

2.0 PROJECT DESCRIPTION

2.1 SUMMARY

The San Luis Ranch Project consists of a Specific Plan, General Plan Amendment/Pre-Zoning, and Development Plan/Vesting Tentative Tract Map for a 131-acre project site, including annexation of the site into the City of San Luis Obispo. The project is intended to be consistent with the development parameters described in the City's Land Use and Circulation Element (adopted in December 2014). The project includes a mixture of residential, commercial, office, and hotel uses, with a portion of the site preserved for agriculture and open space uses. The project is planned to be constructed in six phases, beginning in 2017. The specific characteristics of the project are described in greater detail below.

2.2 PROJECT PROPONENT

Coastal Community Builders
c/o Marshall Ochylski (Project Representative)
~~979 Osos, Suite F7~~
~~San Luis Obispo, CA 93401~~
P.O. Box 13
Pismo Beach, CA 93449

2.3 PROJECT LOCATION

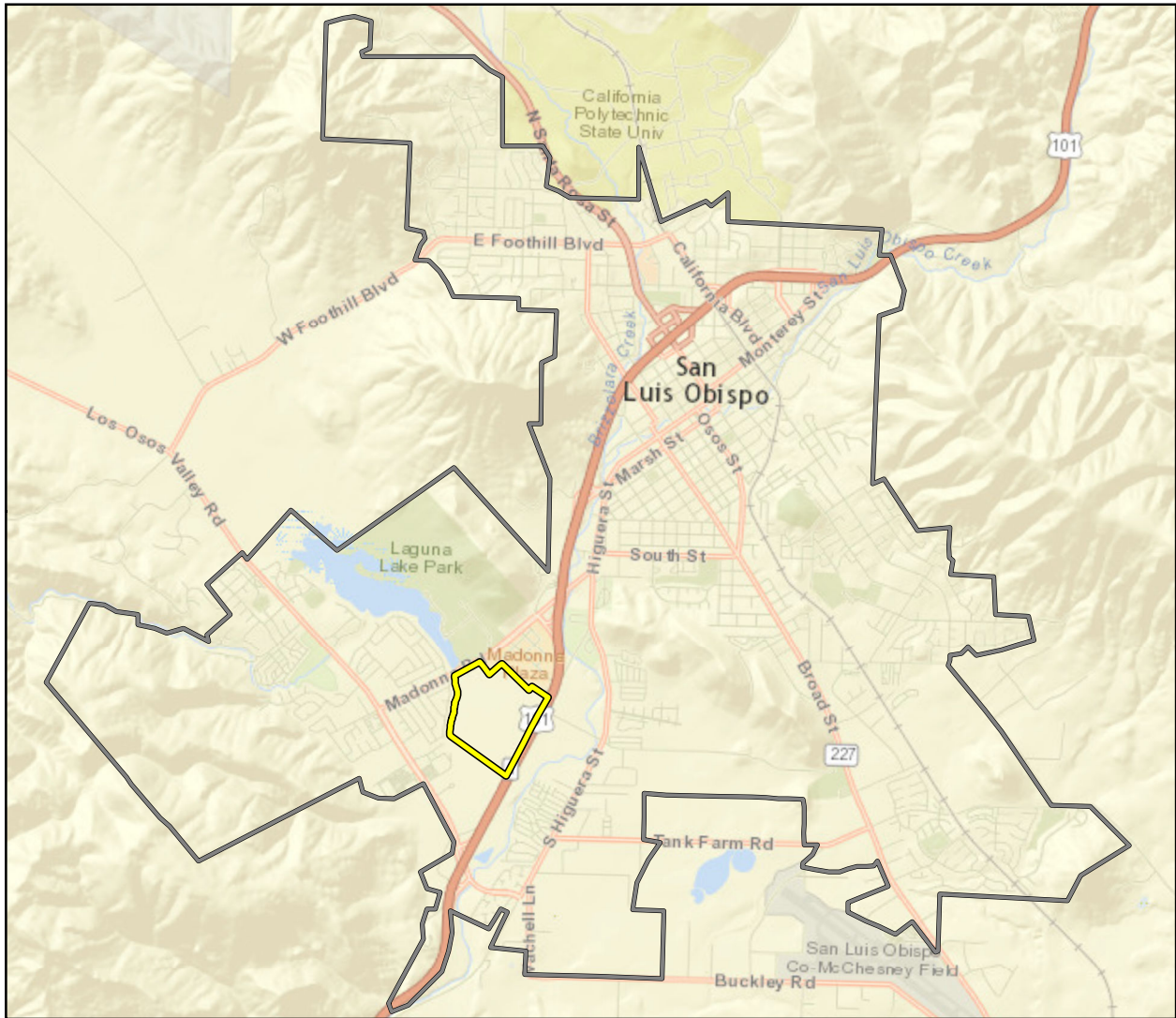
The 131-acre project site is located in unincorporated San Luis Obispo County, completely surrounded by the corporate boundary of San Luis Obispo; it is also within the City's Sphere of Influence. The project site is generally bounded by residential uses and Madonna Road to the west, commercial uses and Dalidio Drive to the north, United States Highway 101 (U.S. 101) to the east and the San Luis Obispo City Farm to the south. Prefumo Creek is located south of the site. The site is identified by assessor's parcel number (APN) 067-121-022. Figure 2-1 shows the regional location of the City of San Luis Obispo. Figure 2-2 shows the site in its local context.

2.4 EXISTING SITE CHARACTERISTICS



The project site is currently used for agricultural purposes, primarily as cultivated row crops. Dry and partially irrigated field crops, including garbanzo beans, dry beans, cabbage and lettuce, have been produced on the property. The site is important for its historic agricultural use, and is highly visible from U.S. 101. Its visually ~~sensitive~~prominent location at a southern gateway to the City has led to a policy to preserve approximately half of the agriculture and open space on-site, both to preserve views and to maintain the City's agricultural heritage.

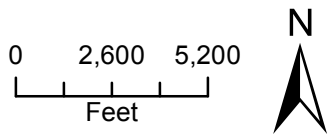
A single broad swale, referred to as Cerro San Luis Channel, bisects the property from east to west. This system drains toward Prefumo Creek at the project site's southwestern boundary. Prefumo Creek is lined with multiple rows of mature blue gum eucalyptus trees, making that edge of the property visually prominent in the area. Figure 2-2 includes an aerial photograph of the site and surrounding area. Figures 2-3a and 2-3b present photos of the existing conditions at the project site. The San Luis Ranch Farm Complex, which includes a farm house and





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-  Project Location
-  San Luis Obispo City Limits



Regional Location

Figure 2-1



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Project Site Location

Figure 2-2

City of San Luis Obispo



Photo 1: Looking northeast toward the project site from the former terminus of Calle Joaquin.



Photo 2: Looking southeast from the eastern terminus of Dalidio Drive.





Photo 3: Looking west from the eastern terminus of Dalidio Drive.



Photo 4: Looking south from the eastern terminus of Dalidio Drive.



outbuildings, is located on the western portion of the property adjacent to Madonna Road (refer to Figure 2-2).

2.4.1 Surrounding Land Uses

Over time, land uses surrounding the property have transitioned from agricultural to a variety of urban uses, including residential areas, shopping centers, and auto dealerships. With these changes, the project site is bordered urban uses on north, east, and west, and by the SLO City Farm to the south. In addition, almost half the site would remain as open space adjacent to where the proposed commercial and residential uses would be constructed. Existing uses surrounding the site area are shown on Figure 2-2, and include the following:

West: Developed single-family properties in the City, zoned R-1.

