

APPENDIX C

Froom Ranch Specific Plan

C.1 – Draft Froom Ranch Specific Plan

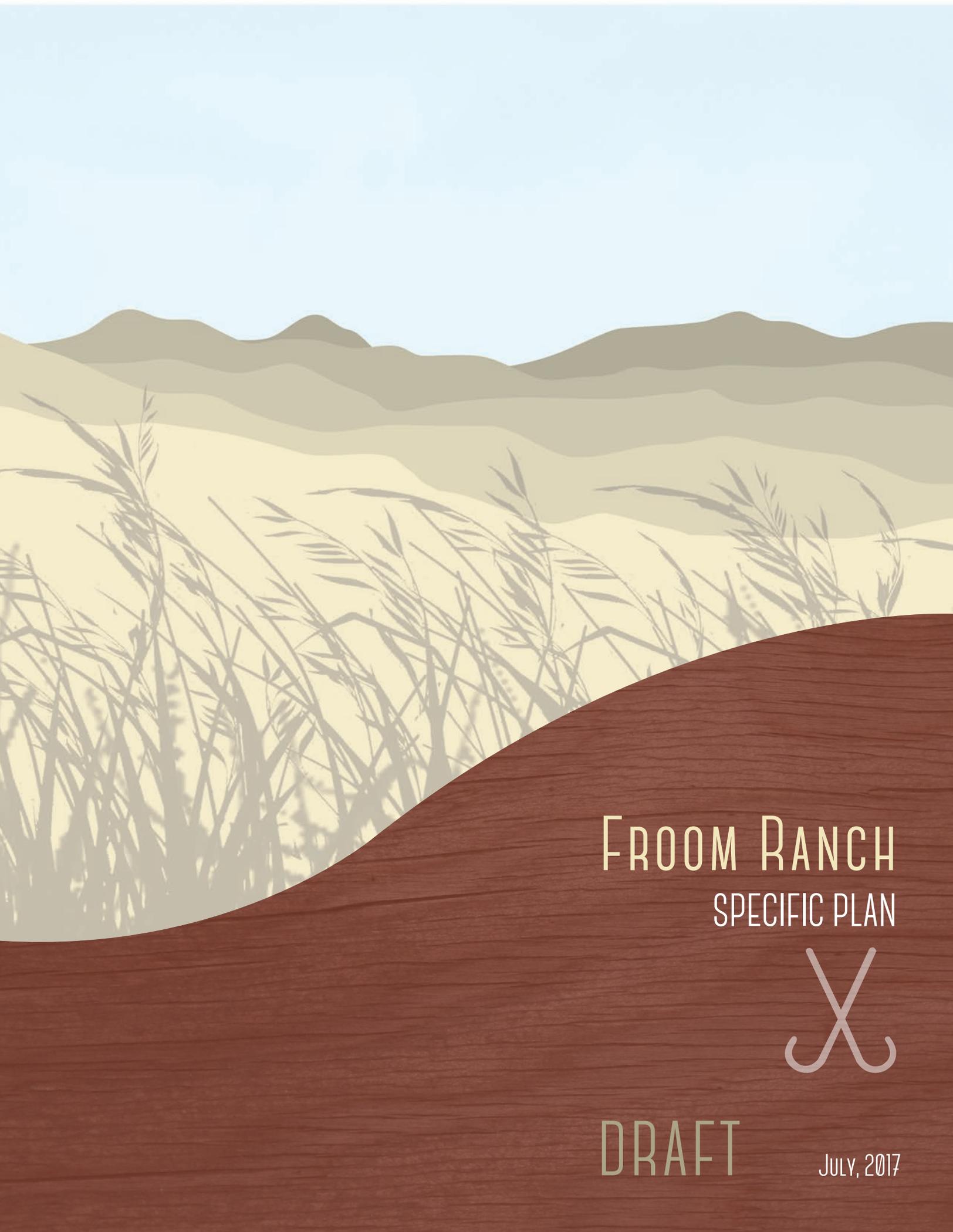
C.2 – Applicant Prepared Alternatives

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APPENDIX C.1

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FROOM RANCH
SPECIFIC PLAN



DRAFT

JULY, 2017

FROOM RANCH SPECIFIC PLAN

PREPARED FOR:

The City of San Luis Obispo



**CITY OF
SAN LUIS OBISPO**

PREPARED BY:

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FROOM RANCH SPECIFIC PLAN

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INTRODUCTION



CHAPTER 1: INTRODUCTION

1.1 SCOPE OF SPECIFIC PLAN FOR FROOM RANCH AREA

The Froom Ranch Area, is currently under County of San Luis Obispo (County) jurisdiction, but is located immediately southwest of the City of San Luis Obispo (City) limits. The site is designated in the City's Land Use Element (LUE) as Specific Plan Area # 3, which is subject to preparation of a Specific Plan to accommodate development proposals and address pertinent issues (identified as SP-3 on LUE Figure 10). The General Plan requires that a Specific Plan for the Froom Ranch Area be adopted prior to annexation of the Plan Area to the City.

