

2.0 PROJECT DESCRIPTION

2.1 INTRODUCTION

JM Development Group, Inc. (Applicant) proposes adoption of the Draft Froom Ranch Specific Plan (FRSP; see Appendix C) by the City of San Luis Obispo (City). The proposed FRSP includes a request for a General Plan Amendment to allow development above the 150-foot

elevation, which is currently prohibited by Land Use Element (LUE) Policy 6.4.7(H), Hillside Planning Areas. The City Council authorized initiation of the proposed FRSP on April 5, 2016. However, as part of that approval, the City Council required that this EIR also evaluate an actionable alternative that locates all proposed development below the 150-foot elevation. The proposed FRSP is described in this section and evaluated in Section 3.0, *Environmental Impact Analysis*. The actionable alternative (Alternative 1) is described in Chapter 5, *Alternatives*, of the EIR.

Project at a Glance

Total Project Site Area:	116.8 acres
Specific Plan Area:	109.7 acres
Stormwater Basin Area:	7.1 acres
Senior Housing:	404 units/51 beds
Multi-Family Residential:	174 units
Commercial Uses:	100,000 square feet
Open Space/Conservation:	59.0 acres
Public Park:	2.9 acres

2.1.1 Overview of Proposed FRSP

The proposed FRSP (Project) provides a land use and development program with associated goals, policies, and development standards to guide future development within the 109.7-acre Specific Plan area located off Los Osos Valley Road (LOVR) and Calle Joaquin.

The Project would result in development of two main components: Villaggio Life Plan Community (Villaggio) and Madonna Froom Ranch.

- Villaggio would provide up to 404 units of senior housing that would include independent and assisted living units, as well as health care facilities with 51 beds for memory care and skilled nursing.
- Madonna Froom Ranch would provide up to 174 multi-family housing units and up to 100,000 square feet (sf) of mixed commercial uses, including a potential 70,000-sf hotel and 30,000 sf of retail commercial uses.

The Project would include roadway, bicycle, and pedestrian circulation improvements, including a new signalized intersection at LOVR and Auto Park Way, and would extend urban infrastructure improvements (e.g., water lines, sewer service) to serve the site. The

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Project would also include 2.9 acres for a new public park within Madonna Froom Ranch and dedication of 59.0 acres within the Specific Plan area to open space. The Project would realign Froom Creek within the Specific Plan area and develop stormwater management facilities both within and adjacent to the Specific Plan area, including overflow to the existing Calle Joaquin wetlands and a proposed 7.1-acre stormwater detention basin, both within the Project site.

Project entitlements to support adoption of the FRSP would include General Plan amendments, rezoning, annexation of the Specific Plan area into the City, and a Vesting Tentative Tract Map (VTTM). Amendments to the General Plan would include a change in the land uses to include a senior residential community and to allow development above 150 feet in elevation, since hillside development is regulated by several General Plan policies and programs, including Policy 6.4.7(H), which specifies that



The FRSP would guide development of residential, commercial, and recreation uses on the former Froom Ranch Dairy Farm property, along with proposed General Plan amendments and annexation to the City.

no building sites should be allowed above the 150-foot elevation line in the Irish Hills area (see also, Section 2.5, *Required Approvals* and Section 3.10, *Land Use and Planning*).

The City's LUE identifies the Specific Plan area as the Madonna on LOVR Specific Plan Area (SP-3). The LUE requires adoption of a Specific Plan for SP-3 prior to development to comprehensively address appropriate development of the site while protecting sensitive environmental resources. LUE Section 8.1.5 identifies the following land use and design goals related to SP-3:

- development of a design that is sensitive to environmental constraints, including wetland protection, slope protection, historic structures, and open space protection;
- maintenance of viewsheds of surrounding mountains, and securing steeper hillsides as protected open space areas;
- varying height limits to protect views of adjacent hills;
- providing access to trails;

- providing a plan for adequate and safe infrastructure, including appropriate points of access to LOVR;
- addressing neighborhood commercial needs of new neighborhoods; and
- providing connectivity to adjacent development.

2.1.2 Project Applicant Team

Applicant:

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2.2 EXISTING SETTING

2.2.1 Project Site Boundaries

The Specific Plan area includes 109.7 acres located immediately southwest of the City limits (Figure 2-1). The Specific Plan area is generally bounded by LOVR to the east, Calle Joaquin and Mountainbrook Church to the south, Irish Hills Plaza to the north, and the City-owned Irish Hills Natural Reserve to the west. The Specific Plan area consists of two parcels, located at 12165 and 12193 LOVR (APNs 067-241-030 and 067-241-031), that are owned by the Applicant. The Specific Plan area is currently unincorporated in the County but lies within the City’s adopted Sphere of Influence (Figure 2-2).



The 116.8-acre Project site is located southwest of the City at the base of the Irish Hills Natural Reserve.

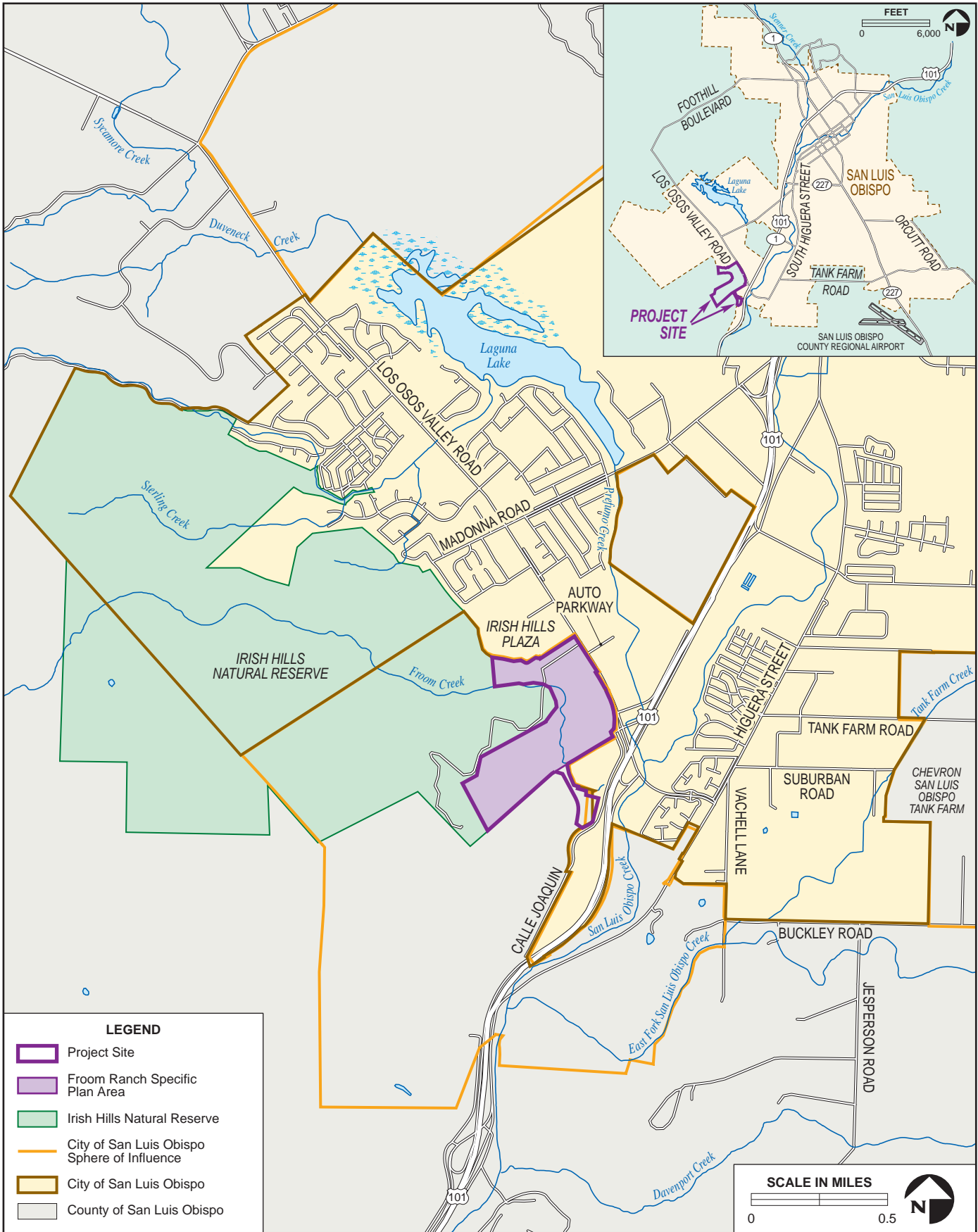
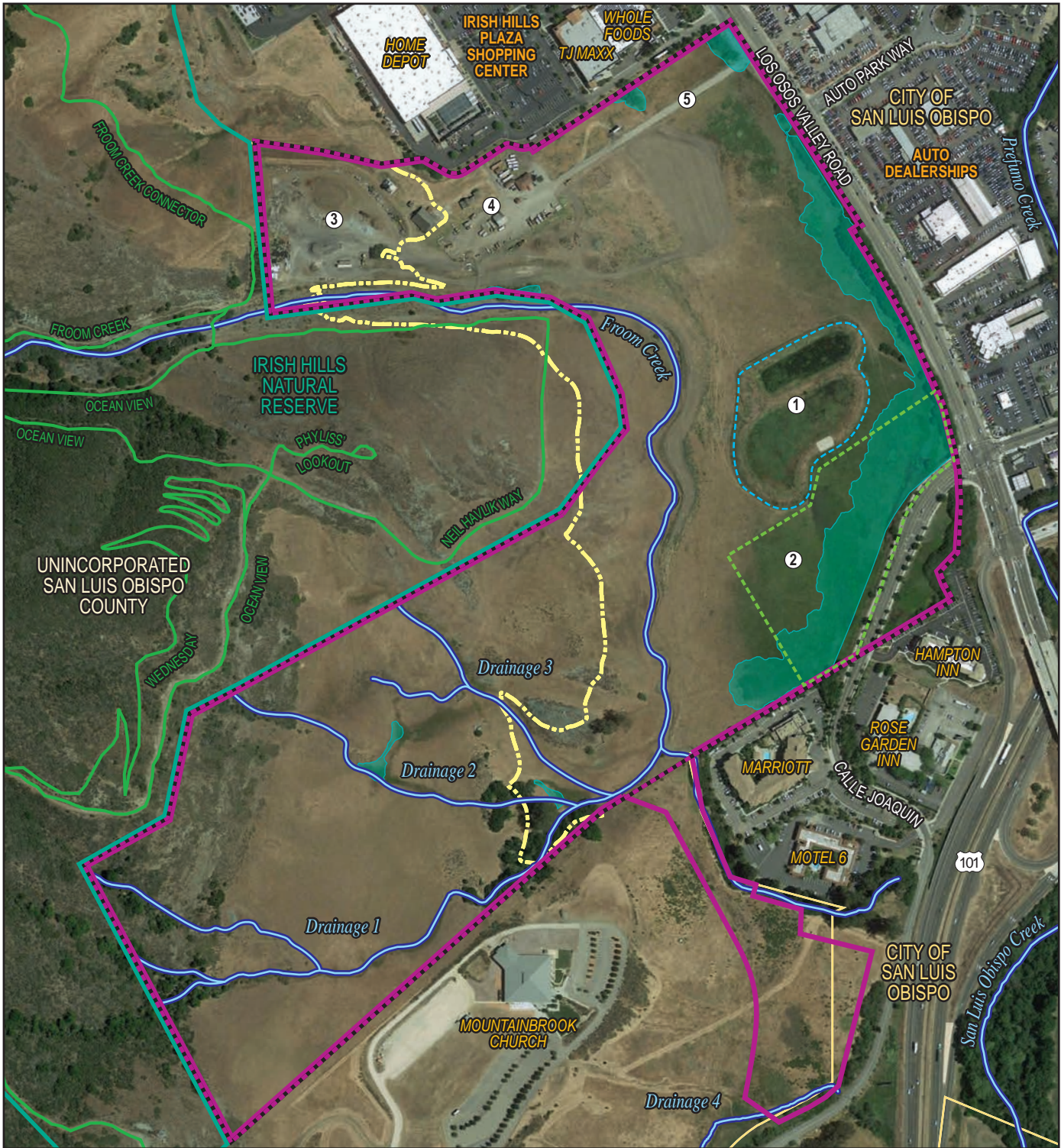


FIGURE 2-1



LEGEND

Project Site	Federal and State Wetlands and Riparian Habitat	3.2-Acre Existing Detention Basin for Irish Hills Plaza	Historic Froom Ranch Dairy Complex
Froom Ranch Specific Plan Area	150-Foot Elevation Contour from Site Survey	7.1-Acre Existing Open Space and Agricultural Conservation Easement	Paved Site Access Road
Irish Hills Natural Reserve	City of San Luis Obispo	Quarry and Construction Materials Storage	
Public Trail			

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Aerial Source: Google 2018.

The Project site encompasses both the Specific Plan area and 7.1 acres outside the Specific Plan area that would provide a new stormwater detention basin to serve the Project. The proposed stormwater detention basin area is located immediately south of the Specific Plan area on land owned by Mountainbrook Church. The proposed stormwater detention basin would overlie both incorporated and unincorporated land within APNs 067-241-021 (County) and 053-161-010 (City). Together with the Froom Ranch Specific Plan area, the Project site includes 116.8 acres (refer to Figure 2-2). The Project would also require offsite improvements to support the Project, including a new signalized intersection at LOVR/Auto Park Way at the proposed site entrance, sidewalk improvements along the western side of LOVR fronting the site, and a new emergency access road connection at the site's southern boundary with Mountainbrook Church property. The EIR has evaluated the potential environmental impacts of Project-related disturbances and operations both within the Project site and at all offsite improvement areas.

2.2.2 Project Vicinity

The Project site is located on the southwestern side of the Los Osos Valley at the base of the Irish Hills. The Irish Hills are a low mountain range that are part of the outer California Coast Ranges in the Central Coast region. Froom Creek and four local drainages flow from the Irish Hills through the Project site to San Luis Obispo Creek. The Irish Hills provide expansive open space and are highly visible from surrounding areas reaching a maximum elevation of 1,300 feet in the area west of the Project site. The western boundary of the Specific Plan area is adjacent to the Irish Hills Natural Reserve, which contains 14.9 miles of public trails. Access to the Froom Creek Trail and the Neil Havlik Trail is currently provided immediately west of the Project site (Figure 2-2).

Existing development in the Project vicinity includes primarily commercial land uses. To the north, the approximately 45-acre Irish Hills Plaza is a retail shopping center developed with approximately 500,000 sf of primarily one-story commercial and big-box retail uses, including Home Depot, T.J. Maxx, and Whole Foods Market immediately adjacent to the Project site. To the east across LOVR, commercial development primarily includes automobile dealerships and service centers, such as BMW, Nissan, Ford, Volkswagen, Toyota, and Honda, which are generally developed with one-story offices, showrooms, and service facilities. Visitor-serving uses are present to the south of the Project site adjacent to U.S. Highway 101 (U.S. 101) and Calle Joaquin. Commercial uses include a gas station, restaurant, and several hotels, including the Hampton Inn, Marriott, and Motel 6. The Project site is bordered to the south by the Mountainbrook Church property and one-story building, which is situated on the top of the hill south of the Specific Plan area. The Mountainbrook Church property extends from the church’s hilltop location down to Calle Joaquin. Farther south, the KSBY television broadcasting studio, including a one-story building, surface parking lot, and several telecommunications structures are located on a hill adjacent to U.S. 101. There are no existing residential developments adjacent to the Project site; the closest residential neighborhoods are located 0.3 mile north, beyond Irish Hills Plaza, and 0.3 mile southeast across U.S. 101.