North: A post office is adjacent to the site at southwest corner of Madonna and Dalidio Road, zoned C-R-PD (Commercial Retail with a Planned Development overlay). The Central Coast Plaza Shopping Center (SLO Promenade) and Madonna Plaza Shopping Center, also zoned C-R-PD and C-R, are located immediately north of the site across Dalidio Drive. Laguna Lake Park and surrounding open space is across Madonna Road (zoned PF and C/OS-40, respectively).

East: U.S. 101 is immediately east of the site, beyond which are a variety of public facilities, including the City's Water Resource Recovery Facility. These areas are zoned PF (Public Facility). A drive-in theater is located east of the freeway and north of Prado Road, and is zoned Community-Commercial Special Focus (C-C-SF). The property just south of the drive-in theater at the northeast corner of Prado Road and Elks Lane is zoned O-PD (Office, with a Planned Development overlay) and is the planned location for the Homeless Services Center.

South: The SLO City Farm is immediately south of the site (zoned C/OS-20 – Conservation/Open Space with a 20-acre minimum size), beyond which are a variety of commercial service uses, including auto dealerships (zoned C-S or C-S-PD, or Commercial Service, some with a Planned Development overlay) and a recently approved car dealership (Coast BMW) and 115 room hotel (zoned Tourist-Commercial Special Focus (C-T-SF)).

2.5 PROJECT CHARACTERISTICS

Adoption of the San Luis Ranch Specific Plan and approval of related entitlements would require several actions from the City and other public agencies as described in Section 2.8, including a Specific Plan, General Plan Amendment/Pre-Zoning, Development Plan/Vesting Tentative Tract Map, annexation of the site into the City of San Luis Obispo, and architectural review. It would also address a Development Agreement/Memorandum of Understanding, which provides a mechanism for project implementation. While not an entitlement, the Development Agreement/Memorandum of Understanding is considered part of potential project approval. Prior to construction, other approvals such as grading and building permits, and further architectural review would be required but are not being processed concurrently with this application. The project is described in detail in the August 2016 San Luis Ranch Specific Plan (refer to Appendix B) and summarized in this section. Figure 2-4 shows the project's proposed pre-zoning and Figure 2-5 shows the proposed land use plan. Figure 2-6 is the proposed site plan for the project site and shows the layout of proposed commercial,

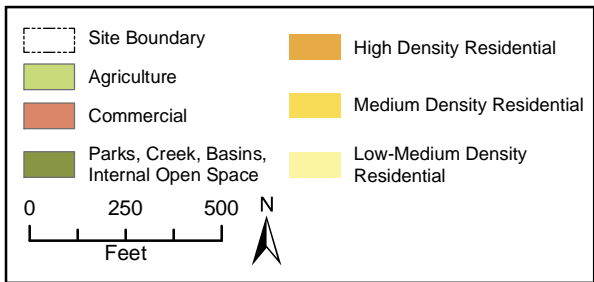
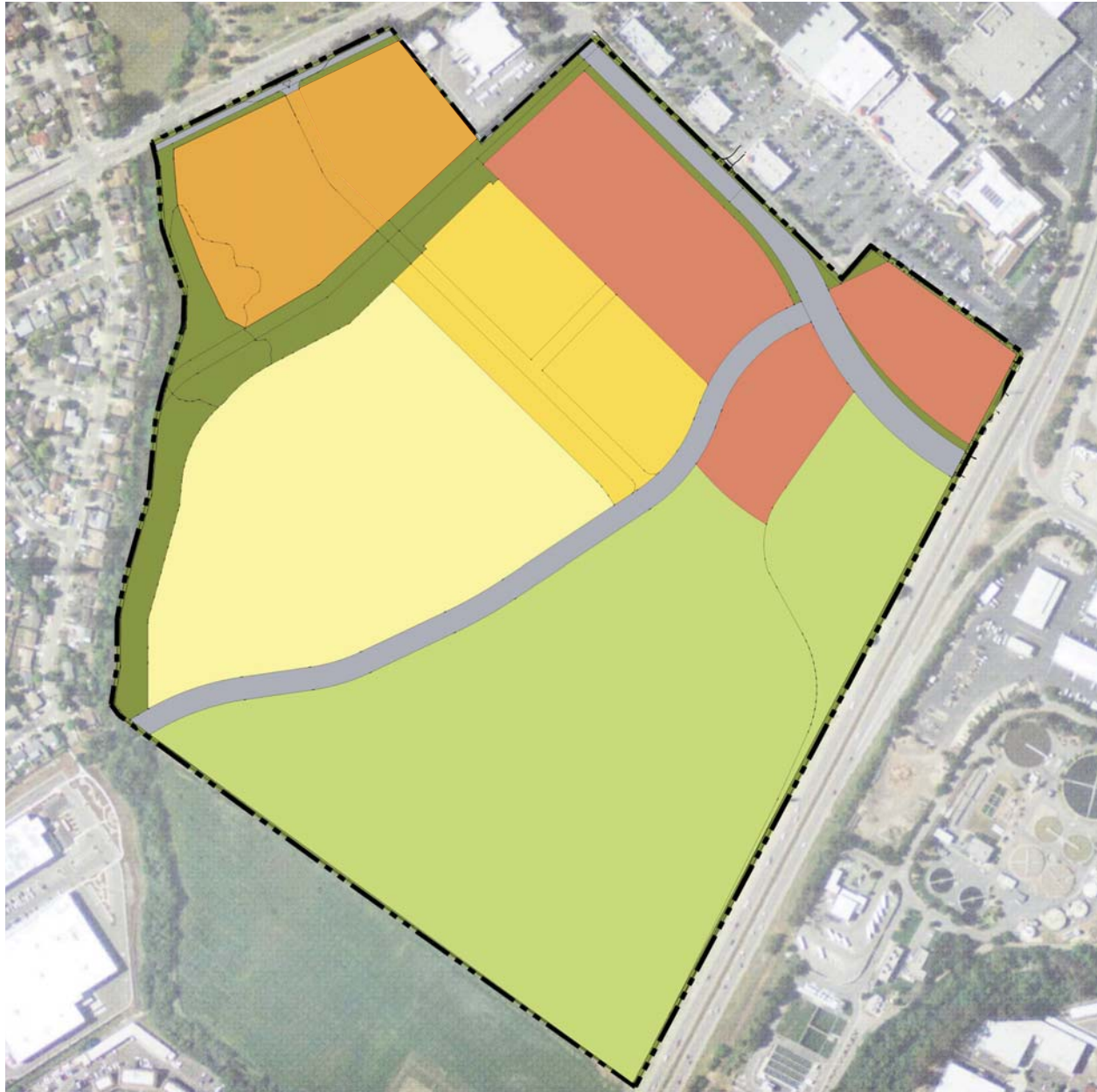




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Proposed Project Pre-Zoning

Figure 2-4



Source: Coastal Community Builders, Inc.,
March 15, 2016

Project Land Use Plan

Figure 2-5

City of San Luis Obispo



	High Density Residential
	Medium Density Residential
	Low-Medium Density Residential
	Neighborhood Commercial
	Open Space
	Agriculture
	Site Boundary

0 250 500 N
 Feet

Source: Coastal Community Builders, Inc.,
 March 15, 2016

Project Site Plan

Figure 2-6

City of San Luis Obispo

agricultural, open space, and residential uses. The following sections provide detailed descriptions of major project components outlined in the San Luis Ranch Specific Plan.

2.5.1 Annexation

The project would require annexation to the City of San Luis Obispo. The project is within the City’s Sphere of Influence and Urban Reserve Line, and is designed to be consistent with both City and Local Agency Formation Commission (LAFCo) policies, including the requirement that the annexation be compatible with the City’s General Plan and supportable by the City’s infrastructure.