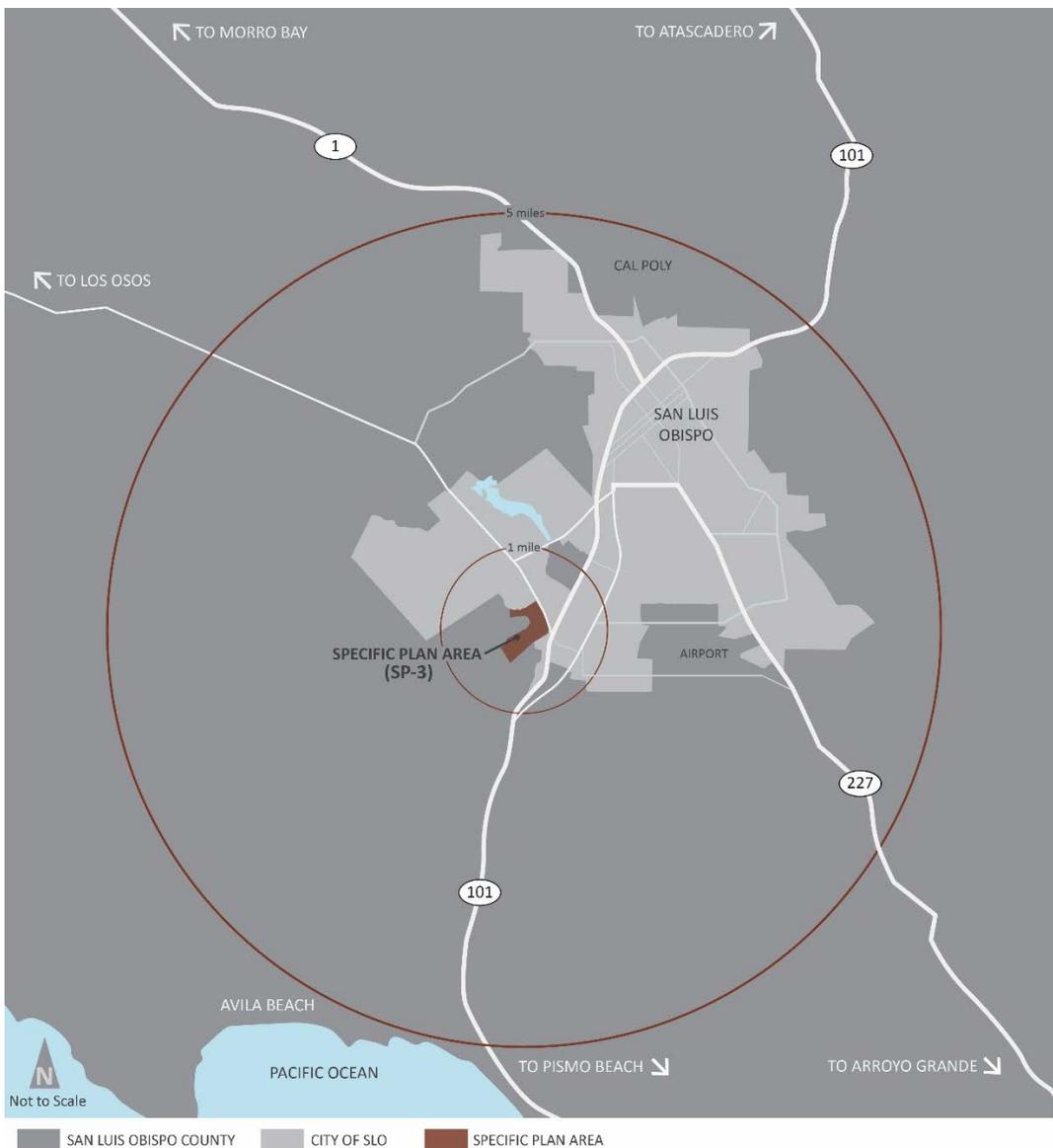


Figure 1-1 Regional Map

FROOM RANCH SPECIFIC PLAN

The Froom Ranch Specific Plan provides a comprehensive land use program to guide future public and private development in conformance with the requirements set forth in California Government Code §65450 through §65457. The Specific Plan provides a bridge between the City's General Plan and detailed plans such as development plans and subdivisions. It directs all facets of future development within the Froom Ranch Specific Plan Area including:

- Classification of land uses, including the proposed housing mix;
- Establishment of general site planning and development standards;
- Provision of supplementary design guidelines tailored for the Specific Plan area;
- Designation of required access and circulation elements;
- Location and sizing of infrastructure;
- Phasing of development; and
- Financing methods for public improvements.