Roads immediately adjacent to the Project site include LOVR and Calle Joaquin. LOVR is a four-lane roadway with a center median turning lane and provides Class II bicycle lanes in both directions. The northbound side of LOVR is striped for parallel parking and provides a 10-foot-wide sidewalk. The southbound side of LOVR along the Project site frontage does not provide parking or a sidewalk and is curbed adjacent to an open vegetated drainage ditch running the length of the Project site. Calle Joaquin is a two-lane roadway that extends south



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of the Specific Plan area from LOVR to KSBY within the City limits. From LOVR and along the segment adjacent to the hotels, Calle Joaquin is bordered with sidewalks and planter strips on both sides. From the hotels to KSBY, Calle Joaquin is a two-lane road with unimproved shoulders along either side of the road. Calle Joaquin does not provide access to the Project site, but is the main road to Mountainbrook Church, KSBY, and Filipponi Ranch. U.S. 101 is located approximately 0.15 mile east of the Specific Plan area and provides regional access to the Project vicinity via LOVR.

2.2.3 Existing Project Site Characteristics

The Project site encompasses highly varied topography. The southwest portion of the site is approximately 100 to 120 feet higher in elevation than the eastern portion of the site along lower Froom Creek adjacent to LOVR. Upper elevations of the site have steeper slopes and drainages that transition to the Irish Hills Natural Reserve in the hills above. Relatively flat grassland, disturbed areas, the Froom Creek channel, and wetlands occur in lower elevations of the Project site.



The Project site has highly varied topography ranging from low-lying wetlands along LOVR to the steep hillsides at the base of the Irish Hills. Froom Creek and four local drainages flow through the site.

The Froom Creek watershed flows from the Irish Hills and the creek channel traverses the Specific Plan area from north to south. Three small tributaries also flow through the southwestern portion of the Specific Plan area to connect to Froom Creek and feed several wetlands onsite; a fourth drainage flows through the proposed stormwater detention basin area adjacent to Calle Joaquin to connect to Froom Creek and San Luis Obispo Creek (referred to as Drainages 1, 2, 3, and 4; Figure 2-2).



The Specific Plan area is largely undeveloped and used for grazing. However, the northwestern portion of the site is developed with historic dairy ranch buildings and a permitted quarry used for storage of construction materials.

These drainages are generally seasonally dry, but carry substantial flows during storm events and are the source of perennial fresh water seeps/springs at the base of the hillside and near the confluence with Froom Creek (see also, Section 3.4, *Biological Resources* and Section 3.8, *Hydrology and Water Quality*).

The Project site includes a wide variety of habitats, including annual and native grasslands, coast live oak/California bay woodland, and coastal scrub/chaparral habitats, primarily within the higher elevations of the Specific Plan area. About 5.8 acres of wetland habitat occurs in low-lying areas adjacent to LOVR and Calle Joaquin, referred to as the Calle

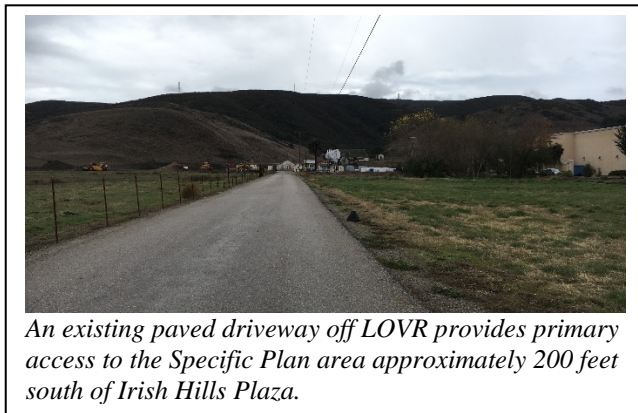


The Project site was historically used for agriculture and contains seven historic dairy farm structures within the northwestern portion of the site (left) and is currently used for periodic grazing. A 7.1-acre agricultural easement is located at the southeast corner of the Specific Plan area, adjacent to Calle Joaquin (right).

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Joaquin wetlands. The Calle Joaquin wetlands lie within an area protected by an existing 7.1-acre open space and agricultural conservation easement recorded in 2010 on the Project site as a mitigation measure and development condition for the Prefumo Creek Commons project, which was located adjacent to the northeast corner of the Project site across LOVR to the north.

The Project site is largely undeveloped and is currently used as grazing land for horses. However, the northern side of the Project site is developed with buildings from the historic former Froom Ranch Dairy Farm. The Specific Plan area was used as a dairy farm from the 1850s to 1977 and an assemblage of remaining historical ranch and dairy structures occupy about 3 acres along the northern edge of the Specific Plan area adjacent to Irish Hills Plaza. These buildings include a round-nose dairy barn (dairy barn), creamery, granary, four-bedroom house (main residence), bunkhouse, shed, and an “old” barn, referred to as the Froom Ranch Dairy Farm complex. The Applicant currently uses the main residence building as an office and some of the historic structures for storage in support of a construction business. A portion of the northwestern corner of the Project site also contains an approximately 4-acre active permitted red rock quarry currently used for aggregate storage and operating under a Surface Mining and Reclamation Act (SMARA) permit.



The Specific Plan area is accessed primarily from LOVR via an existing paved driveway located approximately 200 feet south of Irish Hills Plaza. The Specific Plan area includes this paved driveway and several internal unpaved/dirt access roads. A manmade earthen berm extends along the south side of Froom Creek, confining the existing creek

channel to a perched elevation along the western edge of the Specific Plan area at the base of the Irish Hills. The site also includes stormwater detention facilities that capture runoff from a portion of Irish Hills Plaza. An approximately 3.2-acre detention basin located in the southeastern portion of the site receives surface runoff from the eastern side of Irish Hills Plaza via subsurface pipes traversing the Specific Plan area. Additionally, an existing drainage ditch extends from Irish Hills Plaza parallel to LOVR that collects and conveys surface runoff from the roadway and Irish Hills Plaza to culverts near Calle Joaquin. The

drainage ditch has established riparian vegetation and includes state and federal jurisdictional riparian areas.

2.3 PROJECT OBJECTIVES

Section 15124(b) of the California Environmental Quality Act (CEQA) Guidelines requires a statement of a project's objectives that includes the underlying purpose of the Project. Major objectives of the Project include:

1. Development of a mix of uses while protecting sensitive environmental resources and maintaining public views of the Irish Hills.
2. Provision of a range of housing options, including workforce housing, senior housing, and inclusionary housing.
3. Development of an economically feasible, healthy, safe, and secure Life Plan Community that will serve residents 60 years of age and over.
4. Development of multi-family housing, including housing consistent with the adopted City Inclusionary Housing Requirements in effect at the time of the Specific Plan adoption.
5. Provision of commercial retail uses that complement residential uses and facilitate pedestrian and bicycle access.
6. Provide site hydrology design to improve stormwater conveyance and management, provide a restored riparian creek corridor, and enhance fishery habitat and biological resource value.
7. Development of a public park that includes access and connection to existing trails in the Irish Hills Natural Reserve and proposed trails within the Specific Plan area.
8. Reconstruction, rehabilitation, and adaptive reuse of architecturally significant historic structures within a public park, in a setting and configuration that retains historic integrity, while avoiding seismic impacts.
9. Establishment of a cohesive transportation and circulation network of collector and residential roads, bicycle lanes, transit opportunities, and pedestrian sidewalks that is integrated with and enhances the regional transportation system.
10. Incorporation of sustainability measures that exceed the requirements of the California Building Standards Code (Title 24) and California Energy Code (Part 6) in effect at the time of construction, as well as provide onsite renewable energy facilities and Electric Vehicle (EV) charging infrastructure in all land use types.
11. Avoidance of impacts to sensitive plant and wildlife species, such as the state and federally-endangered Chorro Creek bog thistle (*Cirsium fontinale* var. *obispoense*).

2.4 PROJECT OVERVIEW

The Project would guide future land use and development within the Specific Plan area in conformance with the requirements of California Planning and Zoning Law (Government Code sections 65450 through 65457). The Project proposes a mix of residential, retail commercial, public facilities, and open space land uses along with onsite roadway, bicycle, and pedestrian circulation improvements (see Appendix C, Chapter 2, *Land Use, Zoning, and Development Standards*). Project development includes two major components within the Specific Plan area (Figure 2-3):

- **Villaggio Life Plan Community (Villaggio)** – a 70.4-acre gated senior residential community (residents must be 60+ years of age) in the central and southern portions of the Specific Plan area, providing up to 404 units of senior housing that would include independent and assisted living units, as well as health care facilities with 51 beds for memory care and skilled nursing. Villaggio includes two subareas. The **Upper Terrace** includes Villaggio areas above 150 feet in elevation. The **Lower Area** include Villaggio areas below 150 feet in elevation (refer to Figure 2-3).
- **Madonna Froom Ranch** – multi-family residential, retail commercial uses, and a public park within 39.3 acres of the northern and eastern portions of the Specific Plan area, providing up to 174 multi-family units and up to 100,000 sf of mixed commercial uses, including a potential 70,000-sf hotel and 30,000 sf of retail commercial. Madonna Froom Ranch includes areas outside Villaggio, including the proposed 2.9-acre public park and the Calle Joaquin wetlands, but does not include the proposed stormwater detention basin area.

The Project would develop 2.9 acres as a new public park within the Madonna Froom Ranch portion of the Project and would dedicate a total of 59.0 acres of open space within the Specific Plan area, as further described below.



wood.

Villaggio Life Plan Community
and Madonna Froom Ranch

**FIGURE
2-3**

The Project would also include development of supporting infrastructure and adjustments to existing site features, including:

- Realignment and reconstruction of Froom Creek, including channel and bank improvements within the Project site and immediately downstream of the Project site;
- Development of a new stormwater detention basin with capacity to hold 22 acre-feet of stormwater within an existing 7.1-acre easement on the Mountainbrook Church property;
- Reconfiguration of an existing 7.1-acre agricultural conservation easement adjacent to Calle Joaquin;
- Installation of a new signalized intersection and transit stop at LOVR and Auto Park Way;
- Installation of sidewalks along a portion of LOVR to connect to Irish Hills Plaza;
- Development of an onsite circulation system with new collector and residential roads, bicycle facilities, transit improvements, and emergency access extending to Mountainbrook Church; and
- Extension of utility lines and infrastructure.

The following sections provide detailed descriptions of the Project components.

2.4.1 Proposed Land Use Plan

The Project involves a land use plan with a development program and guidelines for residential and commercial land uses along with public park and conservation/open space (C/OS) uses in the Specific Plan area (Figure 2-4). The Project would adopt specific zoning standards to govern development within the Specific Plan area. The Project’s proposed land use plan is based on the City’s zoning standards for medium-high residential (R-3), high density residential (R-4), retail-commercial (C-R), public facilities (PF), and C/OS uses, but proposed modifications are included to uniquely apply within the Specific Plan area for residential and commercial uses. Modified development standards for residential uses that deviate from the City’s Municipal Code are proposed within the Specific Plan area for R-3 (R-3-SP) and R-4 (R-4-SP) zone districts, as described in Table 2-1. Modifications would accommodate envisioned conceptual development depicted in Figure 2-5.

Table 2-1. Proposed Development Standards for Residential Zones

Standard	Existing R-3 Standards	Proposed R-3-SP Standards	Existing R-4 Standards	Proposed R-4-SP Standards
Maximum Density (units/acre)	18 du/ac ⁶	20 du/ac	24 du/ac	24 du/ac
Maximum Building Coverage	60%	60%	60%	60%
Maximum Building Height^{1,2,3}	35 feet	35 feet for Madonna Froom Ranch; 45 feet for Villaggio	35 feet	35 feet
Minimum Street Yard Setback⁴	15 feet	15 feet	15 feet	15 feet
Minimum Other Yard Setback⁴	10 feet	0-5 feet	10 feet	0-5 feet
Minimum Lot Size⁵	5,000 sf	1,000 sf	5,000 sf	1,000 sf
Minimum Lot Width⁵	50 feet	20 feet	50 feet	20 feet
Minimum Lot Depth⁵	80 feet	50 feet	80 feet	50 feet

Note: du/ac = dwelling units per acre

¹ Building heights are measured from finished grades established at the time of completion of subdivision grading.

² Structures above the 150-foot elevation line would be limited to a maximum roof height of 238 feet above mean sea level.

³ Components of solar energy systems, towers, and mechanical equipment screening may extend up to 10 feet above the maximum building height.

⁴ Yard setbacks do not apply to development in Villaggio as all development is located along private streets.

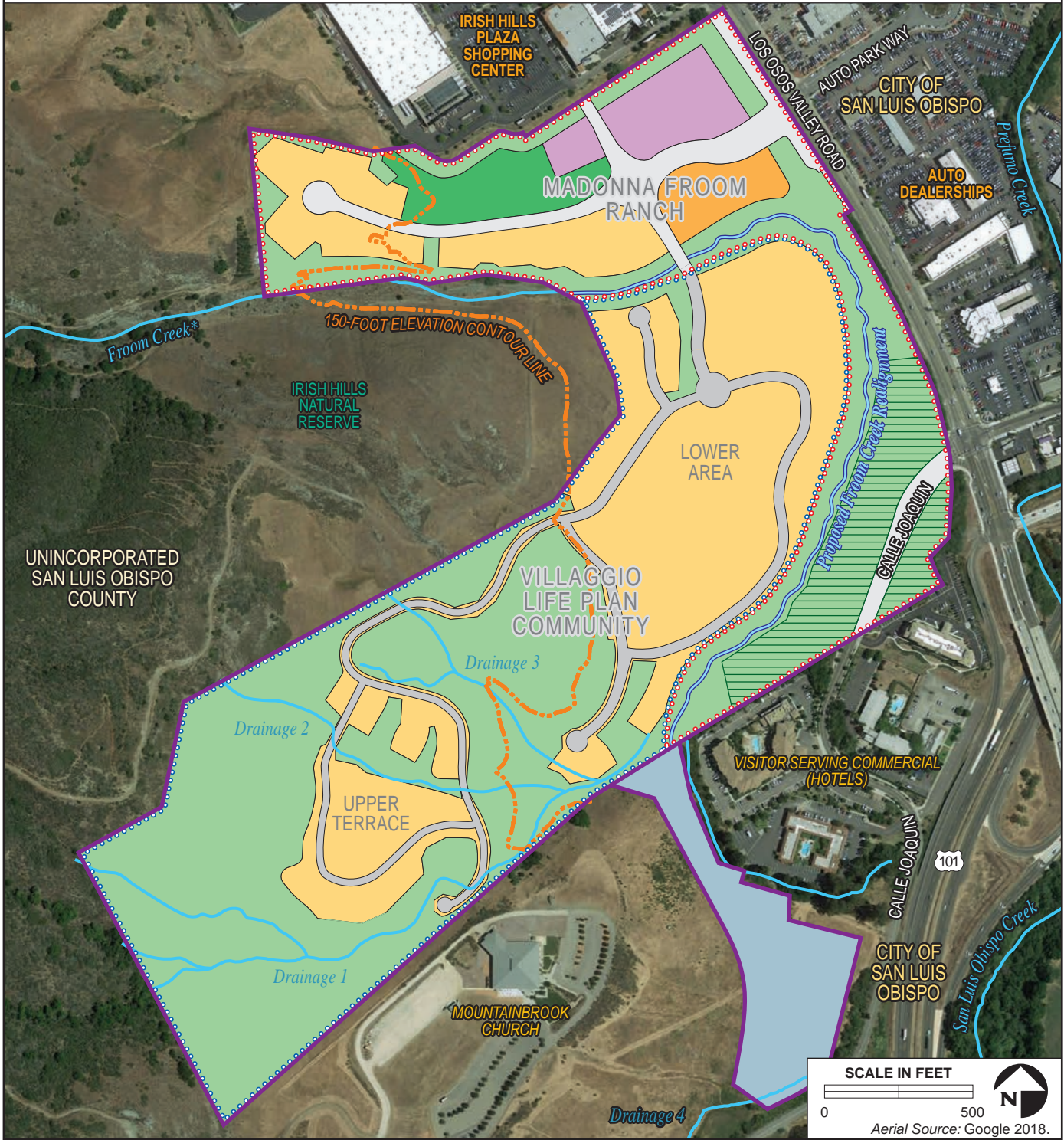
⁵ Lot area and dimensions standards do not apply to Villaggio as individual lots for housing units are not proposed.