2.5.2 Land Use Concept

As shown in Figure 2-4, the Specific Plan area is organized into six zones. These include Neighborhood General 1 (NG-10), Neighborhood General 2 (NG-23), Neighborhood General 3 (NG-30), Neighborhood Commercial (NC), Parks and Open Space (P-OS), and Agriculture (A). The applicable densities and development standards associated with each of these zones are described in detail below. Table 2-1 lists the proposed San Luis Ranch Specific Plan zones, acreages, and maximum buildout potential within each zone of the Specific Plan Area.

**Table 2-1
 Planned San Luis Ranch Specific Plan Area Development**

Type	Specific Plan Zone	Units	Acreage
<i>Planned Development</i> ¹			
Low-Medium Density Residential	NG-10	200 units	16.0 acres
Medium Density Residential	NG-23	100 units	6.8 acres
High Density Residential	NG-30	200 units	10.4 acres
Affordable Housing Density Bonus ²		80 units	n/a
Commercial	NC	up to 150,000 SF	9.7 acres
Office	NC	up to 100,000 SF	3.9 acres
Hotel and Conference Center	NC	200 rooms	3.6 acres
Public Parks		3.4 acres	
Regional Roads		8.1 acres	
Local Roads		9.4 acres	
<i>Agricultural and Open Space</i>			
Agriculture	A	52.7 acres	
Internal Open Spaces	P-OS	7.4 acres	

1. Planned Development area is based on net site area of approximately 129.3 ~~123.2~~ acres. The gross site area is approximately 131.3 acres, less approximately 8 acres of right-of-way associated with potential future City roadways and the future Prado Road overpass/interchange improvements.

2. The project includes up to 34 deed-restricted affordable units on site. Per Section 17.90.040(d) of the City’s Affordable Housing Incentives, the included affordable housing allows for a 20% density bonus.

Each land use component of the project is summarized below (refer to Figure 2-5 for the proposed land use plan and Figure 2-6 for the proposed site plan).



Residential

The project includes a mix of 580 low-medium, medium, and high density residences that would be located primarily on the northwestern and central portion of the project site. Housing would range from detached single-family units to attached multi-family dwellings, and are described in detail Chapter 3 of the Specific Plan (Appendix B to this EIR). The low-medium density residential zone (NG-10) would allow for residential units at a density of up to 10 units per acre with a height limit of 35 feet. Residential products envisioned for this zone include single-family and small-lot residential. The medium-density residential zone (NG-23) would allow for residential units at a density of up to 23 units per acre with a height limit of ~~35~~40 feet. Residential products envisioned for this zone include detached townhomes, attached townhomes, and multi-family structures such as apartments or condos. The high-density multi-family residential zone (NG-30) would allow for residential units at a density of up to 30 units per acre with a height limit of ~~35~~40 feet. Residential products envisioned for this zone include detached townhomes, attached townhomes, and multi-family structures such as apartments or condos. The neighborhoods would be connected with a local street, bicycle circulation, and trail system, and would contain recreational areas. Internal circulation would include night lighting designed to meet 'dark sky' standards.

In addition, the project includes an affordable housing component in accordance with City requirements. The San Luis Ranch Specific Plan proposes 34 deed-restricted affordable units on site for very low, low, and moderate income households, including 26 very low income units. Consistent with Section 17.90.040(d) of the City's Affordable Housing Incentives, the proposed affordable housing would allow for an 80-unit density bonus, bringing the total allowable residential units in the Specific Plan Area from 500 to 580.

Commercial

The Specific Plan land use plan and pre-zoning would allow up to 150,000 square feet of commercial development, up to 100,000 square feet of office development, and a 200-room hotel with allowable building heights up to a 50-foot maximum. The commercial and hotel land uses are proposed on the portion of the project site adjacent to the extended Prado Road/Dalidio Drive and Froom Ranch Way. Commercial uses proposed for the project may include retail anchors, neighborhood retail, restaurants, offices, and a hotel. Future entitlements for these commercial project components would require subsequent City review and approval.

Agriculture

The project would preserve approximately ~~52.7~~ 53 acres of the site in agriculture adjacent to the San Luis Obispo City Farm. The project would also preserve approximately 7.4 acres of the site in open space. Collectively, this would comprise approximately ~~48~~ 43 percent of the net site acreage (when acreage set aside for regional roadways and the future Prado Road interchange or overpass is discounted) and 40 percent of the gross site acreage. As the project is developed, this agricultural property would be transitioned into organic (pesticide- and chemical-free) farming. The project also includes a commitment to procure an off-site agricultural conservation easement/deed restriction to comply with the City's General Plan Land Use Element Policy 1.13.8 and Land Use Element Policy 8.1.4, which require that future development on the San Luis Ranch property dedicate one half of the total land or easements for open space use.

As part of the proposed agricultural uses, the project also includes an Agricultural Heritage Facilities & Learning Center, which would be located along the southeast side of Froom Ranch



Way, southwest of the proposed commercial land use (refer to Figure 2-6). The project includes the adaptive reuse and relocation of two existing structures – the main residence and the former spectators’ barn/viewing stand, which are part of the existing San Luis Ranch Complex along Madonna Road – to new locations on the site within the Agricultural Heritage and Learning Center. In addition, salvageable materials from the main barn within the San Luis Ranch Complex are proposed to be reused to the greatest extent possible in the construction of a new barn in the Agricultural Heritage and Learning Center. The Agricultural Heritage Facilities & Learning Center would be intended as an educational center for local residents and an agricultural tourism destination. Structures in the Agricultural Heritage Facilities & Learning Center would have a maximum height limit of 35 feet; however, historical structures would be permitted to exceed this limit up to a 45-foot maximum.

Open Space

As shown on Figure 2-6, the proposed open space would be located on the northwestern portion of the project site along Prefumo Creek, as well as along Cerro San Luis Channel, which is a permanent surface drainage that traverses the property from east to west. The open space areas would also include a link in the Bob Jones Regional Trail.