1.2 SPECIFIC GENERAL PLAN GUIDANCE FOR FROOM RANCH AREA

Section 8.1.5 of the Land Use Element (LUE) of the City's General Plan includes the following specific guidance for Specific Plan Area SP-3:

“The purpose of the specific plan is to provide design flexibility that will secure the appropriate development of the site while protecting sensitive environmental resources on the site. Development on the site should be a compact, mixed use project that provides workforce housing options and neighborhood commercial uses that support pedestrian and bicycle access. The specific plan for this area should consider and address the following land use and design issues.

- a. *Develop a design that is sensitive to environmental constraints and adjusts accordingly through design. Constraints include wetland protection, slope protection, historic structures, and open space protection.*
- b. *Maintain viewshed of surrounding mountains and secure steeper hillsides as protected open space areas.*
- c. *Variable height limits will be required to protect views of adjacent hills.*
- d. *Provide access to trails.*
- e. *Provide a plan for adequate and safe infrastructure, including appropriate points of access to Los Osos Valley Road.*
- f. *Address neighborhood commercial needs of new neighborhood.*
- g. *Provide connectivity to adjacent development.”*

In addition, Section 8.1.5 of the LUE requires that the Specific Plan area include 50% open space and identifies ranges of square footage for commercial development (50,000 minimum – 350,000 maximum) and numbers of housing units (200 units minimum – 350 units maximum). The LUE chart with the performance standards for the area includes the caveat that *“there can be a reduction in the minimum requirement based on specific physical and/or environmental constraints”*. Both the Planning Commission and City Council through the General Plan Amendment Initiation process supported the intended

FROOM RANCH SPECIFIC PLAN

mix of uses with increased residential units related to the Life Plan Community and a lower level of commercial development. The Land Use Summary in Table 1.1 in Section 1.8 summarizes the proposed number of residential units as well as commercial floor area.

The Hillside Planning Area Section 6.4.7 of the LUE provides the upper limits of development that affects the site, which is part of the Irish Hills Area. That upper limit is the 150-foot elevation. In conjunction with project entitlements, the applicant requested modification of the text of the LUE to allow some development above the 150-foot elevation, subject to certain performance standards.

1.3 PLAN GOALS & CONSISTENCY WITH THE GENERAL PLAN

The Froom Ranch Specific Plan is designed to meet the goals established in the City's General Plan by providing a framework for future development of the Froom Ranch Area. The Specific Plan is designed to be consistent with, and serves as an extension of, the City's General Plan. The policies and standards in the Froom Ranch Specific Plan will take precedence over more general policies and standards during the review of public and private development projects within the Specific Plan area. In situations where policies or standards relating to an aspect of development have not been provided in the Specific Plan, the existing policies and standards of the City's General Plan and Zoning Ordinance will apply.

Consistent with cited General Plan guidance in Section 1.2 above, the overall goals of the Specific Plan are to:

1. Develop new residential housing to meet the City's housing needs.
2. Provide a variety of housing types and costs to meet the needs of renters and buyers with a variety of income-levels, including affordable housing for residents with low income levels.
3. Develop a Life Plan Community (LPC) to meet Housing Element goals to address special housing needs for retirement aged residents of San Luis Obispo.
4. Provide new retail commercial and offices adjacent to the existing Irish Hills Plaza shopping center to achieve land use synergy and enhance services available to residents.
5. Protect and enhance creek/wetland habitats, and maintain visual resources in open space areas.
6. Provide a trailhead park that addresses the recreational needs of Specific Plan area residents, neighboring residential areas, and supports the open space trails bordering the site.
7. Evaluate historic buildings within the proposed City trailhead park with adaptive reuse of some buildings and historical identification where appropriate.
8. Phase the proposed development so that public facilities are developed concurrently with each new phase in a rational and cost effective fashion.
9. Encourage the use of bicycles and walking within the Specific Plan Area by incorporating pedestrian paths and bicycle lanes along the roads and providing connections to the trailhead park and open space areas beyond the site.