⁶ Density of 18 du/ac for properties within an Airport Safety Zone; 20 du/ac for all other properties.

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Project Site	Public Site Access Roadways: 5.6 acres	C-R-SP – Retail Commercial/ General Commercial: 3.1 acres	R-3-SP – Medium-High Density Residential: 37.3 acres
<i>Proposed Specific Plan Land Use</i>	Private Site Access Roadways	C/O-S-SP – Conservation/ Open Space: 59 acres	R-4-SP – High Density Residential: 1.8 acres
Villaggio (Private)	Easement for Relocated Stormwater Basin: 7.1 acres	PF-SP – Public Facilities: 2.9 acres	
Madonna Froom Ranch	Reconfigured Open Space and Agricultural Conservation Easement		

*Notes: Roadways within Villaggio are private and are included as part of the medium high density residential land use. Froom Creek would be realigned.



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Development within the proposed C-R zone district would be consistent with the City’s Municipal Code for the C-R zone, except that several commercial uses would be prohibited due to potential land use conflicts or incompatible scale and intensity of development, such as service stations, warehouses, and automobile-related businesses. Otherwise, development standards would be consistent with the City’s Zoning Regulations for the C-R zone, including a maximum building height limit of 45 feet, maximum site coverage of 100 percent, and a maximum floor-to-area ratio of 3.0. Further, the maximum individual building size would not exceed 60,000 sf. No modifications to development standards are proposed for PF zones and C/OS zones compared to the City’s Municipal Code standards.

Table 2-2. Summary of Proposed Zoning and Land Uses

Proposed Zones	Acreage	Housing Units/ sf
VILLAGGIO		
R-3-SP Medium-High Density Residential	31.6	404 units/ 51 beds
<i>Independent Living Units</i>		<i>366 units</i>
<i>Assisted Living Units</i>		<i>38 units</i>
<i>Health Care Units (Skilled Nursing & Memory Care)</i>		<i>51 beds</i>
<i>Health Care Administration Building</i>		<i>85,670 sf</i>
<i>Ancillary Uses (wellness center, restaurants, theater, etc.)</i>		<i>84,078 sf</i>
MADONNA FROM RANCH		
R-3-SP Medium-High Density Residential	5.7	130 multi-family units
R-4-SP High Density Residential	1.8	44 multi-family units
C-R-SP Retail-Commercial	3.1	100,000 sf
<i>Hotel with Restaurant</i>		<i>70,000 sf</i>
<i>Other Commercial</i>		<i>30,000 sf</i>
PF-SP Public Facilities	2.9	N/A
ADDITIONAL USES		
C/OS-SP Conservation/ Open Space	59.0	N/A
<i>Designated Open Space</i>	<i>51.9</i>	<i>N/A</i>
<i>Reconfigured Agricultural Easement</i>	<i>7.1</i>	<i>N/A</i>
Roadways	5.6	N/A
TOTAL	109.7	578 units/51 beds 100,000 sf commercial

Under the proposed land use plan, the Project would allow for the development 404 independent and assisted senior living units and 51 health care facility beds in Villaggio, and 174 multi-family units in Madonna Froom Ranch. Proposed senior living and residential uses would only be within medium-high and high density residential zones. The Project also proposes up to 100,000 sf of retail commercial uses (including a potential 70,000-sf hotel and 30,000 sf of commercial retail) within a retail-commercial zone, 59.0

acres of dedicated open space within a conservation/open space zone, and 2.9 acres of public park within a public facilities zone (Table 2-2 and Figure 2-4).

The design, layout, and function of Villaggio and Madonna Froom Ranch would be substantially different from one another. While Madonna Froom Ranch is proposed as a multi-family residential neighborhood with adjacent retail commercial uses and a public park, Villaggio is proposed as a private, gated senior residential community that provides different levels of accommodations and care depending on the needs of the residents, along with supporting private recreational uses and facilities. Residential units within Villaggio would not be independently owned; therefore, there would not be subdivisions within the Villaggio development area to create individual lots for residents to purchase. As such, the types of housing and other facilities differ greatly between Villaggio and Madonna Froom Ranch, as further described below.

2.4.1.1 Villaggio Life Plan Community

Villaggio is proposed as a private, gated, and age-restricted senior housing community for residents aged 60 years old or older. Villaggio would provide a variety of senior housing choices for independent or assisted living and would include private amenities for residents, such as indoor and outdoor recreational facilities, health care services, restaurants, a movie theater, and a network of private onsite trails. Development of Villaggio is



proposed within two separate areas of the Specific Plan area, referred to as the “Lower Area” and “Upper Terrace,” which would be connected by a private road. The development proposed in the Upper Terrace would be above the 150-foot elevation line (Figures 2-3 and 2-5).

Villaggio Residential Development

The Project would designate 31.6 acres of R-3-SP zoning within Villaggio for planned senior residential use with independent living units and specialized residential facilities for

assisted living, skilled nursing, and memory care (Table 2-3). The independent living units would include:

- Piazza Apartments and Village Suites – 197 total units within the upper floors of three-story multi-use buildings up to 45 feet in height;
- Garden Terrace Apartments – two- to three-story apartment buildings, containing a total of 108 two-bedroom units; and
- Villas – 61 detached one-story single-family homes with two bedrooms, up to 20 feet in height.

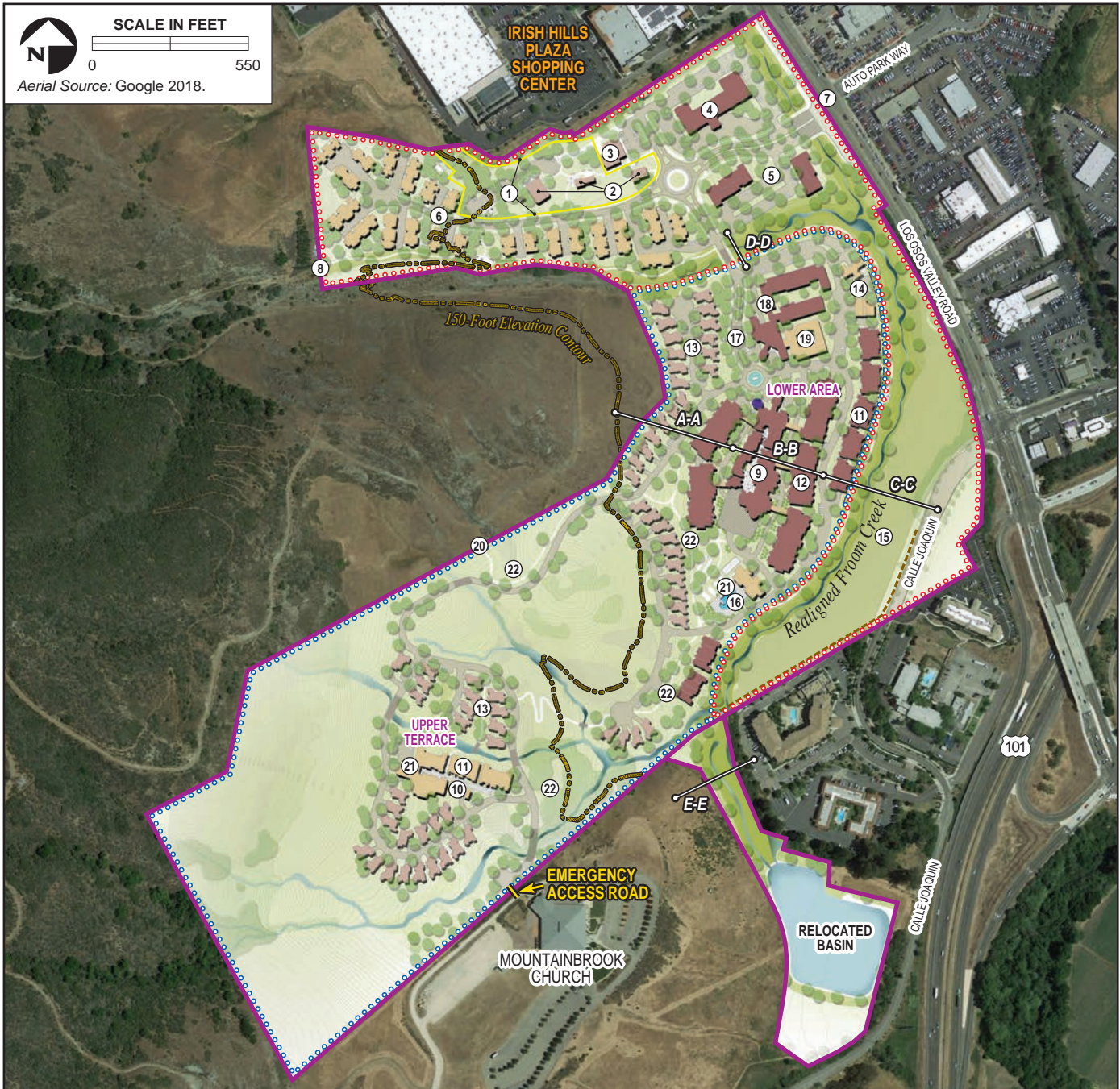
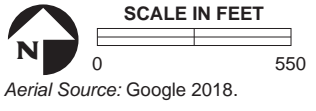
In addition, Villaggio would include a proposed Health Care Administration Building that would contain 38 assisted living units, 17 memory care beds, and 34 skilled nursing beds, along with supporting health care facilities available to Villaggio residents. The proposed density of units within the R-3-SP zone would allow up to 20 dwelling units per acre (du/acre) within the developed portions of the Lower Area and Upper Terrace, but as proposed, the effective density of the development would be approximately 13 to 15 du/acre within the R-3-SP zone in Villaggio. Building heights are proposed up to a maximum of 45 feet with allowance for certain appurtenances, towers, and utilities consistent with the City’s Zoning Regulations, which allow an additional 10 feet for multi-story buildings (i.e., 55 feet in total height).

Table 2-3. Types of Senior Housing within Villaggio

Type of Senior Housing	Units	Size (sf)
Independent Living Units¹	366 units	700-2,000 sf
<i>Piazza Apartments</i>	<i>150 units</i>	700-1,900 sf
<i>Village Suites</i>	<i>47 units</i>	700-1,900 sf
<i>Garden Terrace Apartments</i>	<i>108 units</i>	1,300-1,800 sf
<i>Villas</i>	<i>61 units</i>	1,700-2,000 sf
Assisted Living Units²	38 units	310-620 sf
Memory Care	17 beds	N/A
Skilled Nursing	34 beds	N/A

¹ Independent Living Units would be limited to dual occupancy.

² Assisted Living Units would be designed to be single occupancy, though a total of two units would be designed for dual occupancy.



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- Project Site
- 1- to 2-Foot Berm
- Cross Section Location (refer to Figures 2-6 and 2-15)
- Proposed Building Heights**
- 1 Story – 18'-20' High
- 2 Story – 24'-30' High
- 3 Story – 36'-45' High
- Tower – 45'-55' High

- Madonna Froom Ranch
- ① Trailhead Park Boundary
 - ② Relocated Historic Structures
 - ③ Retail/Office – 30,000 sf
 - ④ Commercial/Hotel – 70,000 sf
 - ⑤ High-Density Multi-Family Housing – 44 units including 27 affordable units
 - ⑥ Medium-High Density Attached Multi-Family Housing – 130 units
 - ⑦ LOVR/Auto Park Way Signalized Intersection
 - ⑧ Trail Access

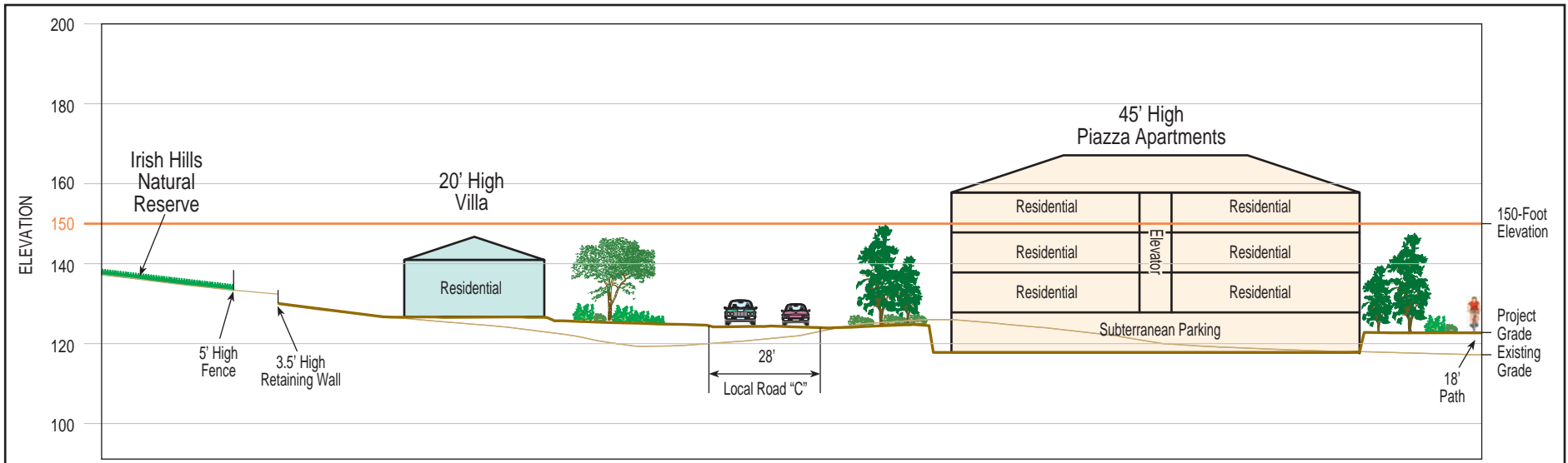
KEY

- Villaggio
- ⑨ Commons
- ⑩ Upper Commons
- ⑪ Garden Terraces – 108 total units
- ⑫ Piazza Apartments and VillageSuites – 197 total units
- ⑬ Villas – 61 total units
- ⑭ Health Center Support Buildings
- ⑮ Reconfigured Open Space and Agricultural Conservation Easement
- ⑯ Wellness Center
- ⑰ Security Gatehouse
- ⑱ Health Care Administration Building – 51 beds
- ⑲ Assisted Living – 38 units
- ⑳ Trail Access
- ㉑ Recreational Facility
- ㉒ Recreational Area