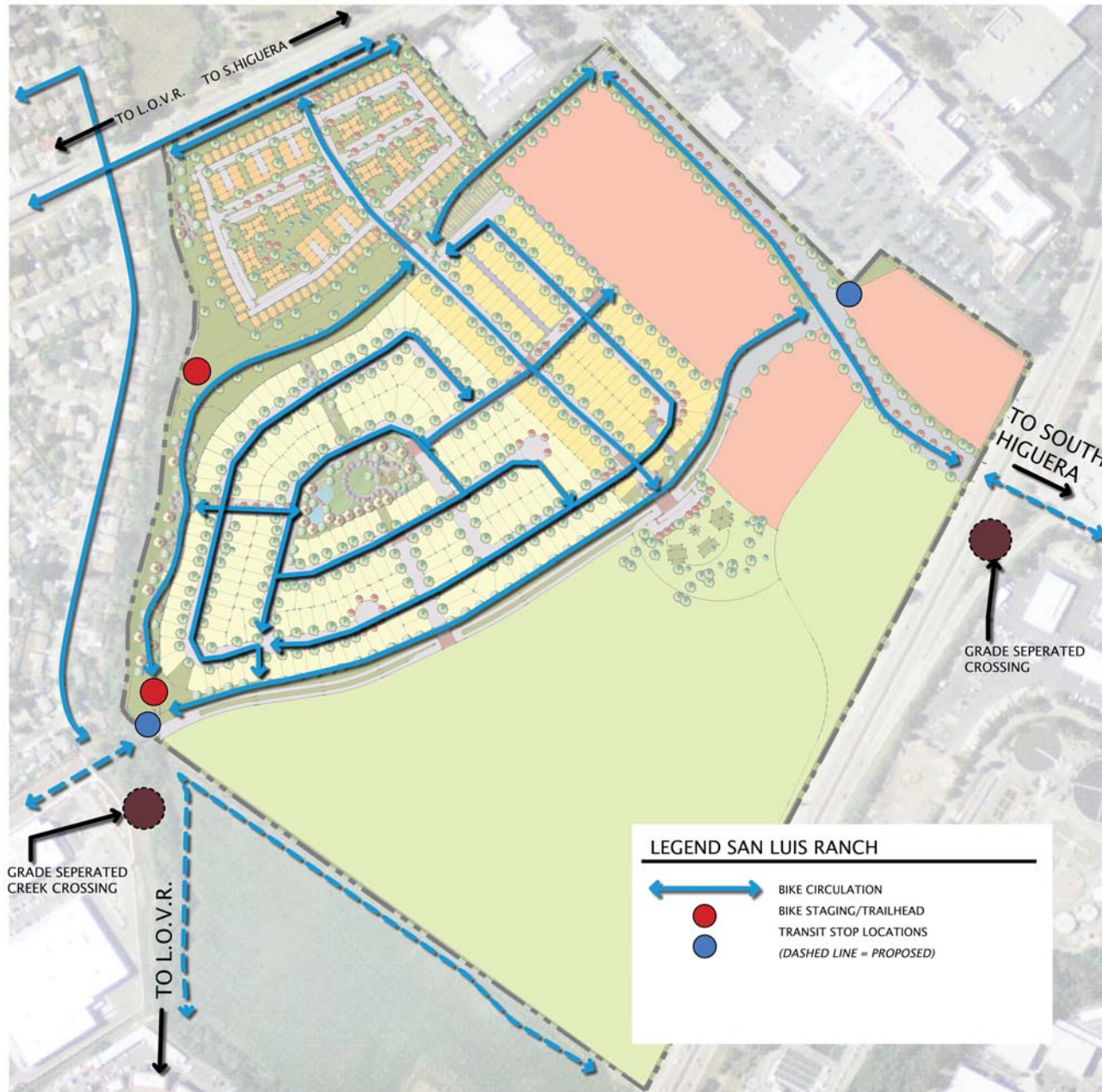
Multi-Modality: Bicycle and Pedestrian Circulation

The project would establish links in the City’s Bicycle Transportation Plan. As discussed above, the project would construct a six-foot wide nature trail with bike routes on Froom Ranch Way and Dalidio Drive connecting a segment of the Bob Jones Bike Trail, providing and provide a connection from Laguna Lake Park and nearby neighborhoods and businesses along Madonna Road to the existing segment of the Bob Jones Trail near the Target shopping center at the southern portion of the City limit at Froom Ranch Way. The project would create interior bicycle trails and lanes, including a Class I Bike Trail and Class II Bike lanes. These facilities are consistent with the goals established by San Luis Obispo’s 2013 Bicycle Transportation Plan. Figure 2-7 shows the project’s proposed bicycle circulation plan.

Land Use and Circulation Element Update Performance Standards for the San Luis Ranch Specific Plan Area

As described in Section 1.0, *Introduction*, the 2014 Land Use and Circulation Element Update EIR (LUCE Update EIR) analyzed buildout of the project site with 350 to 500 residential units; 50,000 to 200,000 square feet of commercial development; 50,000 to 150,000 square feet of office development; a 200-room hotel; 5.8 acres of parks; and 66 acres of agriculture and open space. The project includes a similar extent of commercial, office, and hotel uses than would be permitted under the Land Use Element performance standards, and would allow up to 500 residential units. In addition, as described above, because the project includes an affordable housing component in accordance with City requirements, an additional 80 residential units would be allowed on the site as a density bonus. The total number of dwellings evaluated in this EIR would therefore be 580. The project includes a reduced on-site area of parks (approximately 3.4 acres) and a reduced on-site area of agriculture and open space (approximately 60.1 acres) compared to the concept envisioned in the Land Use Element. Table 2-2 compares the maximum buildout potential of the project site under the Land Use Element with the proposed project.





Source: Coastal Community Builders, Inc., October 3, 2016.

Bicycle Circulation Plan

Figure 2-7

City of San Luis Obispo

**Table 2-2. Planned Specific Plan Area
 Development Compared to Land Use Element Buildout Potential**

Description	Proposed Project	Land Use Element Buildout Potential
Low-Medium Residential	300 units	350 units
High Density Residential	200 units	150 units
Affordable Housing Density Bonus	80 units	-
<i>Residential total</i>	<i>580 units</i>	<i>500 units</i>
Commercial – Hotel	200 rooms	200 rooms
Commercial – Office	100,000 square feet	150,000 square feet
Commercial – Retail	150,000 square feet	200,000 square feet

The Land Use Element includes Policy 2.4.2 to promote affordable housing in the City, which requires the City to approve a density bonus for projects that include affordable housing for seniors or lower income households consistent with the requirements of State Law.

In addition, the Land Use Element includes specific policies to preserve the historic agricultural use of the site. Land Use Element Policy 1.13.8 and Land Use Element Policy 8.1.4 require that a minimum of 50 percent of the site be dedicated to open space/agriculture. Approximately 60.1 combined acres of agriculture and open space would be retained on the project site, including approximately 53 acres in agricultural use along the project site frontage with U.S. 101. Although approximately 47 percent of the site would be maintained as open space/agriculture, the project also includes a commitment to procure an off-site agricultural conservation easement/deed restriction or pay in lieu fees to comply with Land Use Element Policy 1.13.8 and Land Use Element Policy 8.1.4. The applicant has identified a potential site on the westerly edge of the City’s Greenbelt Boundary for an off-site agricultural conservation easement. City staff has provided preliminary concurrence as to the suitability of this site; however, final approval of this or any other off-site agricultural conservation easement site in terms of its ability to satisfy City requirements would require City Council action.