FROOM RANCH SPECIFIC PLAN

IMPLEMENTATION OF THE GENERAL PLAN

The goals, policies, programs, design guidelines, and implementation processes included in this Specific Plan are intended to address the specific land use and design issues for the Madonna on LOVR Specific Plan Area, identified as SP-3 on Figure 10 of the Land Use Element. The definition of these implementation tools are as follows:

GOAL

Goals are a general statement of a desired community outcome.



POLICY

Policies are the course of principle or action to meet the goals. Policies typically include the word "shall."



PROGRAM

Programs provide the specific mechanisms and guidance to implement policies and achieve goals.



DESIGN GUIDELINE

Design guidelines are intended to identify the character, quality, and layout of development desired in the project. They are utilized by developers, architects, and designers when preparing development plans. Design guidelines typically include "should" statements that are intended to be followed in most circumstances. Flexibility in interpretation of the design guidelines is permitted as long as the intent is followed.



IMPLEMENTATION PROCESS

Implementation processes to develop the site with envisioned land uses are provided in Chapter 9. They identify the procedural requirements for entitlements associated with the Specific Plan.

Figure 1-2 Implementation of the General Plan

Appendix A provides a comprehensive analysis of the project's consistency with the City's General Plan.

1.4 RELATIONSHIP TO OTHER ADOPTED DOCUMENTS

1.4.1 ZONING ORDINANCE

The City of San Luis Obispo Zoning Ordinance (Title 17) provides standards for site-specific development and land use regulations that govern the size, shape, and type of use for development within the City. This Specific Plan document customizes some of the standards and regulations found in Title 17 to help implement the Specific Plan vision. In any instance where the Specific Plan conflicts with the requirements of the Zoning Ordinance, the Specific Plan provisions will take precedence. Where the Specific Plan is silent on a topic, the City of San Luis Obispo Zoning Ordinance requirements shall prevail.

1.4.2 SUBDIVISION REGULATIONS

The subdivision process within the Specific Plan area shall be governed by the City of San Luis Obispo's Subdivision Regulations and Municipal Code as well as the State Subdivision Map Act (California Government Code §66410 et. seq.). Processing procedures, submittal requirements, and findings required by the City's Subdivision Ordinance (Title 16) will be regulated as set forth therein.

1.4.3 CITY OF SAN LUIS OBISPO BICYCLE TRANSPORTATION PLAN

Updated in 2013, the Bicycle Transportation Plan provisions apply to the planning, development, design, and maintenance of bicycle facilities and activities within City limits. The document identifies an existing Class II bike facility along Los Osos Valley Road adjacent to the Specific Plan area.

1.4.4 COMMUNITY DESIGN GUIDELINES

The City of San Luis Obispo Community Design Guidelines (2010) describe and inform project designers and applicants of the City's expectations and preferences for the quality and character of new development. These guidelines are considered by the Architectural Review Commission as a basis for evaluating the suitability and appropriateness of individual project design and help achieve attractive and environmentally sensitive development. The design guidelines provided herein supplement the Community Design Guidelines.

1.4.5 SAN LUIS OBISPO COUNTY AIRPORT LAND USE PLAN

The San Luis Obispo County Airport Land Use Plan (ALUP) document regulates various aspects of airport operations throughout San Luis Obispo County. The San Luis Obispo

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County Airport Land Use Commission (ALUC) acts as the governing body for coordinating the airport planning of public agencies within the County. The ALUP includes safety zones/area that restrict the type and density of development. The Specific Plan area is currently in Airport Safety Area S-2.

1.5 SPECIFIC PLAN FORMAT

The Specific Plan provides discussion of the Froom Ranch Area, its anticipated future development, and the goals, policies, programs, and standards that will guide aspects of development. The issues addressed in this Plan are:

- Land Use and Development Standards (Chapter 2);
- Conservation, Open Space and Recreation (Chapter 3);
- Design Guidelines (Chapter 4);
- Circulation (Chapter 5);
- Infrastructure and Public Utilities (Chapter 6);
- Public Services (Chapter 7);
- Public Facilities Financing (Chapter 8); and
- Implementation and Administration (Chapter 9).

In the following chapters, goals for specific issues are followed by policies specific to the Froom Ranch Area. These policies will be implemented through various programs presented in the Specific Plan. Standards will define actions or requirements that must be fulfilled by new development.

1.6 LOCATION OF FROOM RANCH AREA

The Froom Ranch Specific Plan Area consists of two parcels, totaling approximately 110 acres, located immediately west of Los Osos Valley Road within the County of San Luis Obispo's jurisdiction, and adjacent to City of San Luis Obispo city limits (APNs 067-241-030 and 067-241-031). The site is located just south of the Irish Hills Plaza in the southwestern portion of City, and across Los Osos Valley Road from the auto park.