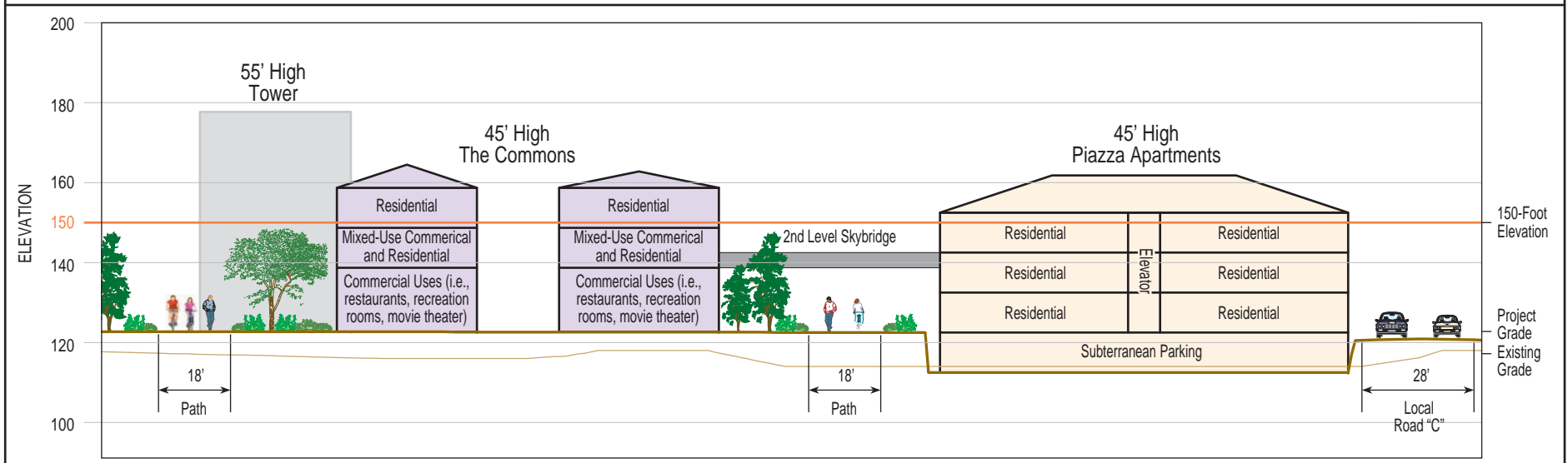
Non-Residential Development

The Project proposes non-residential development to serve future Villaggio residents, including health care facilities, ancillary restaurant and recreational uses, and other private amenities. These uses are proposed to serve onsite residents, guests, and staff only, and would not be open to the public or residents of Madonna Froom Ranch. Non-residential development within Villaggio would include:

- **Health Care Administration Building** – a three-story 85,670-sf building within the Lower Area near the Villaggio entrance gate. This building includes the assisted living units, as well as memory care and skilled nursing beds where residents require 24-hour care and supervision.
- **Wellness Center** – a 17,720-sf wellness center located within the Lower Area. This building would provide fitness facilities, including an outdoor swimming pool, restrooms, lockers, yoga area, exercise equipment, and physical therapy services.
- **Recreation Facilities** – approximately eight locations within the Villaggio area would provide private recreational areas, facilities, and/or community gathering areas, including an outdoor swimming pool, spa pool, gym, pickle ball and bocce ball courts, community gardens, resident gardening plots, and craft rooms. Private trails and connections to public trails within and adjacent to the Project site would also be provided.
- **Commons** – a three-story mixed-use building, known as “Commons”, would serve as the community center and include ground-floor resident-serving uses, such as restaurants, craft areas, workshops, recreation rooms, and a movie theater. Commons would contain a central paseo with plaza areas and a pedestrian orientation.
- **Assembly Room** – a 5,688-sf room would accommodate a variety of functions and gatherings for residents.
- **Tower** – a 55-foot-tall tower is proposed within the Lower Area that would include a library on the first floor, a total of four guestrooms on the second and third floors, and an observation deck on the fourth floor.
- **Security Gatehouse** – an approximately 250-sf security gatehouse structure would be located at the main entrance to Villaggio to control access and entry of residents, and provide directions, parking passes, etc. for visitors, employees, and deliveries.



Cross Section A-A – Irish Hills Natural Reserve to Villaggio Center



Cross Section B-B – Villaggio Center

2-21



**FIGURE
2-6**

2.4.1.2 Madonna Froom Ranch

The Madonna Froom Ranch portion of the Specific Plan area would support a mix of uses, including multi-family housing, retail commercial development, a public park, designated open space, and non-restricted public access to roadways, recreational facilities, and commercial establishments. Adoption of the Specific Plan would result in adoption of the proposed land use plan; however, final design of the Madonna Froom Ranch development may change site layout while maintaining consistency with the proposed standards described below.

Medium-High Density Residential (R-3-SP)

Madonna Froom Ranch would contain 5.7 acres of medium-high density residential zoned land to allow up to 130 multi-family housing units. R-3-SP development within Madonna Froom Ranch would be developed at up to 20 du/acre in density, would have a minimum lot size of 1,000 sf, and a maximum building height of 35 feet (refer to Table 2-3). Minimum street setbacks would be 15 feet, while other yard setbacks would range from 0 feet to 5 feet.

High Density Residential (R-4-SP)

Madonna Froom Ranch would contain 1.8 acres of high density residential zoned land to allow up to 44 multi-family housing units. R-4-SP development would be up to 24 du/acre in density, would have a minimum lot size of 1,000 sf, and a maximum building height of 35 feet (refer to Table 2-3). Minimum street setbacks would be 15 feet, while other yard setbacks would range from 0 to 5 feet.

Approximately 27 deed-restricted affordable housing units would be provided within the R-4-SP zone. These units would be subject to resale and rental restrictions to meet the housing needs of low- and moderate-income households. Consistency of the Project with City Housing Element (HE) policies are discussed in detail in Section 3.11, *Population and Housing*.

Retail Commercial (C-R-SP)

Madonna Froom Ranch would include 3.1 acres zoned for retail and commercial uses located in the northeast portion of the Specific Plan area, adjacent to the Irish Hills Plaza and near the proposed entrance to the Specific Plan area from LOVR. The Project currently anticipates development of a three-story, 70,000-sf hotel up to 45 feet in height with ground

floor retail and restaurant uses. In addition, 30,000 sf of retail and office uses are proposed within a one-story building up to 24 feet in height (Figure 2-4 and 2-5).

Public Facilities (PF-SP)

Madonna Froom Ranch would include 2.9 acres zoned for public facilities to provide a public park; the park would serve as a trailhead, with recreational amenities, parking, and connections to existing public trails within Irish Hills Natural Reserve. While the Project would include development of the park, it would be owned and maintained by the City. The proposed park facilities would include four relocated and/or reconstructed/rehabilitated historically significant structures from the former Froom Ranch Dairy Farm, along with visitor signage and information, a playground area, picnic areas, 30 off-street parking spaces, and a trailhead plaza with bicycle parking. The proposed public park would link to the surrounding residential and retail uses and the regional pedestrian and bikeway system with connecting Class II and Class III bicycle lanes and sidewalks.

2.4.1.3 Proposed Open Space

The Project includes a total of 59.0 acres of discontinuous C/OS zones, including 38.9 acres within Villaggio and 20.1 acres within Madonna Froom Ranch (Table 2-4). The total of 59.0 acres includes 51.9 acres of dedicated open space and an existing 7.1-acre agricultural and open space easement. The Project would reconfigure the existing onsite 7.1-acre agricultural and open space easement to include lands on both sides of Calle Joaquin (Figure 2-4). While the boundary would change, the easement would have the same total area of 7.1 acres. Since the easement already protects 7.1 acres of land as open space, this easement area is not included in the Project's open space calculations for purposes of meeting General Plan requirements. Accordingly, the 51.9 acres of dedicated open space would meet the City's General Plan requirements for at least 50 percent of the Specific Plan area to be designated as Open Space.

All C/OS areas within the Project site would be owned and maintained by Villaggio and/or the future Madonna Froom Ranch management association, respectively, unless otherwise agreed to by the City. Proposed open space uses are based on guidance from the Land Use and Circulation Element (LUCE) Update, and would include open lands supporting existing wetlands, the realigned Froom Creek and associated setbacks and drainages, and the hillsides surrounding Villaggio, including those bordering the Irish Hills Natural Reserve (refer to Figure 2-4).

Table 2-4. Summary of Proposed Open Space

C/OS Zones	Acres
VILLAGGIO	
Conservation/Open Space	38.9
MADONNA FROOM RANCH	
Conservation/Open Space	20.1
<i>Open Space</i>	<i>13.0</i>
<i>Proposed Reconfigured Open Space Easement</i>	<i>7.1</i>
Total	59.0

2.4.2 Project Design

The Project proposes standards and guidelines that address building orientation, setbacks, visual quality of the streetscape, pedestrian activity areas, design of public parks and recreational facilities, access and parking, and architecture styles. The siting and design of proposed development is intended to consider site characteristics and constraints within the Specific Plan area, including natural features and access requirements. The proposed standards include actions or requirements that must be fulfilled by new development, while guidelines refer to methods and approaches used to achieve the desired outcome (Appendix C, Chapter 2, *Land Use, Zoning, and Development Standards*).

The Project provides a programmatic description of required actions within the Specific Plan area to direct physical design, land use design, circulation design, and infrastructure. Future development proposals to implement the approved FRSP would be subject to existing City review and permitting requirements, including design review (see also, Section 2.5, *Required Approvals*).

2.4.2.1 Architectural Design

Project architecture would comprise common styles found within the San Luis Obispo region, such as Ranch, Craftsman, California Mission, and Mediterranean. However, architectural design would differ between Villaggio and Madonna Froom Ranch. For example, the architectural style of Commons within Villaggio would be primarily Mediterranean while the retail commercial structures proposed within the Madonna Froom Ranch would include Ranch and Craftsman features with a form, massing, and architectural style that complements the existing historic buildings onsite.

Architectural style would differ also by proposed land uses. Design features of residential areas within Madonna Froom Ranch would include the following:

- Site design would include elements that facilitate neighborhood interaction, such as courtyards and entryways facing public walkways.
- Residential developments would provide small private outdoor use areas, such as patios, decks, and balconies.
- Varied roof designs would be encouraged, with earth-toned colors and details to minimize reflective glare and blend visually with the natural setting.
- Perimeter fencing would be an open picket or wire style in a dark or recessive color that does not wall-off the community from adjacent open space areas.
- Glare and light pollution would be controlled with outdoor lighting standards included in the FRSP's proposed design guidelines, consistent with the City's Night Sky Preservation Ordinance and Community Design Guidelines.

Commercial retail area design features within Madonna Froom Ranch would include the following:

- Site design would be oriented toward streets and enhance the pedestrian network with amenities, such as benches and shade trees.
- Architectural details would be used to add color, shadows, patterns, and interesting forms, such as wall surfaces constructed with varying patterns and changes in materials, and building pop-outs, columns, and recessed areas to create shadow patterns and depth on the wall surfaces.
- Roof design would be varied to minimize bulk and scale, including the screening of roof-mounted equipment from view from the base of adjacent properties.
- Wall signs would utilize raised, backlit metal letters, halo lighting, or external lighting.

2.4.2.2 Sustainability Initiatives

The Project would incorporate sustainability measures that exceed the requirements of the California Building Standards Code (Title 24) and California Energy Code (Part 6) in effect at the time of construction. A series of goals, policies, and regulations developed based on the City's Conservation and Open Space Element (COSE) and Climate Action Plan are required for development of the Specific Plan area, including:

- Building design shall maximize solar exposure to improve daylighting and energy efficiency, including compliance with the General Plan Solar Access Standards and conformance with the California Building Code (CBC) to be at Net Zero in 2020.
- Building placement shall provide opportunities for passive heating, cooling, and lighting systems, such as using sunlight for direct heating and illumination.
- Development of the Project site shall comply with the Cal Green mandatory requirements checklist for non-residential development (Major Commercial

- Measures Green Building Code) administered by the City's Building and Safety Division.
- Photovoltaic solar collectors, wind, and/or geothermal systems shall be utilized where feasible to offset new energy demand.
 - Garages shall be pre-wired to accept EV charging stations, if installed by future occupant, and commercial and hotel uses would provide EV charging stations for customers and guests.
 - New development shall incorporate high-efficiency Energy Star compliant appliances and efficient types of lighting, such as light-emitting diodes (LEDs).
 - The use of recycled building materials in new construction, including the harvesting of wood and other buildings from demolished or refurbished buildings for potential use elsewhere on the site would be encouraged.
 - Landscaping plans shall use native and non-invasive drought tolerant plant materials to conserve water and would be designed to prevent runoff with low impact development (LID), such as using permeable pavers and other materials that maximize water infiltration.
 - Recycled water shall be used to irrigate planting areas, the public park, landscaped parkways, and common outdoor areas in residential and retail commercial zones.
 - The use of bioswales, rain gardens, and retention and detention basins shall be used in landscape design to manage stormwater onsite to the maximum extent possible (see also, Section 2.4.5, *Stormwater Management System and Froom Creek Realignment*).

2.4.2.3 Retaining Walls

The Project site would require at least five retaining walls. Up to three retaining walls would be located within the Upper Terrace. These retaining walls would be located on slopes above the 150-foot elevation line and would range from 300 to 500 feet in length. An additional retaining wall would be located along the border of the Irish Hills Natural Reserve and the Specific Plan area on the west side of the Lower Area, and would be approximately 300 feet long (refer to Cross Section A-A on Figure 2-6). Another 75-foot-long retaining wall would be located near the relocated historic dairy barn structure to support the eastern corner of the building in its new location. The footing depths for proposed retaining walls with sloping grade behind would be approximately one-third of the exposed height of the retaining wall. For instance, a 6-foot-tall retaining wall would require at least 2 feet of subsurface structural support. In areas where the grade behind the wall is level, the footing depth may be slightly lower. This general rule for estimating footing depth may vary based upon the actual soil conditions at the location of the retaining wall (i.e., more clay, less clay, presence of rock, etc.).

2.4.2.4 Relocation and Reconstruction of Historic Structures

The Specific Plan area currently includes seven historic structures constructed in the late 1800s to early 1900s as part of the former Froom Ranch Dairy Farm. These structures collectively contain features that contribute to an eligible historic district under the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR), as further described in Section 3.5, *Cultural and Tribal Cultural Resources*. The Project would relocate and adaptively reuse four of these structures within the proposed public park, including the main residence, creamery, dairy barn, and granary. The shed, bunkhouse, and old barn would be documented consistent with Secretary of Interior (SOI) standards, then demolished and removed.

In addition, there are three other existing structures that were determined to be non-contributing (non-historic) structures within the potential historic district, including a modern telecommunications tower that is camouflaged to look like a water tower. The telecommunications tower would remain in place while the other two structures would be removed (Table 2-5).

Table 2-5. Proposal for Existing Structures Onsite

#	Name	Year Built	Proposal
1	Main Residence	1915	Rehabilitate as building for public park: ¹ Structurally reinforce Provide new foundation and relocate Install utilities to building
2	Old Barn	Unknown, est. 125 years old	Remove and document per SOI standards
3	Bunkhouse	1915	Remove and document per SOI standards
4	Round-nose Dairy Barn	1913	Reconstruct and relocate building out of fault setback consistent with SOI standards for adaptive reuse in public park
5	Creamery House	Unknown, est. prior to 1900	Relocate and reconstruct western portion of the building as public park restrooms. Repurpose eastern portion for use as covered area for picnics and events
6	Granary	1913	Relocate and reconstruct in public park
7	Shed Building	1913	Remove and document per SOI standards
8	Cell Tower	2013	Retain in place
9	Storage Building	2010	Remove
10	Outhouse	2000	Remove

¹ It is unknown at this time whether the City, Applicant, or future owner/association for Madonna Froom Ranch would maintain rehabilitated historic structures. See also, Section 3.5, *Cultural and Tribal Cultural Resources*.

Source: Appendix H

The Project would relocate and/or reconstruct four key contributing historic structures roughly 100 feet east of their current locations. A portion of the dairy barn is currently located on top of the Los Osos earthquake fault and, therefore, cannot be utilized for habitable purposes. The Project would relocate this structure to a new location outside of the required 50-foot setback of the fault line so that it could be reconstructed and used for public park purposes. In addition, the main residence, creamery, and granary structures would be relocated eastward and reconstructed on graded terrain to maintain the historic configuration and proportional relationship of the buildings to one another (Figure 2-7).