2.5.3 Infrastructure

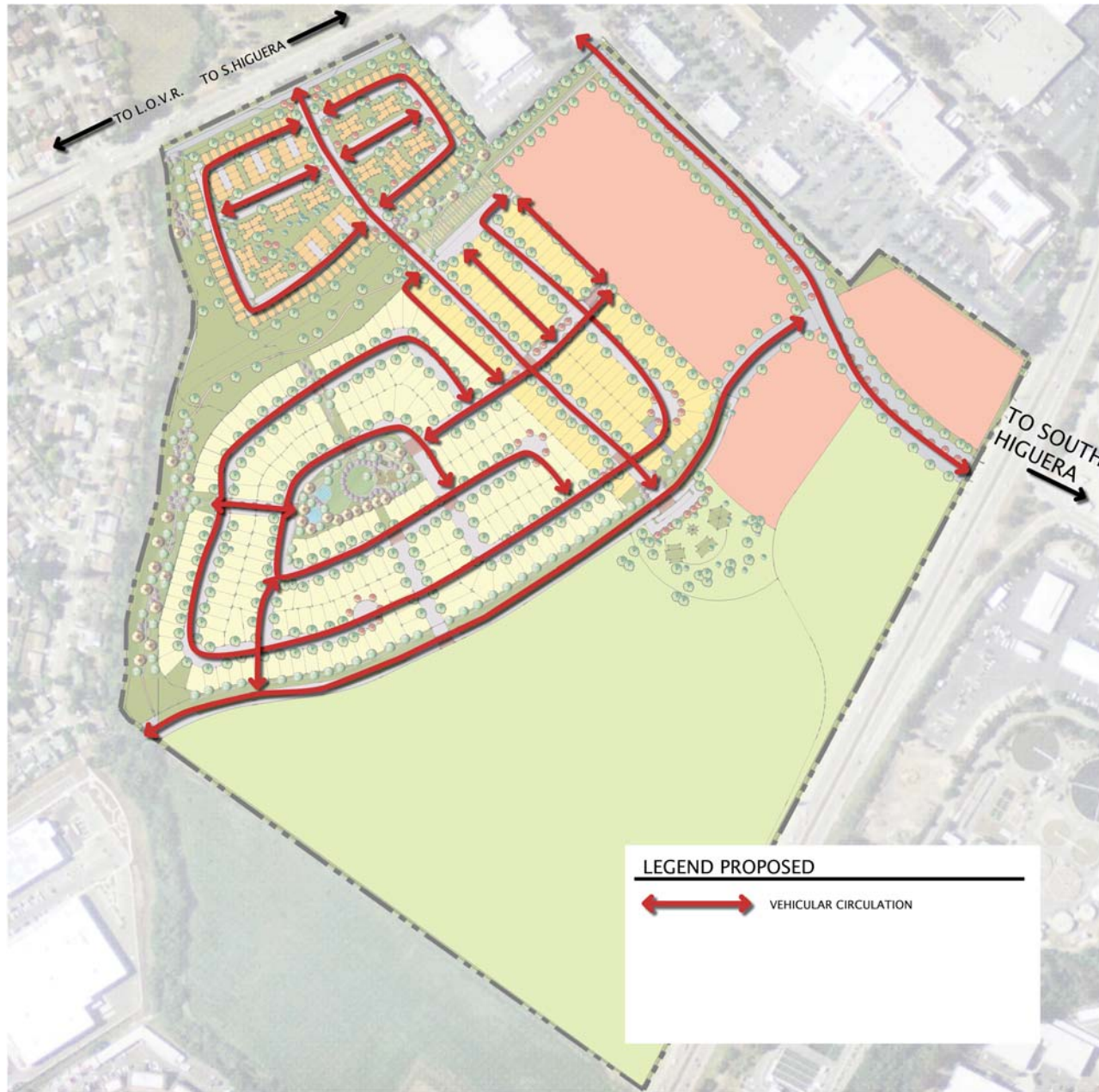
The key infrastructure components of the project are described below, and shown in Figure 2-8 (roadways and circulation), Figure 2-9 (wastewater infrastructure), Figure 2-10 (water infrastructure), and Figure 2-11 (recycled water infrastructure).

Roadways and Circulation

The project proposes to provide or pay fair share fees for such public improvements as a widening of Madonna Road along project frontage, additions to Dalidio Drive/Prado Road, an extension of Froom Ranch Way across Prefumo Creek in the southwest corner of the site, and to contribute in fair share towards an overpass or interchange connection for Prado Road. Some of these proposed improvements, including the Froom Ranch Way extension across Prefumo Creek, would be located off of the project site, but are part of project review.

The existing street network in the project site vicinity includes U.S. 101 and the Madonna Road and Los Osos Valley Road arterials. The proposed street network within the Specific Plan area consists primarily of collector and residential streets. Access to the residential areas would be



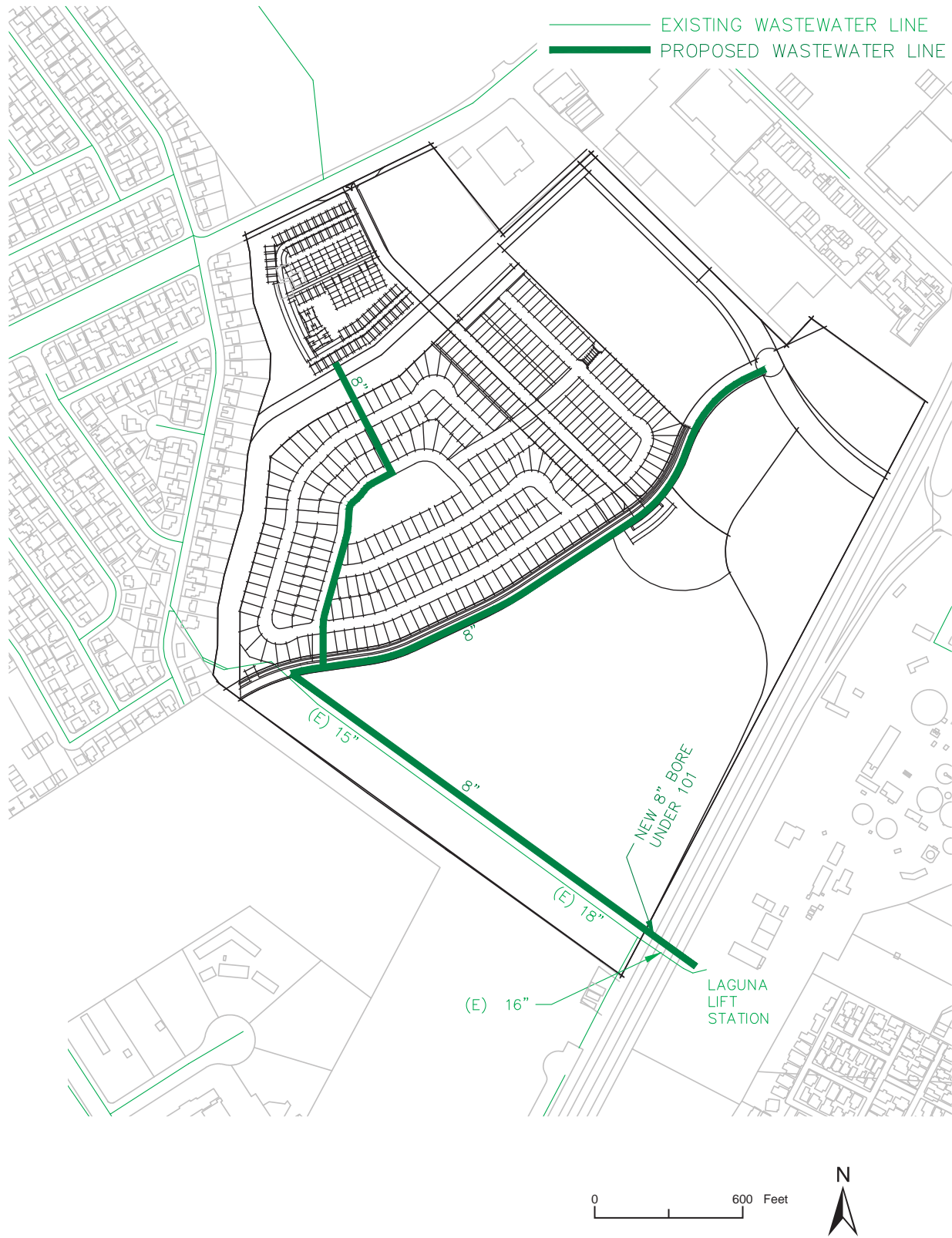


Source: Coastal Community Builders, Inc., October 3, 2016.

