figures 2.22 and 2.23). Parking shall be located on the interior of the site whenever possible, and accessed from a side street. Parking courts are encouraged to provide parking shielded from the street. Guest parking shall be provided on-site, within close proximity to the multi-family complex.



Figure 2.22 Multi-Family Flats - Option A



Figure 2.23 Multi-Family Flats - Option B



2.4 Land Use — Parks, Agriculture, and Open Space

2.4.1 Parks and Open Space

The park system is intended to provide active recreation, add to the natural beauty of the area, and create a better neighborhood. San Luis Ranch will include many forms, including a large central neighborhood park, pocket parks, an active linear park, green space, greenways, pedestrian and bike paths, and sports fields.

Figure 2.24 Pedestrian and Bicycle Pathway and Open Space



Example of Agricultural Row Crops



2.4.2 Agriculture

Open space and agricultural uses wrap around the residential neighborhood and comprise the largest portion of the San Luis Ranch Specific Plan. With 50 percent of the site dedicated to contiguous agricultural land and open space, the San Luis Ranch Specific Plan emphasizes the agricultural history of the City while protecting views along U.S. Highway 101. The size, location, and configuration of the agriculture maximizes the viability and integration of a working agricultural operation. Where buffering or transitions to agricultural uses are needed, they are provided on right-of-ways and provide appropriate transitions to agricultural uses.

The Agricultural Heritage Facilities and Learning Center will serve as an agri-tourism destination with seasonal attractions and promote the region's agricultural history. Uses allowed in the open space and agricultural areas include educational uses, urban agriculture, crop production, agricultural accessory uses, produce stands, and temporary events.

Chapter 4 provides more detail on parks, open space, and agricultural lands.

Figure 2.25 Agricultural Heritage Facilities and Learning Center



2.5 Land Use — Commercial

San Luis Ranch will provide a high quality neighborhood and regional center focused on Prado Road to serve area residents and the City as a whole. Allowed commercial uses include retail, services, restaurants, office, and hotel. The commercial land use category provides flexibility of uses to respond to market demands up to the maximum intensities allowed in the General Plan. Commercial areas will be accessible by automobiles, transit riders, pedestrians, and bicyclists and will provide a primary street sidewalk entrance for pedestrians that is separate from driveways and attractively landscaped with trees and plants. It is anticipated that hotel uses could include conference facilities, meeting space, and restaurants. Specifics for possible uses are further discussed in Chapter 3.

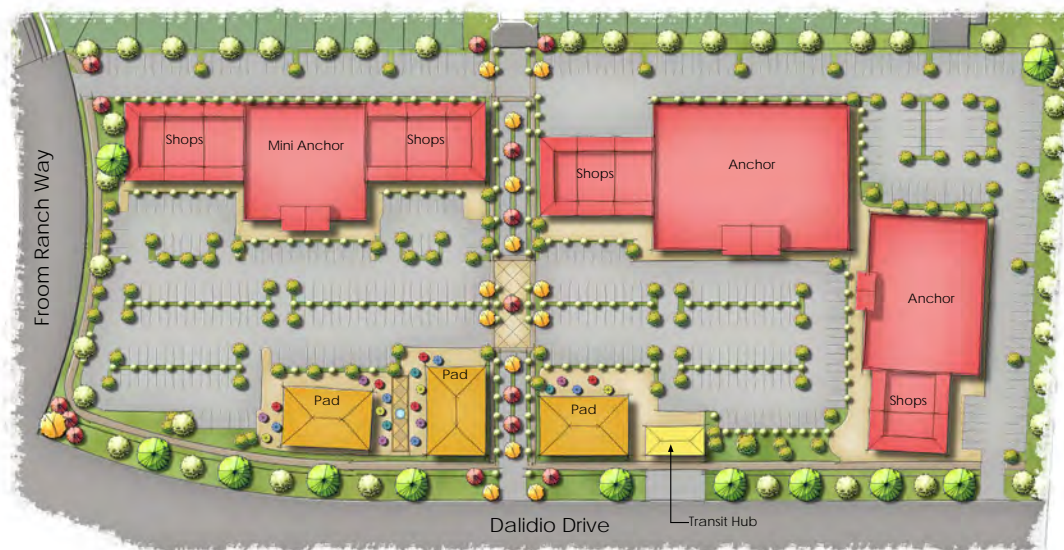
2.5.1 Commercial Retail

The Commercial-retail center will offer a variety of uses that will both provide for the needs of the residential neighborhood in San Luis Ranch, as well as complement the overall retail offerings within the City. Enhanced pedestrian orientation and bicycle-friendly amenities create a friendly, walkable neighborhood center, and regional transit services will connect residents and visitors throughout the area.