2.4.2.5 Security Features

The Project would include 5-foot-tall security fencing to enclose the Upper Terrace and the Lower Area of Villaggio and would surround R-3-SP zoned residential areas within Madonna Froom Ranch (Figure 2-8). Since Villaggio would be a private gated community, there would be six pedestrian access points controlled by coded gates in the perimeter fencing to allow resident access from Villaggio to the proposed Froom Creek Trail, Mountainbrook Church, and the public trail system within the Irish Hills Natural Preserve. Fencing around Madonna Froom Ranch would not be locked or gated. In addition, the Project would include new 5-foot-tall agricultural fencing along the Specific Plan area boundary to separate Madonna Froom Ranch from the Irish Hills in the northern portion of the Project site to expand existing agricultural fencing that currently surrounds the southwestern site boundary.

2.4.3 Circulation

The Project's proposed internal circulation system would connect to LOVR and existing sidewalks and bicycle facilities adjacent to the Project site. The proposed circulation system would include new roads, sidewalks, and bicycle facilities within Madonna Froom Ranch.¹ In addition, private roadways and pedestrian paths are proposed in Villaggio (Figure 2-9). Major components of the proposed circulation system are summarized below:

1. Proposed internal roadway network consisting of public and private roads;
2. Proposed bicycle and pedestrian facilities within the Specific Plan area;
3. Parking facilities to accommodate residents, employees, and visitors within the Specific Plan area;
4. Widening of LOVR along a portion of the Project site's frontage;

¹ At this time, it is unknown whether the developer or City would own/maintain the proposed public roads within Madonna Froom Ranch.



2-29



Proposed Plan for Historic Froom Ranch Structures

FIGURE
2-7

LEGEND

-  Project Site
-  Proposed Agricultural Fence
-  Existing Agricultural Fence
-  Proposed Security Fencing/
Yard Fencing



Aerial Source: Google 2018.



Fencing Plan

**FIGURE
2-8**

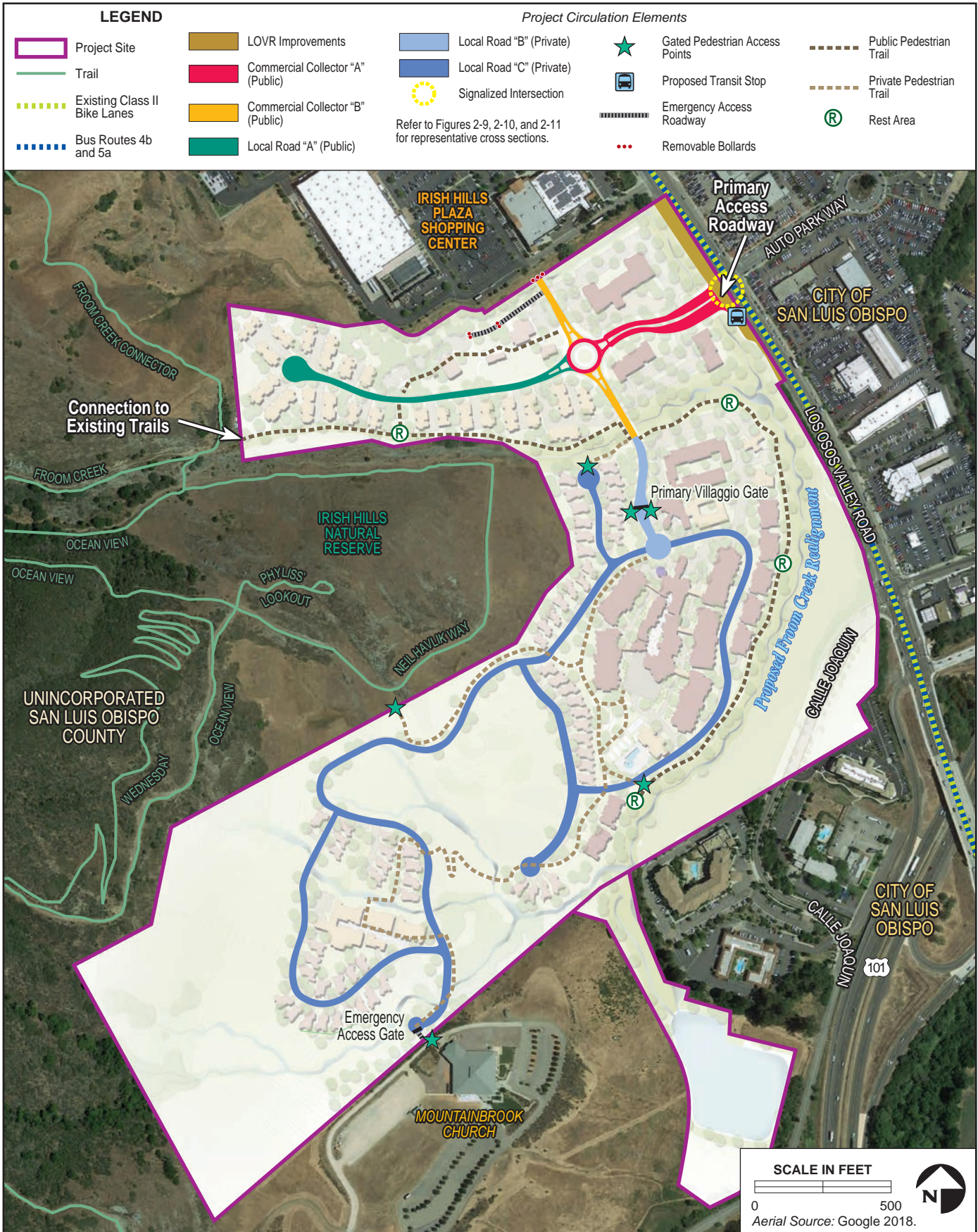


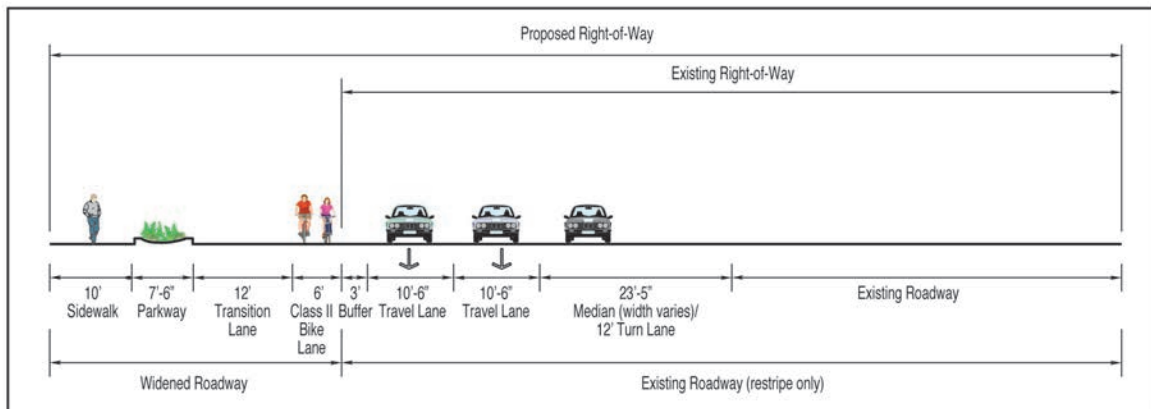
FIGURE 2-9

2.0 PROJECT DESCRIPTION

5. A new bus stop that would be integrated into the regional public transportation system;
6. Installation of sidewalks along an approximate 550-foot-long portion of LOVR from the new transit stop location north to Irish Hills Plaza; and
7. A proposed signalized intersection at LOVR and Auto Park Way to serve as the primary entrance to the Specific Plan area.

2.4.3.1 Los Osos Valley Road Improvements

The Project would include improvements to an approximately 813-foot-long segment of LOVR along the northeastern boundary of the Specific Plan area at the proposed intersection of Commercial Collector “A” and LOVR. LOVR would be widened along this segment by about 35 feet into the Specific Plan area to accommodate new left and right turn lanes into the Project site (Figure 2-10). The Project would restripe existing travel lanes, Class II bicycle lanes, and a center turn lane along this segment. A new sidewalk and parkway would also be installed along approximately 550 feet on the west side of LOVR to extend the existing sidewalk along Irish Hills Plaza to the Project site entrance.



wood.

LOVR Improvements

**FIGURE
2-10**

2.4.3.2 Primary Access

Primary access to the Specific Plan area would be via a new two-lane road Commercial Collector “A”, which would intersect with LOVR at Auto Park Way. The new intersection would be located approximately 1,000 feet south of the intersection of LOVR and From Ranch Way. The proposed LOVR/Auto Park Way intersection would be signalized and would provide pedestrian crossings at each leg.

2.4.3.3 Project Roadway Network

The Project would include a roadway network comprising larger Commercial Collectors “A” and “B”, smaller Local Roads “A”, “B”, and “C”, and three emergency vehicle access points.

Public Roadways within Madonna Froom Ranch

All roadways within Madonna Froom Ranch would be open to the public and accessible by motorists, bicyclists, and pedestrians from LOVR. The Project would include two public Commercial Collector roadways, “A” and “B” and one public Local Road “A” (Figure 2-11).

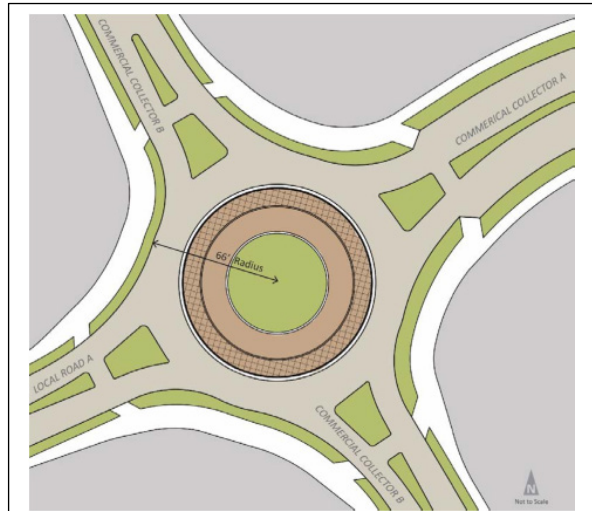
Commercial Collector “A” would connect LOVR to residential and commercial areas within Madonna Froom Ranch. Commercial Collector “A” would be a 73-foot-wide roadway with one 12-foot-wide travel lane in each direction, a planted median divider, 6-foot-wide Class II bicycle lanes, 8-foot-wide parkways, and 6-foot-wide sidewalks.

Commercial Collector “B” would connect the main entrance to Villaggio and terminate at the Project site’s boundary with Irish Hills Plaza to the north. Commercial Collector “B” would be 44 feet wide with one 12-foot-wide travel lane in each direction, 5-foot-wide parkways, and 5-foot-wide sidewalks. Only pedestrian and bicycle access would be allowed to the adjacent Irish Hills Plaza using bollards or similar devices to restrict vehicular travel. This connection would allow for access by emergency vehicles.

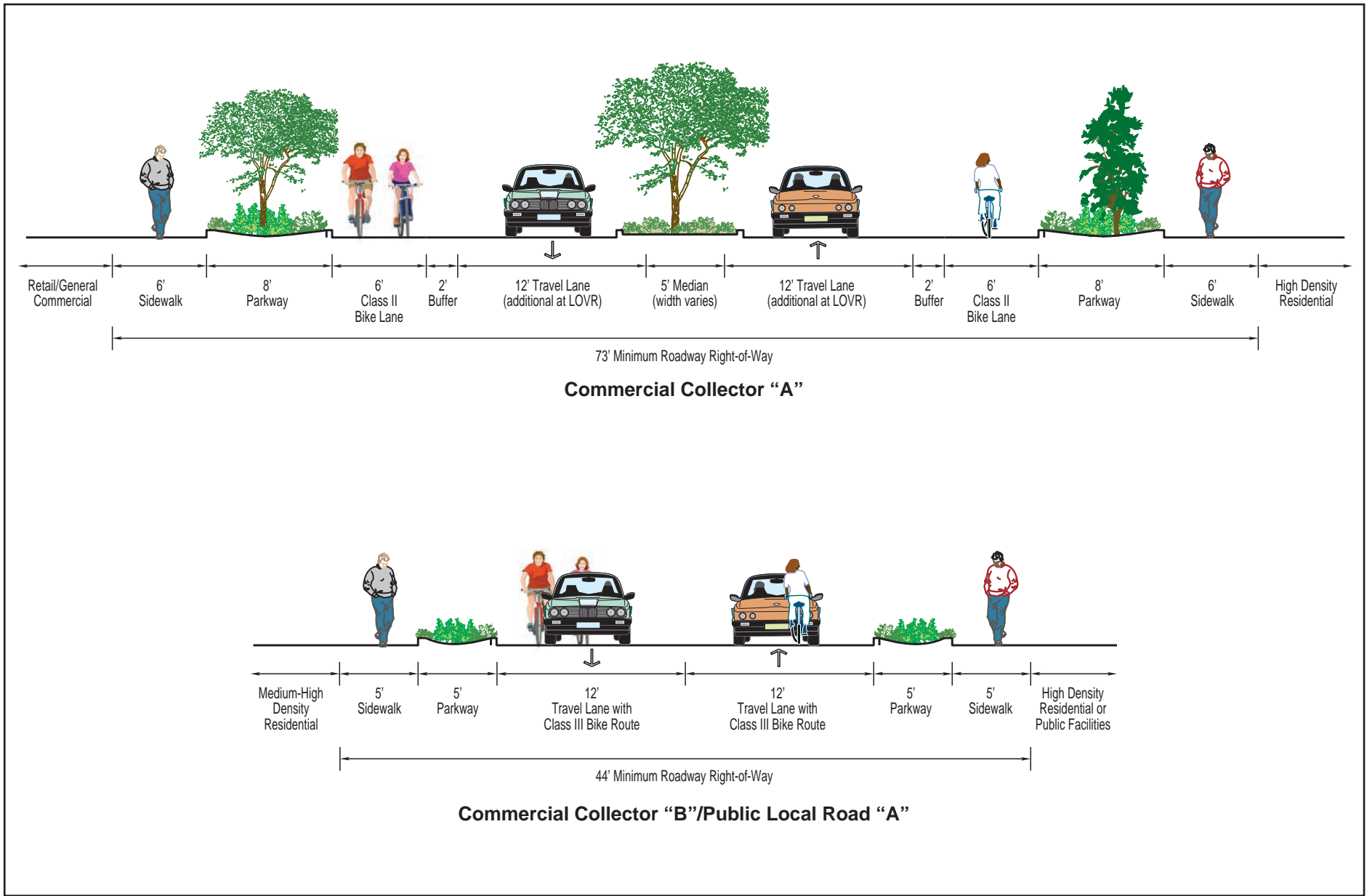
2.0 PROJECT DESCRIPTION

Local Road “A” would be a public roadway that extends from the proposed roundabout to residential areas within Madonna Froom Ranch and to the proposed public park. Local Road “A” would be a 44-foot-wide roadway with 5-foot-wide parkways and 5-foot-wide sidewalks.

A roundabout intersection of Commercial Collectors “A” and “B” and Local Road “A” is proposed with one travel lane and a central island within landscaping, signage, and decorative features. The roundabout intersection would include designated pedestrian crossings.



The proposed roundabout would consist of a single lane roundabout with a 66-foot radius and landscaped center median with sidewalk and crosswalk facilities.