The northeastern portion of the Specific Plan Area is located within the City's Urban Reserve Line, and the entire site is within the Land Use & Conservation Element (LUCE) Sphere of Influence (see Figure 1-3). Ultimately the Urban Reserve Line would be adjusted to reflect the approved land use map contained in the Specific Plan.

FROOM RANCH SPECIFIC PLAN

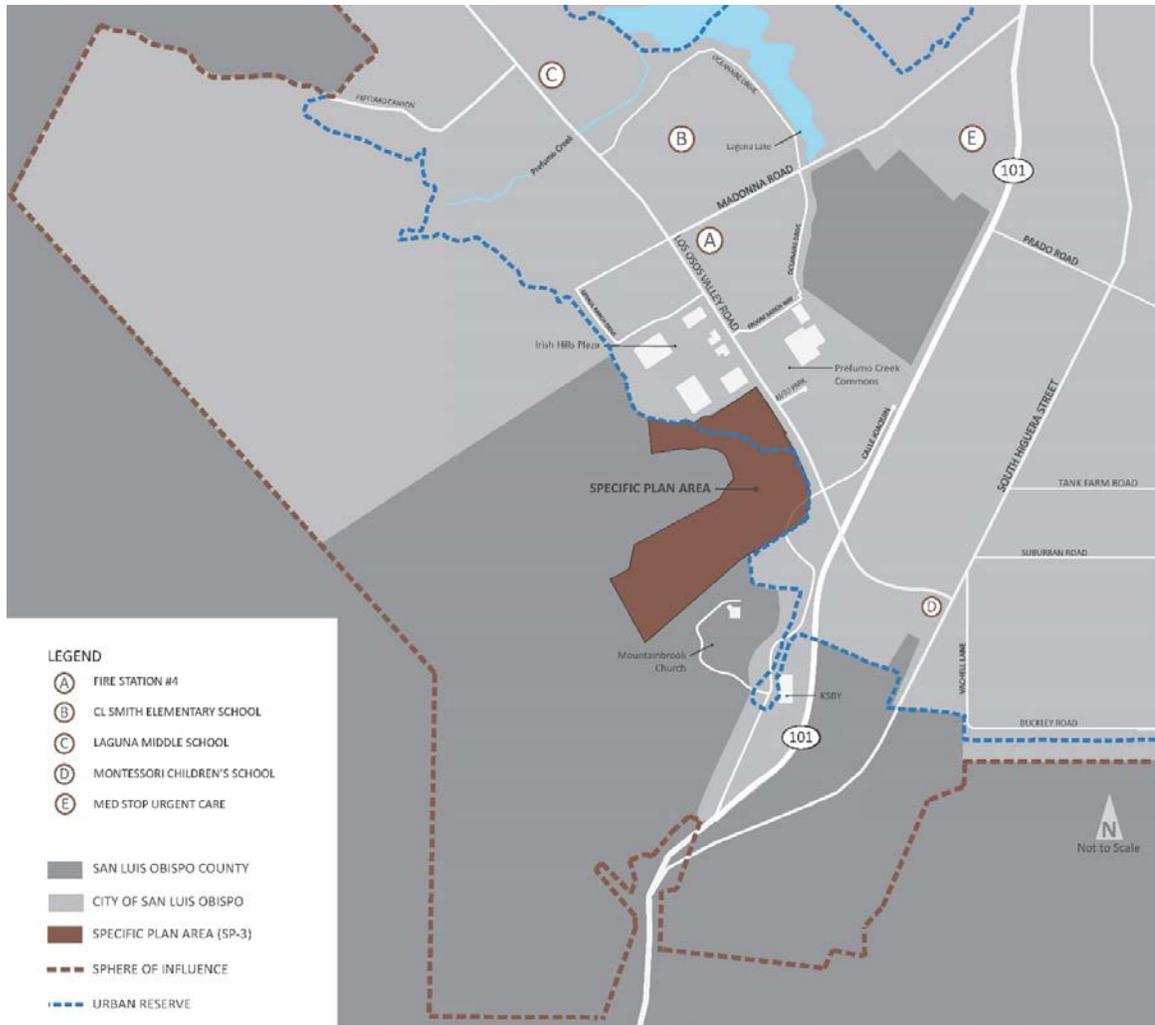
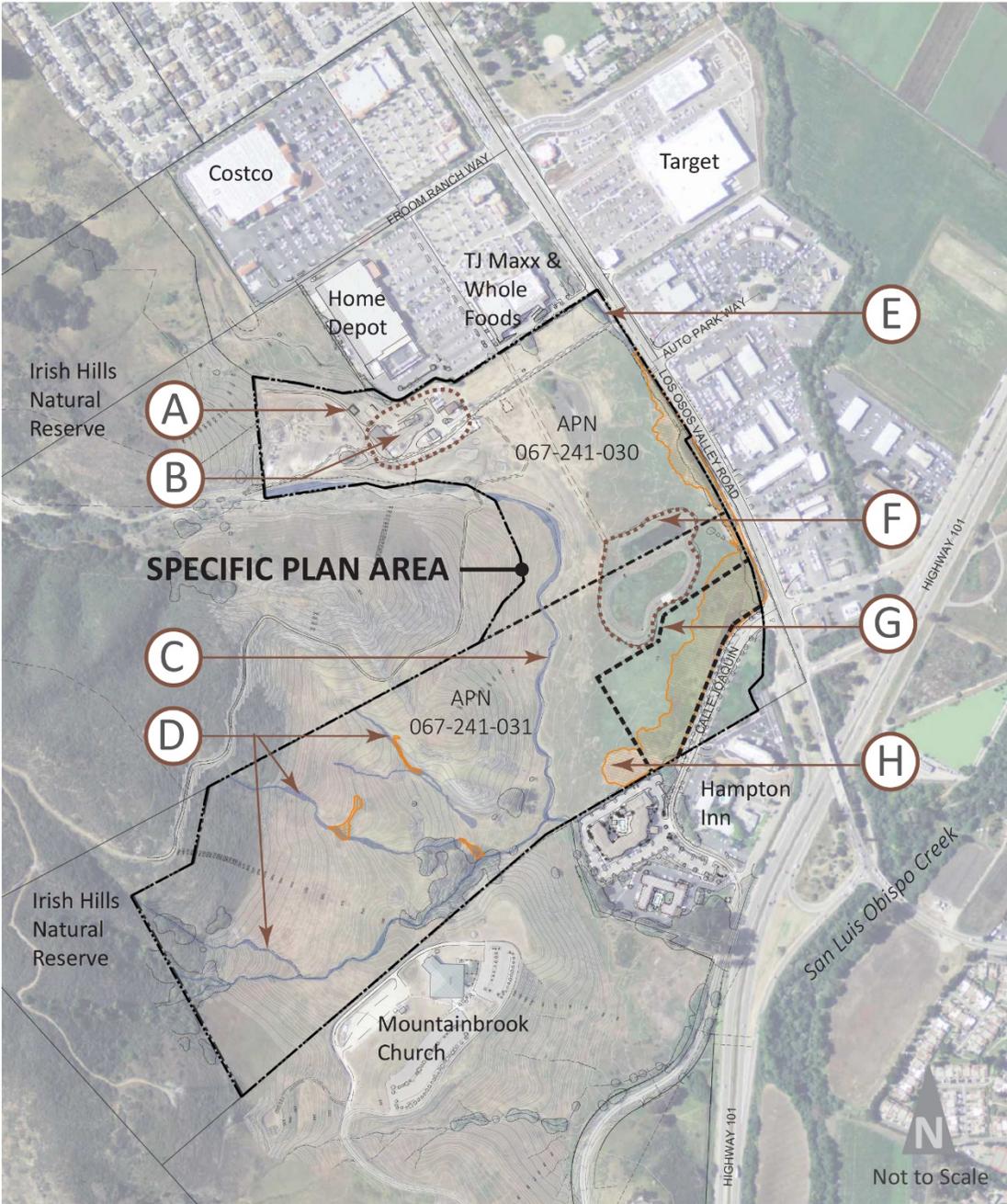