Vehicular Circulation Plan

Figure 2-8

City of San Luis Obispo

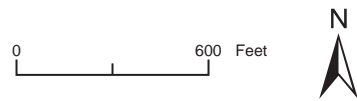
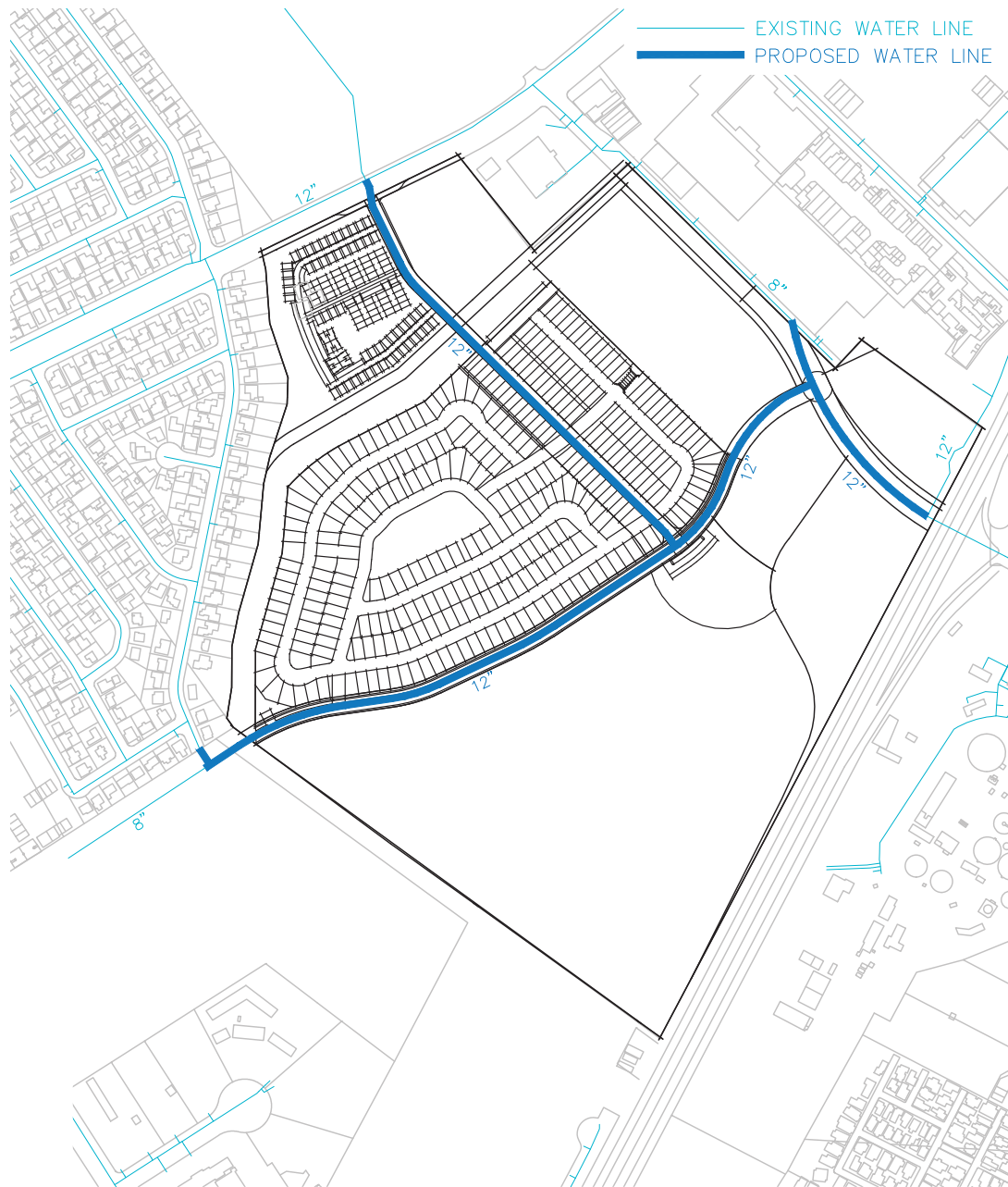


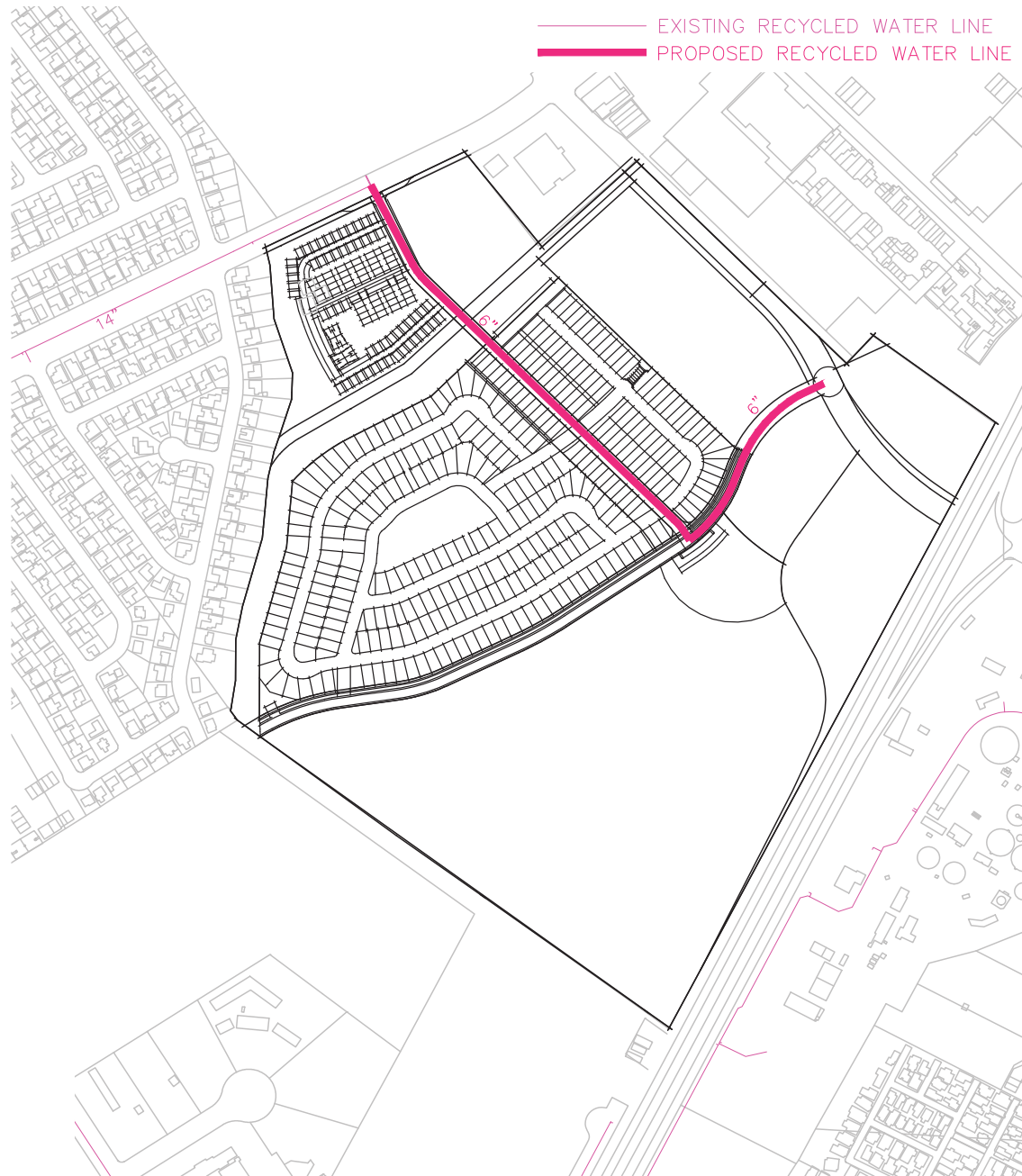
Source: Coastal Community Builders, Inc.,
March 15, 2016.