2-35

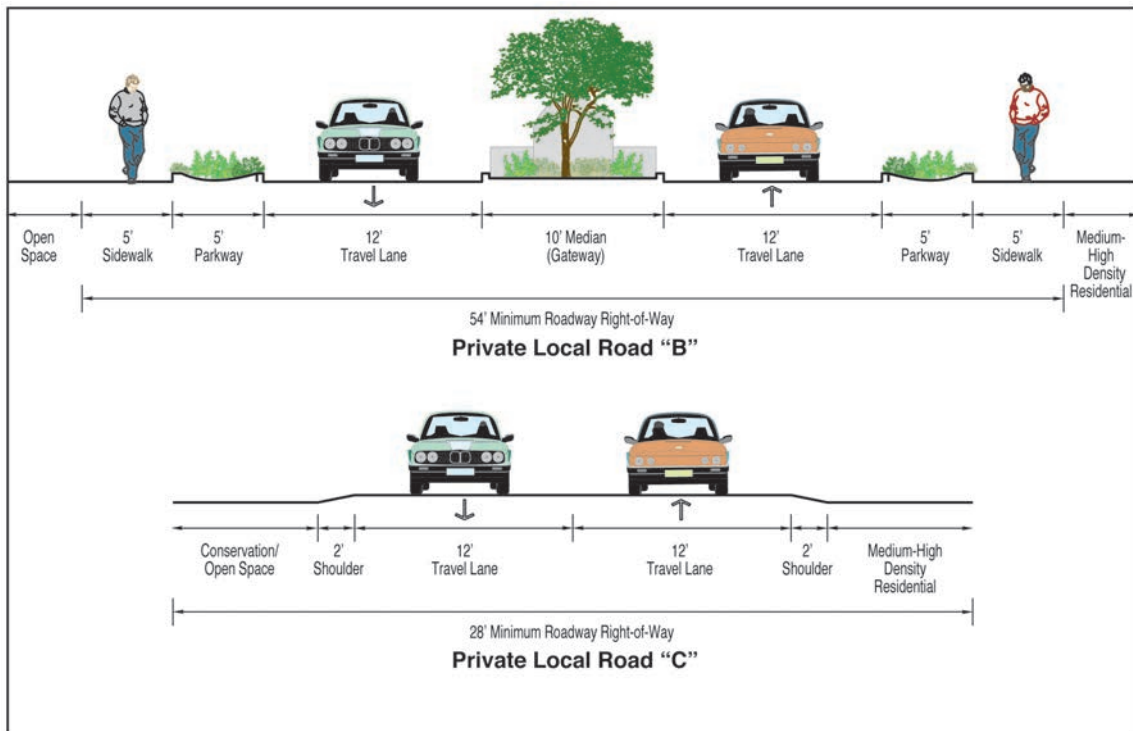


Public Roads Cross Sections

**FIGURE
2-11**

Private Roadways within Villaggio Life Plan Community

Local Roads “B” and “C” would be private roads within Villaggio (Figure 2-12). Local Road “B” would serve as the primary ingress/egress to Villaggio from Commercial Collector “B” past the Villaggio entrance gate to a central location in the Lower Area of Villaggio near the Commons. Local Road “B” would include one 12-foot-wide travel lane in each direction, a 10-foot-wide landscaped median, 5-foot-wide landscaped parkways, and 5-foot-wide sidewalks. Local Road “C” would provide private access throughout Villaggio and would connect the Upper Terrace and Lower Area. Local Road “C” would include two 12-foot-wide vehicle travel lanes with 2-foot-wide shoulders and no sidewalks.



Private Road Cross Sections

**FIGURE
2-12**

Emergency Vehicle Access

Emergency access roads would be 20 feet wide with 2-foot-wide shoulders, constructed of an all-weather surface, and built to approval of the City of San Luis Obispo Fire Department (SLOFD). Three emergency access points are proposed within the Specific Plan area (Figure 2-9), as follows:

- **Upper Terrace Emergency Access.** Emergency vehicle access to the Specific Plan area would be provided via a gated emergency access road extending from the Specific Plan area boundary to the Mountainbrook Church on the Upper Terrace. Emergency access is proposed as a paved at-grade surface road with a private gated entry that would connect to an existing decomposed granite road and parking area on the Mountainbrook Church property. The gate would be equipped with fire access security for emergency vehicle access, and a pedestrian gate with a key pad for Villaggio residents. This emergency access road would also provide pedestrian and bicycle access for Villaggio residents to Mountainbrook Church. Limited golf cart parking would be allowed within the Upper Terrace near the gated entry, though golf carts would not be permitted to pass through to Mountainbrook Church.
- **Trailhead Park Emergency Access.** A paved emergency access road would connect Commercial Collector “B” to the cul-de-sac of the proposed public park’s parking lot and driveway, providing an alternate accessway to the park and the upper portions of Madonna Froom Ranch. Removable bollards at the park’s cul-de-sac and the connection to Commercial Collector “B” would be installed to restrict vehicular access into the park via the emergency access road. The emergency access road would also provide a pedestrian connection, paved with colored and scored concrete, or drivable pavers (see also, Figure 2-7).
- **Irish Hills Plaza Emergency Access.** The northern terminus of Commercial Collector “B” at the Project site boundary would provide a paved connection meeting SLOFD requirements for passage of emergency vehicles and personnel via the parking lot of Irish Hills Plaza with removal of proposed bollards.

2.4.3.4 Bicycle and Pedestrian Facilities

Bicycle Network

The Project includes a proposed bicycle network within the Specific Plan area that would connect with existing bicycle lanes along LOVR. Proposed 6-foot-wide Class II striped bicycle lanes would be included along Commercial Collector “A”. Class III bicycle routes are also proposed along Commercial Collector “B” and Local Road “A” to connect the proposed public park and residential areas within Madonna Froom Ranch (Figure 2-11). These roadways would be designed with shared lane markings (“sharrows”) with on-street painted bicycle symbols to demarcate a preferred route for shared vehicular and bicycle

travel. Bicycle parking would be provided at commercial, recreational, and residential uses within Madonna Froom Ranch, consistent with City zoning requirements.

Sidewalks

Sidewalks are proposed along an approximate 550-foot-long portion of LOVR from the new transit stop location north to Irish Hills Plaza, along Commercial Collectors “A” and “B” and Local Roads “A” and “B”. Sidewalks would range between 5 and 10 feet in width. Proposed sidewalks would facilitate pedestrian circulation between proposed residential neighborhoods, commercial, and recreational areas. The sidewalks would include lighting, paving, bulb-outs at intersections, and landscaping. Local Road “C” within Villaggio would not include sidewalks; however, a network of private walking trails separated from vehicle roadways would be provided for Villaggio residents (see Figures 2-9 and 2-12).

Pedestrian Trail System

The Project includes a public pedestrian trail that would generally follow the proposed realigned Froom Creek corridor through the Specific Plan area. The Froom Creek Trail would extend approximately 2,500 linear feet from the existing Froom Creek Connector Trail within the adjacent Irish Hills Natural Reserve and would terminate at a public viewing/rest area adjacent to onsite wetlands and the reconfigured agriculture and open space easement. The terminus of the trail would connect to a private Villaggio gated pedestrian access point (Figure 2-9). The proposed Froom Creek Trail would be accessible from Madonna Froom Ranch, Villaggio, and the existing Irish Hills Natural Reserve trails system. Froom Creek Trail would also be accessible via 6-foot-wide pedestrian trails that would extend through the Madonna Froom Ranch residential areas and the proposed public park. The proposed public Froom Creek Trail would be a 6-foot-wide, decomposed granite (or other stabilized natural surface) pedestrian trail and would not provide lighting. Potential trail amenities would include benches, signage, trash cans, landscaping, and dog waste stations. Portions of the trail would be located within the 35-foot-wide riparian setback of realigned Froom Creek.

2.4.3.5 Parking

Parking would be provided in accordance with City development standards consistent with the requirements of Chapter 17.16 of the City Municipal Code. No on-street parking is proposed along Commercial Collectors or Local Roads. Villaggio would provide an estimated 834 parking spaces. Subsurface parking garages would provide approximately 457 parking spaces located within the Lower Area and Upper Terrace of Villaggio.

Subterranean parking garages would descend up to 10 feet below finished ground surface within the Upper Terrace and would vary between 2 to 10 feet below finished ground surface within the Lower Area. Parking for detached villas would be provided in two car garages. Within Madonna Froom Ranch, residential and commercial areas would contain parking spaces based on the number of bedrooms proposed for development and the size of development. A public surface parking lot containing 30 spaces would be located within the public park.

2.4.3.6 Transit Improvements

A single new bus stop is proposed in the southbound direction of LOVR, just south of the proposed intersection of Commercial Collector “A” and LOVR at the Project’s primary access. The Applicant would coordinate with the City Transit Division (SLO Transit) to integrate with existing SLO Transit routes 2A and 2B. Refer to Section 3.13, *Transportation*, for a more complete description of proposed transit operations.

2.4.4 Utilities and Services

Project development would require major extensions of several utilities to serve future development within the Specific Plan area, which is located at the edge of the existing urban area and supporting utility infrastructure within the City. Proposed utilities and services include potable and recycled water, wastewater, electrical, natural gas, telecommunications, solid waste, and recycling. All utility lines within the Specific Plan area would be installed underground. Water and sewer services would be provided by the City. Natural gas service would be provided by Southern California Gas Company (SoCal Gas). Pacific Gas & Electric (PG&E) would provide electrical service. Charter Communications would provide cable and television services. American Telephone and Telegraph Company (AT&T) would provide telephone services. The San Luis Garbage Company would provide solid waste and recycling hauling service within the Specific Plan area.

2.4.4.1 Water Supply Infrastructure

Potable Water

Potable water for the Project would be supplied from existing City infrastructure, which would be extended throughout the Specific Plan area to serve proposed development (Figure 2-13). Within Villaggio, private 8-inch water main lines would be installed beneath Local Roads “B” and “C” and the pedestrian trail linking the Upper Terrace and Lower

Area that would distribute potable water throughout the development. A 6-inch private water meter is proposed for Villaggio at the point of connection to the public main under Local Road “B” (Figure 2-13). Service connections to the various facilities and senior residential units would connect to the private 8-inch domestic main lines. The fire suppression water system would share the 8-inch water main line routed throughout Villaggio and connect to the proposed public mains within Madonna Froom Ranch and the public main along LOVR. Villaggio’s private water main system would be protected at each connection to the public system with a double detector check assembly (DCDA).² Similar to Madonna Froom Ranch, fire hydrants would be located adjacent to private roadways and spacing would be no greater than 500 feet. Within Madonna Froom Ranch, an 8-inch public domestic water main line would extend under Commercial Collectors “A” and “B”, and Local Road “A”. From the main line, water lines would be routed to residences and commercial uses which would utilize standard City water services and meters. These 8-inch public water main lines would also provide fire suppression to Madonna Froom Ranch, including the installation of hydrants spaced no greater than 500 feet apart.

Recycled Water

Non-potable recycled water for landscaping would be provided through the City’s Water Reuse Project. The point of connection to the City’s recycled system would be at the Project’s primary access with LOVR at Commercial Collector “A”. Within Madonna Froom Ranch, a 6-inch recycled water main would run along proposed Commercial Collectors “A” and “B”, and Local Road “A” to convey irrigation water to landscaped areas. Within Villaggio, a 6-inch private water meter would be located at the entrance to service the entire Villaggio development (Figure 2-13).

² A DCDA is primarily utilized in fire line installations. Its purpose is to protect the potable water supply line from possible contamination or pollution from the fire system, backpressure from fire line pumps, stagnant water that sits in fire lines over extended periods of time, the addition of non-potable water, and the detection of unauthorized use of water or leaks in the fire line system.

LEGEND

Project Site

8" Public Potable Water Main Line

8" Public Recycled Water Main

6" Private Domestic Water Meter

Connection to Existing Infrastructure

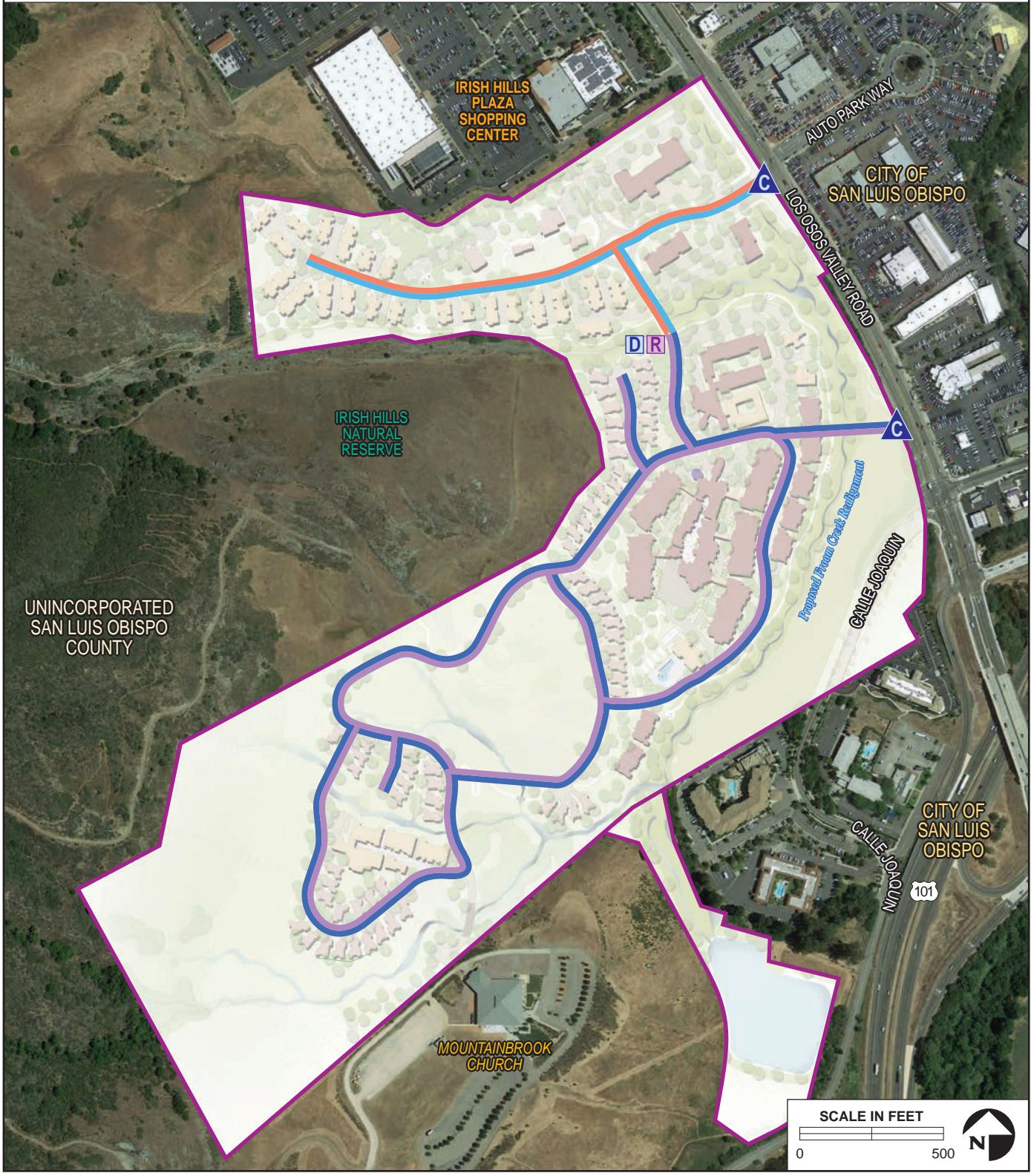
8" Private Potable Water Main Line

8" Private Recycled Water Main

6" Private Recycled Water Meter

Aerial Source: Google 2018.

Proposed Water Supply Elements



Water Supply System

FIGURE 2-13

2.4.4.2 Sanitary Sewer Infrastructure

Wastewater generated within the Specific Plan area would be conveyed to an existing City sewer main along LOVR. Site topography would allow for gravity flow of wastewater to the northeast, downhill from the Irish Hills towards LOVR. Within Madonna Froom Ranch, 8-inch public sewer mains would run along the proposed Commercial Collectors “A” and “B” to LOVR. Within Villaggio, 8-inch public sewer mains would run along proposed Local Road “C”, the pedestrian trail linking the Upper Terrace and Lower Area, and within developed areas to connect to LOVR. These two sewer systems would be separate and would connect to the existing City sewer line along LOVR independently (Figure 2-14).