Figure 1-3 Site Location Map

1.7 PLANNING AREA CHARACTER

The Specific Plan Area is characterized by relatively flatter grassland areas which transition to steeper slopes before approaching City open space property at the base of the Irish Hills. The bulk of the property is undeveloped, but includes an assemblage of historical ranch and dairy structures on part of the site directly to the south of Home Depot, which is included in the adjacent Irish Hills Plaza shopping center. John Madonna currently uses the property as an office (main ranch house) and equipment storage yard to support his construction business (John Madonna Construction Co. Inc.). The site also includes unimproved roads, staging and materials storage, a quarry area, and a stormwater detention facility for the neighboring Irish Hills Plaza.

FROOM RANCH SPECIFIC PLAN



LEGEND

- | | |
|--------------------|----------------------------------|
| (A) Cellular Tower | (E) Roadside Channel |
| (B) Ranch Complex | (F) Detention Basin |
| (C) Froom Creek | (G) Existing Open Space Easement |
| (D) Drainages | (H) Wetland Areas |

Figure 1-4 Existing Site Conditions

FROOM RANCH SPECIFIC PLAN

The Natural Setting

The site is composed of a variety of plant communities including annual and native grasslands, coast live oak/California bay woodland, and coastal scrub/chaparral habitats. Non-native annual grassland was the dominant plant community on the ranch, primarily occurring in the flatter portions of the Specific Plan area where past activities such as cattle/horse feeding occurred. The southwestern part of the Specific Plan area contains some native bunchgrass grassland areas where rock outcrops and thinner soils are present.

The site is bisected by natural drainages in the northeastern flank of the Irish Hills of the San Luis Range. Froom Creek traverses the Specific Plan area in a mostly north to south direction and joins San Luis Obispo Creek south of the Specific Plan area before flowing towards the Pacific Ocean in Avila Beach. Wetland habitat occurs in flat grassland areas where surface and subsurface water is impounded by Los Osos Valley Road and Calle Joaquin. The Los Osos Valley Road roadside channel is dominated by arroyo willow monoculture.

Historic Setting

The property was used as a dairy from the 1850s to 1977 and included a complex of buildings such as a dairy barn, creamery, granary, four-bedroom house, and bunkhouse. In 1976 Alex Madonna purchased the property and raised beef cattle on the property for several years. John Madonna purchased the property in 2011 and as previously mentioned, uses it for his construction business.

1.8 SPECIFIC PLAN FEATURES

Froom Ranch is envisioned as a primarily residential project with some commercial development in the northeast corner of the site closest to the adjacent Irish Hills Plaza. The project is divided into main components:

- 1) The Madonna Froom Ranch; and
- 2) The Life Plan Community (Villaggio).

The Madonna Froom portion of the site is in the northern portion of the Specific Plan Area, just south of the Irish Hills Plaza. It will contain the project's commercial uses, which are envisioned as a hotel and some retail with offices above. Residential development will be multiple-family workforce housing possibly subdivided into small lots. The High Density residential (R-4) portion of the site is planned to accommodate an affordable housing project as well as additional apartments. A trailhead park will provide a staging area and connection to open space trails and other park amenities. The park area will also include some historic structures which are adaptively reused for City facilities.

A major component of the planned residential uses is a Life Plan Community known as Villaggio. Villaggio provides a variety of different unit types for independent senior housing as well as access to higher levels of care such as Assisted Living, Memory Care, and Skilled Nursing, if they are eventually needed. The community will include some ancillary services for residents such as a recreational facility, restaurants, and movie theaters.

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Open Space is the other predominant land use and occupies about 51% of the net site area, consistent with the annexation requirement of providing 50 percent of the site as open space. Details on the open space calculations are included in Table 2-3 of Chapter 2 and open space, goals, policies and programs are included in Chapter 3.

Table 1-1 below provides a summary of the land uses planned in the Froom Ranch Specific Plan.