Wastewater System Layout

Figure 2-9

City of San Luis Obispo





Source: Coastal Community Builders, Inc., March 15, 2016. **Recycled Water System Layout**

Figure 2-11

provided on the south from the proposed Froom Ranch Way extension and on the north from Madonna Road (refer to Figure 2-8, which shows the project's vehicular circulation plan).

In addition, the Specific Plan includes a transit center that would provide direct transit access between the project site and downtown San Luis Obispo. The location of the proposed transit center would be coordinated with SLO Transit and the Regional Transit Authority upon submittal of individual project plans. If transit ridership meets specified demand thresholds, direct Regional Transit Authority access will be considered at this future transit center.

Wastewater Collection

The City of San Luis Obispo provides public wastewater collection and treatment in the City. The existing City wastewater collection system that surrounds the site consists of an 8-inch gravity sewer main in Madonna Road and two 8-inch mains that create a siphon from the 15-inch sewer main in Oceanaire Drive under Prefumo Creek to a 15-inch and ultimately 18-inch gravity sewer main, which extends through an easement within the existing agricultural fields on the project site, under U.S. 101 to the Laguna Lift Station. The existing wastewater collection system from Prefumo Creek to the crossing at U.S. 101 is at capacity and is proposed to be upgraded to provide adequate capacity for existing flows and projected flows from the project. The new encased 24-inch sewer main crossing at U.S. 101 would provide capacity for projected development to the west along Calle Joaquin, with cost sharing agreements. The proposed wastewater infrastructure is shown in Figure 2-9.

Potable and Recycled Water

The City of San Luis Obispo is the sole purveyor of water within the City limits. New 12-inch potable water mains would extend through the site from Madonna Road to the existing 12-inch line at U.S. 101 across from Prado Road, as well as within the proposed Froom Ranch Way extension. The project would connect to the existing 8-inch potable water mains at the end of Froom Ranch Way, at the end of Oceanaire Drive and at the end of Dalidio Drive. Open Space areas along the creek, parks, and portions of the commercial and office areas would be irrigated using recycled water from an extension of the City's recycled water distribution system. Proposed recycled water infrastructure improvements include a 6-inch recycled water main from Madonna Road through the project site. The existing private onsite wells will continue to be used for irrigation of ongoing agricultural uses on the project site. The proposed water infrastructure is shown in Figure 2-10, and the proposed recycled water infrastructure is shown in Figure 2-11.

Stormwater

Portions of the project site are located in a designated 100-year floodplain (1 percent probability of occurrence per year). The overall general flow of surface water is from northeast to southwest, along Cerro San Luis Channel and along the west side of U.S. 101, across the agricultural fields in a generally widening surface flow path, finally draining into Prefumo Creek. The project includes a floodplain management strategy with both preventative and corrective measures, including Low Impact Development (LID) measures.

Drainage from the residential area, commercial areas, and hotel and office areas within the project site would be treated and detained on-site. Flows from these areas would be released to the project storm drain network which eventually outfalls to Prefumo Creek, or to Cerro San Luis Channel. New drainage facilities at Dalidio Drive in the vicinity of Cerro San Luis Channel



Box Culvert would be installed to convey the offsite flows generated by the 10-year storm under Dalidio Drive to Cerro San Luis Channel. Improvements to Dalidio Drive would convey via surface flow larger storms from properties to the north across Dalidio Drive to Cerro San Luis Channel.

The project would provide regional detention for residential areas by taking water off of Cerro San Luis Channel and routing it through underground chambers within the project site. Flows would be released back to the channel at a rate which provides the required detention. For those areas not included in this regional detention (high density residential [NG-30] adjacent to the post office southwest corner of Madonna and Dalidio Road, commercial, hotel, office and Agricultural Heritage Facilities and Learning Center) on-site detention would be provided. Drainage from existing parking areas to the north which currently cross the proposed office parcel would be routed through that parcel and released back to the remaining agricultural area or through on-site piping to Prefumo Creek.

The proposed single family residential area would provide required stormwater treatment within street landscape areas, the central park area, and areas adjacent to the creek and channel. Required stormwater detention would be provided on-site where possible or may be provided within other portions of the project site through the diversion of upstream runoff and remote detention. The proposed stormwater detention plan is depicted in Figure 2-12.

Housing in the multi-family area would be arranged in a manner which would allow the incorporation of stormwater treatment and retention upstream of the discharge to adjacent waterways. This stormwater treatment would be addressed in park areas, at street medians and curb bump-outs in order to meet the requirements for the City's Post Construction Stormwater Treatment. Required detention for this site would be provided on-site where possible, or may be provided within other portions of the project site through the diversion of upstream runoff and remote detention.

The agricultural open space area would remain within the 100-year flood zone. No new development is proposed within the 100-year flood zone, and no stormwater treatment or detention is required for agricultural uses. Required storm water treatment associated with the Agricultural Heritage Facilities & Learning Center would be contained within that development area, and detention may be proposed in that area as well. Detention facilities may be located adjacent to Froom Ranch Road in the form of linear shallow basins or underground storage, if necessary, to contain flows from the remainder of the project site. Flows from these basins would be released to Prefumo Creek.

Grading

The project site is relatively level, with a gentle slope to the south and southwest. The medium (NG-23) and high density residential (NG-30) area would be graded using standard methods.

The current limits of the 100-year flood-plain extend across the proposed single-family and commercial areas. The project involves re-grading the site to lower the areas of the site that would be dedicated for active agriculture by approximately six inches to two feet. This grading is required to provide material for the development of the project site. Through the placement of fill from on- and off-site, these properties the proposed single-family and office and hotel sites areas would be graded such that, at a minimum, all structures would be removed from the



- PROPOSED STORM WATER DETENTION
- PROPOSED DETENTION OUTFALL
- PROPOSED RETENTION (INCLUDING UNDERGROUND STORAGE)
- PROPOSED BIOFILTRATION AND RETENTION



flood-plain, and the 100-year storm would be contained in the streets and the parking lots. ~~The limits of the commercial area also lie within the 100-year flood plain and the potential office and hotel sites would also receive grading fill such that, at a minimum, structures would be removed from the flood plain.~~ An overland drainage path would be provided via proposed on-site detention facilities, Cerro San Luis Channel, and Prefumo Creek to accommodate overland flood flows from the north.

The agricultural area would remain within the 100-year flood-plain, with cut grading taking place to offset the diverted flows from adjacent areas, such that no change in flood water depths or flows would occur on surrounding properties (refer to Section 4.8, *Hydrology and Water Quality*, for a detailed discussion of proposed grading and the post-development floodplain). Grading in the Agricultural Heritage Facilities & Learning Center area would include the placement of fill to protect the proposed structures from flooding. Grading of agricultural areas would include the preservation of active, high-quality topsoils through lifting and setting aside the top layer of soil material, and removal and stockpiling of the subsoil on the development area. The set-aside topsoil would then be redistributed back onto the graded area that would be dedicated for active agriculture stockpiling on-site during grading and excavation (refer to Section 4.2, *Agricultural Resources*, for a detailed discussion of proposed grading and potential effects on continued agricultural viability on the project site).

In total, earthwork for buildout of the Specific Plan area is estimated to require 817,200 cubic yards (CY) of cut, and 569,200 CY of fill, resulting in a need for approximately 248,000 CY of soil import. Figure 2-13 shows the proposed grading plan.

2.5.4 Project Phasing

Based on the project phasing plan, the project would be constructed in six phases. Phases 1, 2, and 3 would consist of residential build out, with construction planned to begin in 2017 and anticipated to be completed by 2020. Phases 4, 5, and 6 would consist of non-residential build out, with construction planned to begin in 2017 and anticipated to be completed by 2023. In addition to the land use components of the project, the project phasing plan indicates that the Froom Ranch Way extension and infrastructural improvements along Madonna Road would be constructed concurrent with Phases 1 and 2. Infrastructure improvements along Prado Road/Dalidio Drive, traffic signal improvements, and the Froom Ranch Way Bridge are proposed to be constructed beginning during Phase 3. Figure 2-14 shows the proposed phasing for project development.