2.4.4.3 Electricity, Gas, Telephone, Cable, and Solid Waste Facilities

All new cable and telephone lines within the Specific Plan area would be placed underground along proposed roadways. Other broadcast or telecommunications services, including satellite, would be provided to the Project to the extent they are available.

Within Madonna Froom Ranch, enclosures for trash, recycling, and food waste materials would be installed to serve residential, commercial, and recreational uses. Villaggio would have a centralized trash compactor and would manage trash and recycling generated by the independent living housing units, assisted units, and other ancillary facilities within the development. Solid waste would be collected from the centralized facility at Villaggio and the shared enclosed facilities at Madonna Froom Ranch at minimum once per week.

LEGEND

Proposed Wastewater Collection System Elements

SCALE IN FEET



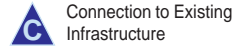
Project Site



8" Public Sanitary Sewer Main Gravity Line showing Flow Direction



8" Private Sanitary Sewer Main Gravity Line showing Flow Direction



Connection to Existing Infrastructure



Aerial Source: Google 2018.



Wastewater Collection System

FIGURE 2-14

2.4.4.4 Stormwater Management System and Froom Creek Realignment

The Project proposes a comprehensive onsite stormwater management system to control surface runoff within the Project site. Project development would realign Froom Creek through the Specific Plan area, reconstruct the drainage ditch onsite along LOVR, install a new drainage ditch along the northern site boundary adjacent to Irish Hills Plaza, replace the existing onsite detention basin with the proposed stormwater detention basin on Mountainbrook Church property, and fill the lower elevations of the site to raise site elevation to achieve a finished floor elevation of 1 foot above the 100-year flood elevation. Surface runoff flowing through the site would continue to originate from the Froom Creek watershed upstream within the Irish Hills Natural Reserve, from the impermeable developed areas of the Irish Hills Plaza, and from sheet flows from LOVR. Impervious surfaces proposed within the Specific Plan area would generate new runoff sources flowing to Froom Creek and San Luis Obispo Creek.

A key feature of the Project involves the relocation of Froom Creek from its existing perched location following the western edge of the Project site to a lower elevation to allow for development of Villaggio in areas outside of lower-elevation flood hazard areas. The proposed realigned Froom Creek would convey stormwater through the Project site to the southeast corner where it would reconnect to the segment of Froom Creek that conveys flows under U.S. 101. During storm events larger than two-year events, the proposed Froom Creek low-flow channel would convey a portion of the stormwater to San Luis Obispo Creek while excess stormwater would overflow the creek banks to the existing Calle Joaquin wetland area and a proposed stormwater detention basin on the adjacent Mountainbrook Church property. Detained stormwater would percolate, evaporate, and flow offsite at a controlled rate, as further described herein.

The Project would be subject to the LID standards of the Central Coast Regional Water Quality Control Board's (RWQCB's) Post Construction Requirements (PCRs) and the design and stage-storage requirements of the City's Drainage Design Manual (DDM) and the Waterways Management Plan (WMP), which sets forth criteria for drainage design for tributaries to San Luis Obispo Creek, including Froom Creek (see Section 3.8, *Hydrology and Water Quality*).

The Project's stormwater management system would have four primary components:

1. Realignment and modification of the Froom Creek channel to convey all stormwater sources through the Project site;

2. Point and non-point source water quality treatment (e.g., retention/treatment features);
3. Installation of headwalls and culverts for drainage crossings, unless free-span bridges are required; and
4. Development of a new stormwater detention basin downstream of the Specific Plan area on adjacent property owned by Mountainbrook Church.

2.4.4.5 Froom Creek Realignment and Reconstruction

The Project includes the removal of 2,145 linear feet of Froom Creek and relocation and reconstruction of a 3,745-foot-long realigned channel within lower elevations of the Project site, increasing the creek's length by approximately 1,600 feet. The realigned Froom Creek would flow east from the northwestern boundary of the Project site for approximately 775 feet in a channel of 44 to 80 feet in width, then turn in a southerly direction where the channel width would range from 80 to 330 feet for a length of approximately 2,970 feet generally parallel to Calle Joaquin and the adjacent Calle Joaquin wetlands. On average, the Froom Creek channel would be 65 feet in width and the bottom of the channel would be approximately 8 feet deep. The realigned creek would have 35-foot minimum setbacks between the top of bank and proposed development; however, portions of the proposed Froom Creek Trail would fall within the minimum riparian setback. The Project would also improve the offsite portions of the Froom Creek channel to provide a low-flow channel to the box culvert at U.S. 101 while maintaining existing flow capacity of this portion of the creek.

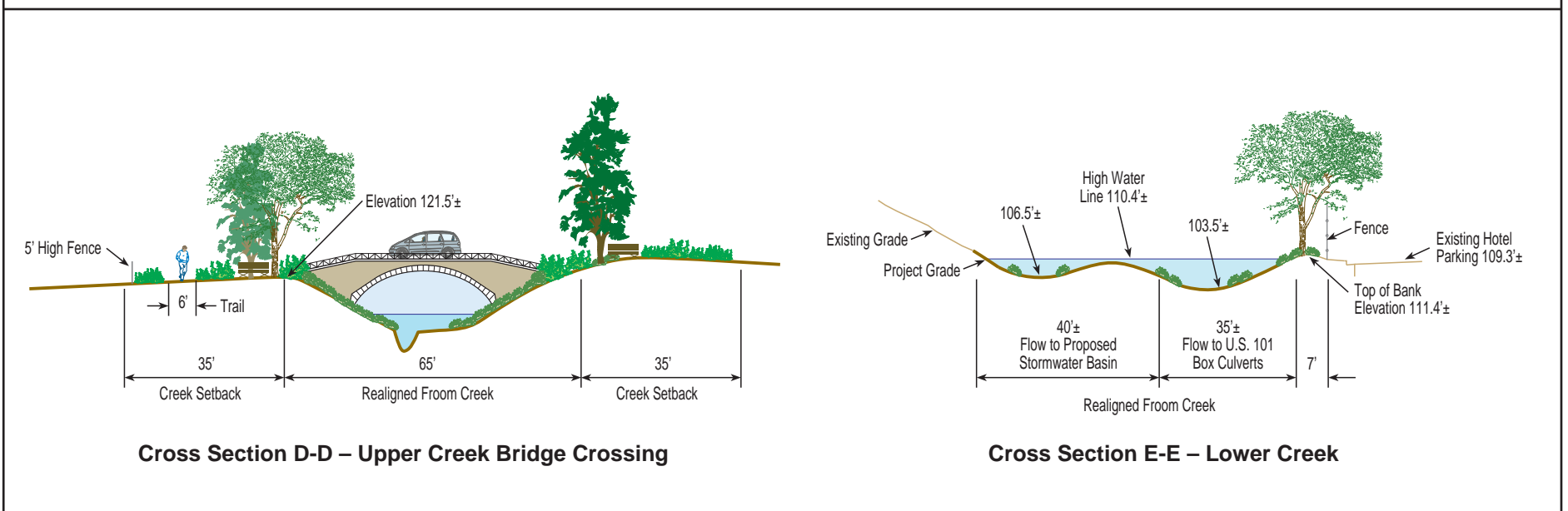
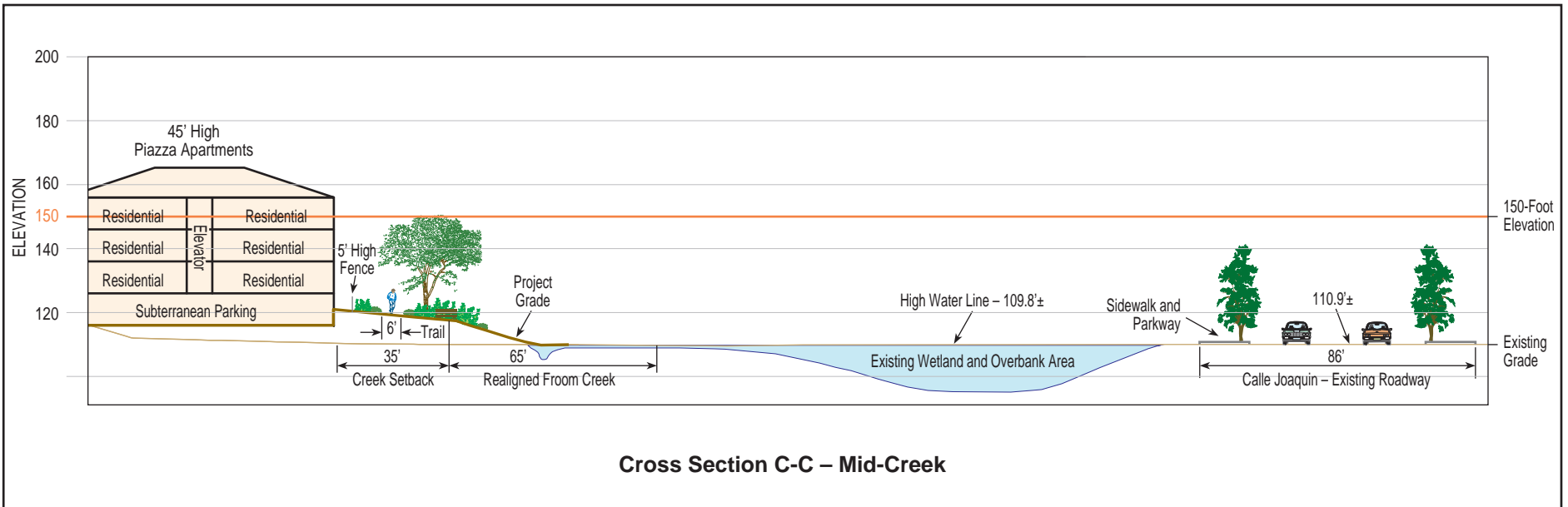
The realigned and improved Froom Creek would convey runoff and stormwater to an existing box culvert that conveys flows under U.S. 101 to San Luis Obispo Creek. The box culvert below U.S. 101 has limited capacity for 10-year storm events to flow through to San Luis Obispo Creek; therefore, stormwater flows exceeding a 10-year storm event would backup within the widened Froom Creek channel. In addition to increased channel capacity, two proposed onsite detention features would provide storage of excess stormwater, including the existing Calle Joaquin wetlands and a proposed stormwater detention basin located adjacent to the Specific Plan area on Mountainbrook Church property. During storm events larger than two-year events, the proposed Froom Creek channel would convey a portion of the stormwater to San Luis Obispo Creek while excess stormwater would flow to the proposed detention features (see also, Section 2.4.5.2, *Stormwater Detention Features*).

The realigned Froom Creek would be designed with a “low-flow” channel to convey runoff generated during any flow conditions below a two-year storm event through the Project site to the existing box culvert below U.S. 101. Stormwater would begin to flow through the channel’s wider overbank area and to the Calle Joaquin wetlands and the proposed stormwater detention basin when flows exceed two-year storm events (see Cross Section C-C on Figure 2-15). The low-flow channel would be constructed to meander and to aid and control fish migration passage through a series of constructed stepped pools and terraces throughout the realigned segment.

The realigned Froom Creek would be designed to manage flow velocities throughout the Project site by:

- Varying creek corridor meanders and is between approximately 45 to 65 feet wide on average, with a maximum width of 330 feet through the Calle Joaquin wetlands (include the width of the creek corridor and Calle Joaquin wetlands);
- Installing gradient controls with more level narrower segments and steeper wider segments;
- Varying the steepness of creek bank slopes from primarily 3:1 or less to a maximum slope of 2:1 to promote vegetative rooting along the creek banks;
- Installing boulders and vegetation that promote a riparian environment to reduce potential erosion; and
- Installing constructed ponds and terraces to create pooling areas where water would be slowed down to pond, provide habitat, and prevent erosion, scouring, and sediment transport.

With proposed site hydrologic modifications, the Project aims to remove the proposed development areas from the Zone A floodplain designated onsite by the Federal Emergency Management Agency (FEMA). The Project would relocate Froom Creek and reconstruct the creek channel to convey and store stormwater flows, which would potentially remove existing FEMA flood hazards areas within the Project site. Further, the Project proposes to increase site elevation of proposed development with import and grading of soils to remove proposed developed areas from potential FEMA flood hazard areas. As a result, the Project would formalize the amendment of the FEMA floodplain through FEMA’s formal map revision process.



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2.4.4.6 Stormwater Detention Features

The Project would remove an existing 3.2-acre onsite detention basin that currently receives runoff from a portion of Irish Hills Plaza; a 1.08-acre retention basin was removed in 2017 and no longer controls runoff from Irish Hills Plaza. Via realigned Froom Creek, the Project would redirect stormwater flows either to the Calle Joaquin wetlands or to a new approximately 4.5-acre basin within a dedicated easement located outside the Specific Plan area on the adjacent Mountainbrook Church property. The Calle Joaquin wetland area and detention basin would store excess stormwater generated from the Froom Creek watershed, Irish Hills Plaza, LOVR, and the Project site; the detention basin would also capture a limited amount of runoff from Mountainbrook Church property. The new stormwater detention basin would assist in metering flows to the box culverts beneath U.S. 101, while expanding controlled storage volume within the Project site. The Calle Joaquin wetlands would be capable of storing approximately 11 acre-feet of stormwater and stormwater would percolate or evaporate.

The proposed stormwater detention basin would include construction of an approximate 4.5-acre infiltration basin located approximately 515 feet downstream from the Specific Plan area just north of Calle Joaquin with connections to the existing Froom Creek corridor. Construction of the basin would include excavation and removal of material to create storage capacity for up to 22 acre-feet of stormwater along with discharge controls to regulate the rate of outflow to the U.S. 101 box culvert.

The existing Froom Creek corridor downstream from the Specific Plan area would remain in place. Froom Creek adjacent to the proposed stormwater detention basin would be approximately 2 feet in depth beneath an overflow berm that would empty into the proposed basin. The basin would be approximately 7 feet deep from the top of the creek overflow berm and would be 8 feet beneath the anticipated 100-year water surface elevation (WSE). The proposed basin would include infiltration wells to enable groundwater recharge and subsurface drainage.

All stormwater detention basin components would be constructed and maintained by the Applicant. Access to



The proposed stormwater detention basin would be constructed downstream from the Specific Plan area within Mountainbrook Church property,

the basin would be provided via an unpaved, existing access road from Calle Joaquin. An access easement would be established to allow the City and Applicant access to the basin and road as needed. A basin access ramp would be provided into the bottom of the basin and a walkable graded bench at the top of the basin embankment would be provided to allow access around the perimeter of the basin.

2.4.4.7 Point- and Non-Point Source Water Quality Treatment

Development areas within the Project site would provide point-source water quality treatment of stormwater prior to discharge into the realigned Froom Creek corridor. Surface runoff from streets, parking lots, and sidewalks within the Specific Plan area would be conveyed via street gutters that connect to proposed water quality treatment areas. Water quality treatment areas would flow into Froom Creek via outlets of various pipe sizes.

Runoff entering the Project site from Irish Hills Plaza would be conveyed through vegetated channels, including the “LOVR ditch” located along LOVR and the “Home Depot ditch” located along the northern Project site boundary, to treat runoff through biofiltration prior to discharge into Froom Creek (Figure 2-16). The existing LOVR ditch would be removed and replaced with a relocated LOVR ditch within the Specific Plan area along the widened LOVR corridor. The LOVR ditch would consist of an average depth of approximately 4 feet beneath the 100-year WSE with swales and banks at least 1 foot higher than the 100-year WSE. Edges of the drainage would consist of a maximum 3:1 slope. Similarly, a new Home Depot ditch would be designed with an average 4 feet beneath the 100-year WSE with swales and banks at least 1 foot higher than the 100-year WSE and have a maximum slope of 3:1 around the edges.