Figure 2.26 Conceptual Elevation for Commercial Area



Figure 2.27 Illustrative Plan for Commercial Area



2.5.2 Office Space

San Luis Ranch will offer commercial office space, contributing much needed square footage for San Luis Obispo’s fast-growing economy and the City’s emphasis on developing head-of-household jobs. Its proximity to the neighborhood and emphasis on multimodal circulation will encourage workers to leave their cars behind in favor of a true live-work community. San Luis Ranch office space will be comprised of two to three story buildings built in the modern or agrarian architecture styles.

2.5.3 Hotel and Conference Area

A 200-room hotel and conference center will contribute to local tourism and complement other facilities in the areas adjacent to San Luis Ranch. Visitors can come enjoy the agricultural facilities and shopping amenities at San Luis Ranch and neighboring shopping centers, and the combination of hotels nearby will allow more robust conferences to come to San Luis Obispo, adding a heavy multiplier-factor to the local economy, as well as significant transient occupancy tax to the City.

Figure 2.28 Illustrative Plan for Hotel and Conference Area



Example of Office Building



Example of Office Building



2.5.4 Agricultural Preservation and Agricultural Heritage and Learning Center

San Luis Ranch will preserve and emphasize the community's roots in farming, as well as the historical significance of the site area by setting aside 50 acres of the plan area for agricultural uses and saving historic structures. Working farmland will be preserved adjacent

to the SLO City Farm, and the Agricultural Heritage and Learning Center will provide educational, interpretive experiences, as well as access to local produce and products and agri-tourism amenities. See Section 4.2 for details.

Figure 2.29 Illustrative Plan for Agricultural Heritage and Learning Center Area



2.5.5 Parks, and Open Space

San Luis Ranch will provide a wide variety of park and open space amenities that are closely aligned with the values set forth in the General Plan. Parklands will include an active linear park with a fitness loop and multi-use trails, a central neighborhood park featuring both active and passive recreational opportunities, and pocket parks

interspersed throughout the residential areas to provide enhanced pedestrian connectivity and visual openness. An offer of dedication will be made for the Bob Jones Bike Trail Extension, enabling connection to Laguna Lake Park and Madonna Road Bike Path. Details on agriculture, parks, and open space can be found in Chapter 4.

2.6 Airport Compatibility Performance Standards

Avigation easements, which provide important disclosure information to prospective buyers and lessees, shall be required of San Luis Ranch Specific Plan Area development. Easements shall be in the form approved by the County of San Luis Obispo (per Part 150, Airport Compatibility Planning, of the Federal Aviation Administration Regulations), which stipulates the site would be exposed to aircraft noise and provides legal protection to the airport, City, and County against noise lawsuits. These easements shall also grant the San Luis Obispo County Regional Airport the right to maintain the safety of airspace, including the right to clear any obstructions into that airspace.

The San Luis Ranch Specific Plan maximizes open space on the property, maintaining approximately fifty percent of the site for agriculture and open space.

The following standards will be implemented throughout the San Luis Ranch Specific Plan Area.

2.6.1 Risk of Injury

No use may be established and no activity conducted which entails a risk of physical injury to operators or passengers of aircraft (such as outdoor laser light shows).

2.6.2 Airspace Protection

No object or structure may be erected, and no plant allowed to grow, to penetrate any “imaginary surface” as defined in Federal Aviation Regulations Part 77. Any proposed feature approaching these surfaces will be referred to the airport manager for review and recommendation. Buildings within the height limits of this specific plan will not approach the FAA imaginary surfaces.

2.6.3 Operations Interference

No material, equipment, or facility may be used which causes smoke or vapors, illumination or reflective glare, or an electromagnetic disturbance that would interfere with aircraft navigation or communication.

2.6.4 Bird Attractants

No use may be established and no activity conducted which attracts birds to the extent of creating a significant

hazard of bird strikes. Examples are outdoor storage or disposal of food or grain, or large, artificial water features. This provision is not intended to prevent enhancement or protection of existing wetlands or the mitigation of wetlands impacts.

2.6.5 Indoor Noise

Indoor space for the following uses must provide a maximum noise exposure not exceeding 45 decibels (dB) Community Noise Equivalent Level, and a 60 dB maximum for aircraft single events: dwellings; offices and incidental meeting rooms; public reception areas; worker break rooms; research, development, and production areas where concentration is required and interior-generated noise is typically at or below the level of an office.

2.6.6 Avigation Easements

At the time of subdivision or development, each affected parcel must be made subject to the County of San Luis Obispo’s standard avigation easement.

2.6.7 Real Estate Disclosure

Notice of airport operations, in a form approved by the San Luis Obispo County Airport Land Use Commission, must be provided to all prospective buyers and renters. Such notice shall disclose that aircraft may fly directly over San Luis Ranch Specific Plan Area property without restrictions.

2.6.8 Non-Reflective Building Materials

Building materials shall not produce glare that conflicts with the operation of the airport

“All land uses proposed shall be in keeping with safety parameters described in this General Plan or other applicable regulations relative to the San Luis Obispo Regional Airport.”

General Plan policy 8.1.4(m)