2.6 PROJECT OBJECTIVES

The applicant's objectives for the project include:

1. *Provide infill growth for the City that is anticipated and desired by City planning decisions and guidelines;*
2. *Preserve agricultural land and open space on site, maintain agricultural views from U.S. 101;*
3. *Create significant entry-level, workforce housing opportunities within the City that is specifically "affordable by design";*
4. *Implement a walkable-bikeable neighborhood design that is integrated with public transit access and open space amenities that encourage alternative modes of transportation;*



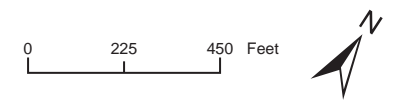
STORMWATER TREATMENT AND RETENTION

AREAS	% REQUIRED	AREA REQUIRED
25 ACRES TRADITIONAL SINGLE FAMILY RESIDENTIAL	6%	1.5 ACRES
10 ACRES SMALL SINGLE FAMILY RESIDENTIAL	7%	0.7 ACRES
11 ACRES MULTI-FAMILY RESIDENTIAL	7%	0.8 ACRES
17 ACRES COMMERCIAL	7%	1.2 ACRES

ESTIMATED EARTHWORK QUANTITIES (CY)

	Fill	Cut
4' OVER-EXCAVATION	428,600	428,600
UTILITY TRENCH SPOILS	25,900	
STORM DET/RET SPOILS	17,400	
ONSITE GRADING	97,300	282,000
COMPACTION LOSS		106,600
Total	569,200	817,200







Import: 248,000

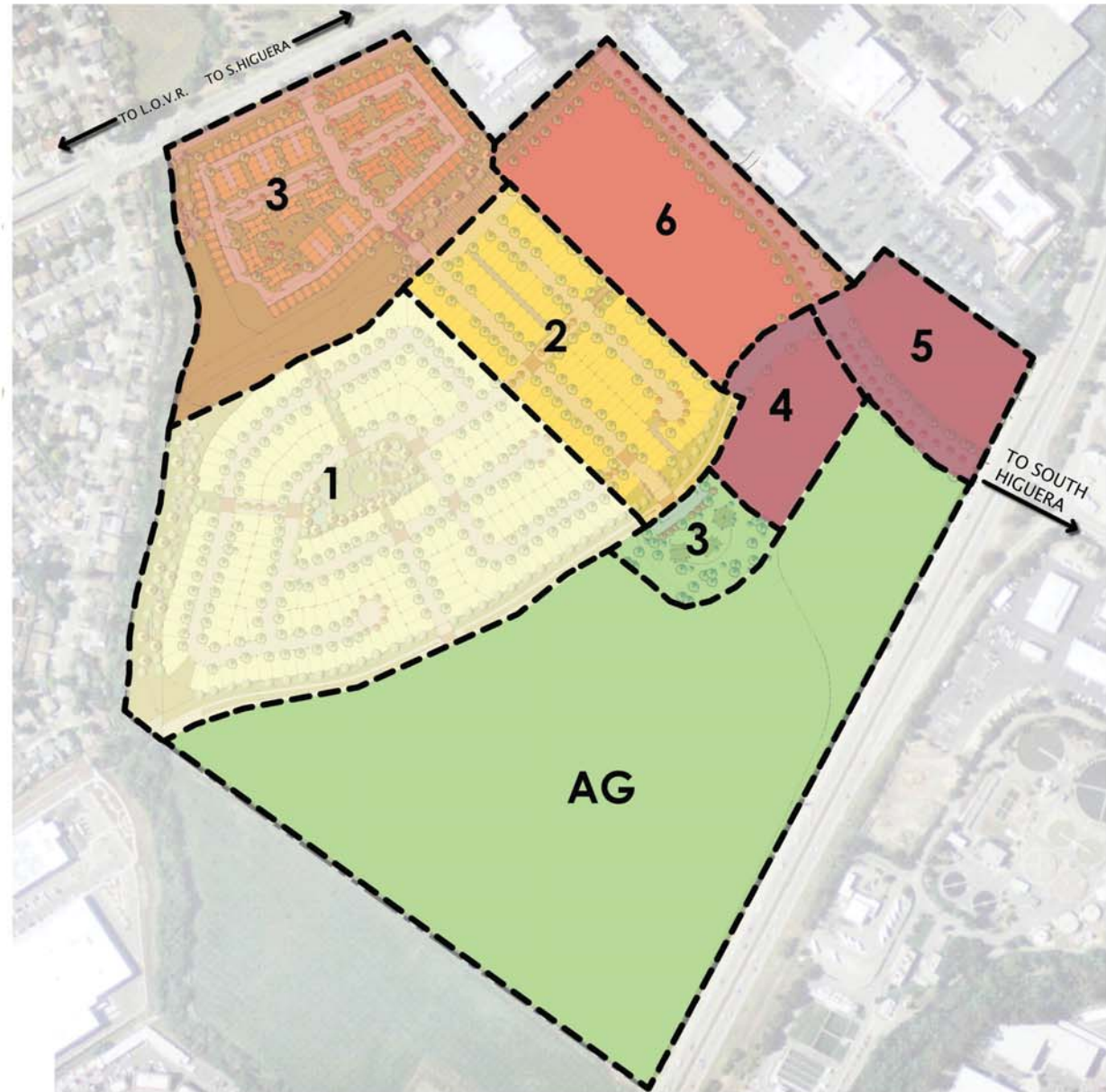


Project Grading Plan

Figure 2-13
 City of San Luis Obispo

Source: Cannon, October 14, 2015

PHASE LEGEND	
	PHASE 1: SINGLE FAMILY RESIDENTIAL
	PHASE 2: MEDIUM DENSITY MULTI-FAMILY
	PHASE 3: HIGH DENSITY MULTI-FAMILY AND AG HERITAGE CENTER
	PHASE 4: COMMERCIAL HOTEL
	PHASE 5: COMMERCIAL OFFICE
	PHASE 6: COMMERCIAL RETAIL



5. Create new commercial, office and hotel opportunities that will accommodate and complement existing businesses in downtown San Luis Obispo;
6. *Develop an Agriculture Heritage Facilities & Learning Center offering seasonal attractions and local goods that promote the region's agricultural richness;*
7. *Establish an important link in the Bob Jones Regional Trail;*
8. *Provide fair-share financial contribution towards important public circulation improvements.*

2.7 REQUIRED APPROVALS

The following entitlements and approvals would be required to implement the proposed project:

- *Specific Plan*
- *General Plan Amendment/Pre-Zoning*
- *Development Plan/Vesting Tentative Tract Map(s)*
- *Development Agreement*
- *Processing Memorandum of Understanding (outlining a framework for process, fees, and a methodology for determining a fair share for Prado Road improvements)*
- *Architectural Review*

Other public agencies whose approval is required include:

- *Local Agency Formation Commission - Annexation*
- *Caltrans review for any improvements associated with a potential U.S. 101/Prado Road interchange or overpass*
- *Airport Land Use Commission review*
- *Army Corps of Engineers Nationwide or Individual permit (depending on acreage of total wetland disturbance)*
- *California Department of Fish and Wildlife Streambed Alteration Agreement*
- *Regional Water Quality Control Board Section 401 Water Quality Certification, National Pollutant Discharge Elimination System Permit*