Within proposed developed areas of Villaggio, five additional water quality treatment areas would capture and treat surface runoff using biofiltration with outlets to Froom Creek (see Figure 2-16). In total, water quality treatment areas within the Specific Plan area would comprise approximately 2.1 acres. The water quality treatment areas would be bordered with cobble or splash block and have a maximum slope of 3:1 around the edges. The bottom would be flat with varying depths. The bottom would contain a 24-inch-thick soil mixture covered by approximately 3 inches of mulch. This bioretention soil mixture would overlie a gravel storage component that would vary in thickness. Any overflow from these water quality treatment areas would be conveyed to Froom Creek through an overflow/outlet structure with a minimum 4-inch riser.



2.4.4.8 Headwalls and Culverts for Drainage Crossings

The Project would include a total of seven roadway crossings over realigned Froom Creek and associated tributary drainages (see Table 2-6). This would include four natural bottom culverts beneath Local Road “C” to convey flows from existing tributary drainages that traverse the Upper Terrace of the Project site, and three crossings of realigned portions of Froom Creek. All crossings would comply with the City’s DDM. Culverted crossings would be designed to accommodate 100-year storm events and may be reinforced at both the inlets and outlets to prevent erosion (Table 2-6).

Below are descriptions of the key proposed drainage crossings within the Specific Plan area:

- **LOVR and Home Depot Ditch Crossings.** The primary entrance road to the Specific Plan area would cross the approximately 30-foot-wide LOVR ditch. Two 45-foot-long headwalls would be constructed on both the upstream and downstream sides of proposed Commercial Collector “A”. Four 24-inch storm drains would be constructed beneath the roadway to convey stormwater southeast towards the Calle Joaquin wetland area and realigned Froom Creek corridor. The Home Depot ditch crossing to the Irish Hills Plaza via Commercial Collector “B” would be similarly constructed, with three 24-inch storm drains routed beneath the roadway with similar headwalls.
- **Froom Creek Channel Crossing.** A proposed pre-fabricated natural bottom culvert with a bridge crossing is proposed for Commercial Collector “B” to cross Froom Creek. This crossing would involve a proposed arch culvert and headwalls between the roundabout and Villaggio along Commercial Collector “B”. Rock energy dissipaters at the inlet and outlet are proposed. Portions of the headwall would extend beneath the 100-year WSE; however, the arch culvert bridge surface would be constructed at least 3 feet above the 100-year WSE (see Cross Section D-D on Figure 2-15).
- **Upper Terrace Drainage Crossings.** Four crossings of drainages to support Local Road “C” within the Upper Terrace of Villaggio are proposed, including headwalls and natural bottom culverts.

Table 2-6. Pipe Sizes at Drainage Crossings

Crossing Location	Design Storm	Pipe Size (inches)	Pipe Quantity	Apron Size (cubic feet)
Auto Park Way Intersection (LOVR ditch)	100-year	24	4	200
Irish Hills Plaza (Home Depot ditch)	100-year	24	3	200
Realigned Froom Creek	100-year	natural bottom (arched)	1	400
Upper Villaggio (4)	100-year	natural bottom (arched)	2 (each)	400

Note: Apron dimensions based on methods in Federal Highway Administration (FHWA) Hydraulic Engineering Circular (HEC). No 14.

2.5 REQUIRED APPROVALS

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

- **General Plan Amendment and Pre-Zoning.** Approval of the Project would require a General Plan amendment to amend LUCE SP-3 performance standards to ensure consistency with the Specific Plan. Because the site is currently unincorporated, it would be pre-zoned based on the approved Project before annexation to the City could be approved. Specific amendments to the General Plan include:

 - Amend Section 6.4.7 Hillside Planning Areas of the City of San Luis Obispo General Plan to allow limited development above the 150-foot elevation within the Specific Plan area.
 - Amend LUE Section 8.1.5 – Performance Standards to allow a Life Plan Community senior housing land use and up to 404 senior housing residential units with 51 beds in health care facilities within the Specific Plan area.
- **Specific Plan.** The City’s LUCE identifies Froom Ranch as a Specific Plan area (SP-3, Madonna on LOVR) that requires the adoption of a Specific Plan prior to any development. The proposed FRSP would require adoption by the City prior to implementation, including Planning Commission and City Council discretionary review proceedings.
- **Vesting Tentative Tract Map.** The Project would require a VTTM to implement the provisions of the adopted Specific Plan. The VTTM establishes the proposed lot lines to allow individual ownership of properties and to layout the required infrastructure and utilities.
- **Architectural Review.** Final architectural review of housing, commercial buildings, and some site facilities by the City’s Architectural Review Commission (ARC) would be required. The ARC has conducted conceptual review of the Villaggio component of the Project and preliminary review of the design guidelines in the Draft FRSP and provided comments.

- **Annexation.** If the Project is approved, the City would initiate the annexation process with the San Luis Obispo County Local Agency Formation Commission (LAFCO). Annexation would depend on the City's ability to address key issues to LAFCO, including the ability to provide public services to the site (including water) and the nature of a tax-sharing arrangement with the County.

Other advisory bodies that would review the Project include the City's Parks & Recreation Commission reviewing park proposals, Cultural Heritage Committee (CHC) regarding the proposed use/treatment of historic structures, and the Active Transportation Committee advising on the proposed circulation improvements. In addition, the Project would need to be reviewed by the Airport Land Use Commission (ALUC) for consistency with the Airport Land Use Plan (ALUP).

Other permits and required approvals or participation agreements from public agencies required to implement the Project include, but may not be limited to:

- U.S. Army Corps of Engineers (USACE) Nationwide or Individual Permit (depending on acreage of total disturbance within jurisdictional areas);
- California Department of Fish and Wildlife (CDFW) Streambed Alteration Agreement;
- RWQCB Section 401 Water Quality Certification, National Pollutant Discharge Elimination System (NPDES) Permit;
- U.S. Fish and Wildlife Service (USFWS) consultation, Biological Opinion, possible incidental take permit(s), and protocol surveys;
- National Oceanic and Atmospheric Administration Fisheries (NOAA Fisheries) consultation and possible incidental take permit(s);
- FEMA – Conditional Letter of Map Revision (CLOMR)/Letter of Map Revision (LOMR);
- San Luis Obispo County Air Pollution Control District (APCD) – construction and/or operational permits, grading permits, and fugitive dust regulation compliance; and
- Encroachment permits, and approval of improvement plans by the County for portions of the Project's infrastructure to be developed outside of the City limits, namely the proposed stormwater detention basin and associated adjacent streambed alterations.
- California Department of Transportation (Caltrans) for any needed improvements within the Caltrans right of way;

2.6 PROJECT CONSTRUCTION

2.6.1 Construction Phasing and Implementation

The Project would be constructed in four phases. For the purposes of this analysis, the EIR assumes Project construction between 2020 and 2024 and full occupancy in 2025. Phases would be timed and ordered to provide services within the Project site to support development and eventual occupation. These phases would overlap periodically. For example, Phase 1 would include grading of areas for Phase 2 and Phase 3 to borrow soil needed for fill in Phases 2 and 3 (Table 2-7).

Proposed Project Phasing



*Phase 3 grading of Upper Terrace -Villaggio only

**Phase 4 (Madonna Froom Ranch building construction) assumed to occur concurrent with Phase 3 for purposes of EIR analysis.

At the time of construction, each phase would be subject to permit review to ensure conformity with the approved FRSP and consistency with applicable regulations. Each phase would include specifications to address the development activities to be performed during the phase and define specific mitigation measures and best management practices (BMPs) that would apply.

Table 2-7. Project Construction Phases

Phase	Project Components
1	<p><i>Installation of Project Infrastructure and Stormwater Management System.</i></p> <ul style="list-style-type: none"> • Rough grading for Madonna Froom Ranch and distribution of export material to Phase 2 (31,800 cubic yards [cy] stockpiled onsite). • Widen LOVR and install frontage improvements along LOVR, including bicycle lanes, sidewalks, bus stop, and signalized intersection. • Install onsite public roads (Commercial Collectors “A” and “B” and associated bicycle lanes and sidewalks). • Install public utility connections along Commercial Collectors “A” and “B”. • Construct bridge across Froom Creek from Commercial Collector “B”. • Realign Froom Creek and reconstruct creek corridor. • Modify Irish Hills Plaza drainage, including construction of the vegetated channels of the Home Depot ditch and the LOVR ditch prior to connection with the realigned Froom Creek. • Install stormwater management system, including removal of existing culverts and onsite stormwater basin, berm construction along Calle Joaquin, and development of the new stormwater detention basin with creek channel improvements. • Installation of Froom Creek Trail. • Begin site clearing of Lower Area in preparation for Phase 3.
2	<p><i>Development of Villaggio Lower Area.</i></p> <ul style="list-style-type: none"> • Grading of the Lower Area of Villaggio and import fill materials (158,000 cy import). • Install onsite private roads (Local Roads “B” and part of “C”) within the Lower Area. • Install emergency access road and gate between Villaggio and Mountainbrook Church (Upper Terrace). • Extend utility lines throughout the Lower Area. • Construct water quality treatment areas within Phase 2. • Install fencing and pedestrian access gates around the Lower Area. • Construct 150 piazza apartments, 84 garden terraces, 30 villas, and 47 village suites in Lower Area of Villaggio. • Construct the Villaggio Health Administration Building. • Construct the “Commons” buildings within the community village of the Lower Area. • Construct the Wellness Center. • Begin site clearing of Upper Terrace in preparation for Phase 3.
3	<p><i>Development of Villaggio Upper Terrace.</i></p> <ul style="list-style-type: none"> • Grading of the Upper Terrace of Villaggio and import fill materials (93,000 cy) • Install onsite public road (Local Road “A”) and private roads (Local Roads “C”). • Extend utility lines throughout the Upper Terrace and along Local Road “A” (in Madonna Froom Ranch). • Construct remaining water quality treatment areas in Specific Plan area. • Install fencing and pedestrian access gates around the Upper Terrace. • Construct 24 garden terraces and 31 villas in the Upper Terrace of Villaggio. • Construct non-residential ancillary uses within the village center of the Upper Terrace. • Relocate and reconstruct the historic Froom Ranch buildings at the public park. • Install the public park. • Construct emergency access road through the public park.

Table 2-7. Project Construction Phases (Continued)

Phase	Project Components
4	<p><i>Development of Madonna Froom Ranch.</i></p> <ul style="list-style-type: none"> • Extend utility lines throughout Madonna Froom Ranch. • Construct 174 multi-family units within Madonna Froom Ranch. • Construct commercial retail buildings, including hotel, within Madonna Froom Ranch.

2.6.2 Construction Activities

Each phase of the Project would generally entail the following stages: pre-construction design and permitting; site preparation, demolition and grading; construction; architectural coatings/finishing; and final landscaping. Building construction, paving, and architectural coating activities would occur within each phase sequentially. A list of equipment anticipated to be used during these activities can be found in Table 2-8.

Table 2-8. List of Construction Equipment

Typical Construction Equipment	
Backhoe	Grader
Boom Lift	Loader
Compactor (Roller)	Miscellaneous Small Tools
Concrete Pump (Tow)	Office Trailers
Concrete Truck	Paving Machine
Crane	Scaffolding
Dozer	Scissor Lift
Dump Truck	Scraper
Electric Man Lift	Sheepsfoot
Excavator	Skip Loader
Flatbed Truck	Tractor
Forklift	Water truck

2.6.2.1 Site Preparation, Demolition and Grading

Site preparation for each phase would be performed through grading along proposed roadways, building pads, and installation of onsite utilities. Mobilization and staging of earth moving equipment would be required to bring the site and building pads to engineered elevations. During grading operations, standard dust control and construction runoff BMPs would be implemented. During mass grading activities, erosion control, sediment barriers and temporary sediment basins would be constructed to minimize the extent of construction site impacts to the Froom Creek corridor. Additional requirements would be specified in detail during the design of final engineered drawings prior to issuance of grading permits.

Cut and fill estimates for each phase are provided in Table 2-9. Activities would include but not be limited to:

- Removal of underground culverts and stormwater conveyance facilities;
- Full mobilization and set up of onsite construction temporary facilities;
- Movement, placement, and compaction of stockpiled soils;
- Over-excavation and recompaction of soils at building pads;
- Coordination of loading and trucking activities, truck routes, and import/export sites;
- Delivery, staging, and storing of materials;
- Trenching and installation of utilities (water, sewer, storm drain, natural gas, electric, telephone, cable television, and irrigation lines);
- Demolition of structures to be removed (i.e., outhouse, storage shed, etc.);
- Deconstruction and reconstruction of historic structures to be relocated within proposed public park (dairy barn, creamery, and granary);
- Relocation and restoration of main residence;
- Environmental monitoring, including fugitive dust control and implementation and monitoring of construction stormwater runoff; and
- Monitoring and recording of BMPs.

Approximately 220,000 cubic yards (cy) of imported fill would be needed for the Project to increase the elevation of portions of the Project site sufficiently to remove FEMA flood hazard areas (see Section 2.4.5, *Stormwater Management System and Froom Creek Realignment*). Therefore, stockpiling of soils would occur onsite. Further, import of 2,300 cy of rock and aggregate materials for reconstruction of the realigned Froom Creek would be required during the first phase of construction.

Table 2-9. Project Grading Estimates

Phase	Cut (cy)	Fill (cy)	Export/Import (cy)
1	65,800	34,000	31,000 (export)
2	27,500	185,000	158,000 (import)
3	66,700	159,700	93,000 (import)
4	0	0	0
GRADING TOTAL	160,000	378,700	220,000 (net)
+ Rock/Aggregate Import for Froom Creek Reconstruction			2,300
Total Imported Material			222,300

2.6.2.2 Infrastructure Improvements

The construction of infrastructure would include installation of underground site utilities, precise site grading, and the paving of roads. Infrastructure improvements would occur along roadways fronting the Specific Plan area and within the proposed stormwater detention basin easement area. Adjacent roadway segments may experience partial closures during construction phases (e.g., LOVR and Calle Joaquin). All work would be subject to traffic control, pedestrian protection, and notification plans. Project traffic control and pedestrian re-routing plans would be revised to reflect the changing conditions during construction.

Underground site utilities would be connected to the existing utility infrastructure and precise grading, concrete, underground utility work, and paving would be performed offsite. Work would take place primarily along LOVR, with limited construction along Calle Joaquin. Activities would include, but not be limited to:

- Trenching for underground wet and dry utilities;
- Precise grading and compaction of soils for roadways;
- Precise grading for curb and gutter installation;
- Installation of concrete features (e.g., curbs, gutters);
- Installation of base and asphalt paving of interior streets, parking areas, and LOVR frontage;
- Trenching, installation, and roadway repair for underground wet and dry utilities along LOVR;
- Lighting and landscaping of roadways and medians;
- LOVR widening at the intersection of Auto Park Way;
- Traffic control and lane closures on an intermittent basis;
- Road striping and signage work;
- Intersection installation with signal; and
- Installation of the proposed stormwater detention basin southeast of the Specific Plan area adjacent to Calle Joaquin with associated improvement to the Fromm Creek channel.

2.6.2.3 Building Construction

Project construction would occur in Phases 2, 3, and 4, including residential and non-residential uses. Construction would occur concurrently at multiple locations within the

Specific Plan area based on Project phasing (Table 2-7). Building construction would involve foundation, framing, roofing, interior and exterior finishes, architectural coatings, and landscaping. In addition, construction of the proposed public park, including relocation of historic buildings, would occur during Phase 3 with the Upper Terrace of Villaggio (note that for purposes of this EIR analysis, Phase 4 is also expected to occur concurrent with Phase 3).