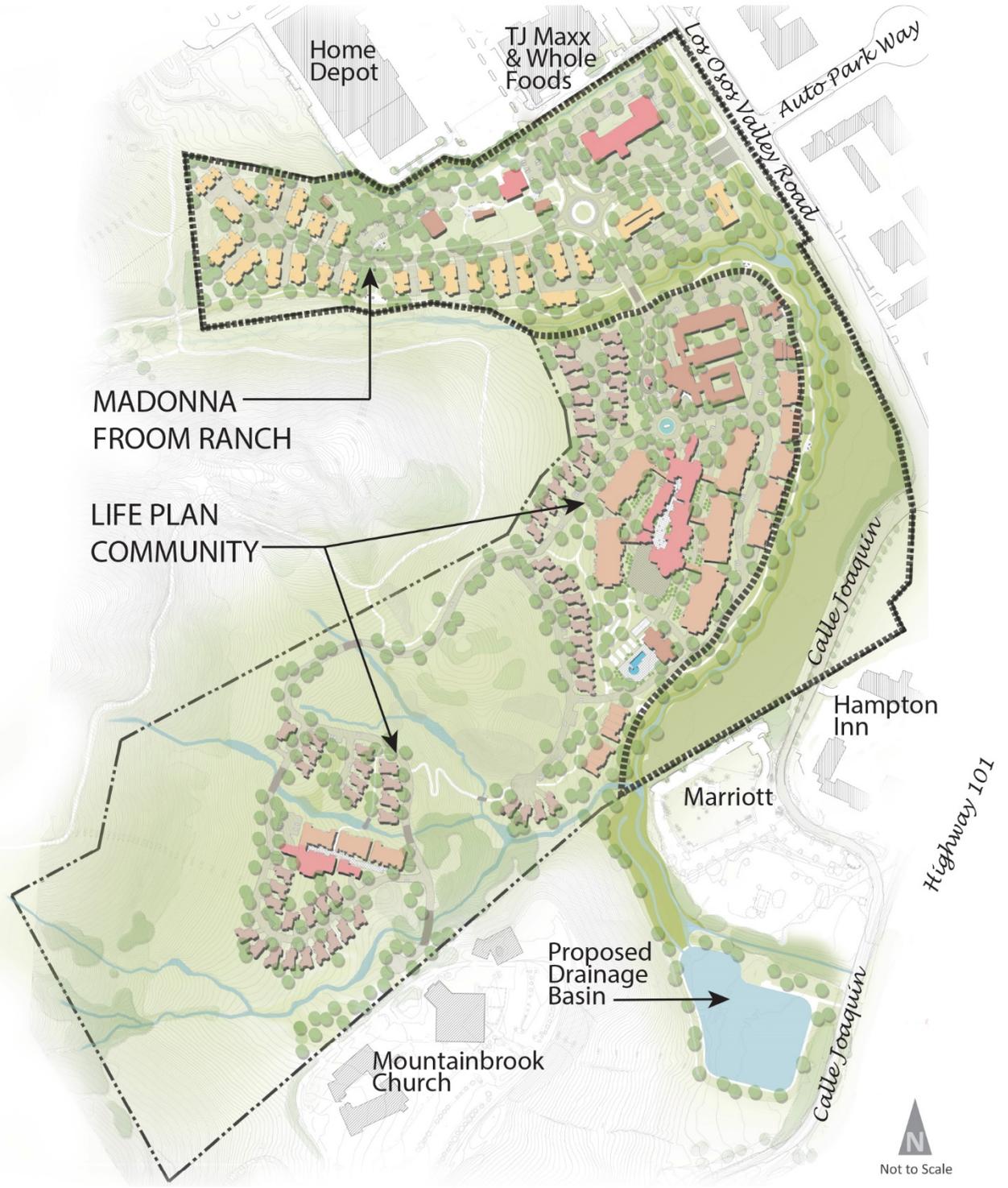
Table 1-1 Project Summary

Madonna Froom Ranch	
Land Uses	Size
Multi-Family Housing	130 units
Commercial	30,000 sq. ft.
Hotel	70,000 sq. ft.; 120 rooms
Trailhead Park	2.9 acres

Life Plan Community	
Land Uses	Size
Independent Living	366 units
Assisted Living Units	38 units
Memory Care	17 beds
Skilled Nursing	34 beds
Restaurants & Theaters	15,000 sq. ft.
Recreational Facility	11,000 sq. ft.

The careful placement of various land uses that consider the site's physical and environmental characteristics was a critical first step in designing the Specific Plan Area Land Use Plan. The Conceptual Site Plan, as shown in Figure 1-5, illustrates the relationships between land uses within the Specific Plan area.

FROOM RANCH SPECIFIC PLAN



LEGEND

- Property Boundary
- Boundary between Project Components

Figure 1-5 Conceptual Site Plan



02

LAND USE, ZONING,
& DEVELOPMENT
STANDARDS

CHAPTER 2: LAND USE, ZONING, & DEVELOPMENT STANDARDS

2.1 INTRODUCTION

The City's General Plan Land Use Map (LUE Figure 3) designates the Froom Ranch Area as a new Specific Plan Area, which is labeled on the map as "SP-3 Madonna on LOVR". The Land Use Element (LUE) requires specific plans for areas with complex development parameters, such as the land use mix, infrastructure requirements, and environment site constraints, prior to development. LUE Policy 8.1.1 requires the completion and approval of a specific plan prior to annexation of this area into the City. This Chapter contains the land use goals, policies, and standards applicable to Froom Ranch once it is annexed into the City, and describes the overall development program.

Froom Ranch will be primarily residential with some commercial development planned in the northeast corner of the site closest to Los Osos Valley Road and the adjacent Irish Hills Plaza. Residential uses in the northern part of the site will be multiple-family.

A major component of the planned residential uses is a Life Plan Community known as Villaggio. Villaggio provides a variety of different unit types for independent senior housing as well guaranteed access to higher levels of care such as Assisted Living, Memory Care, and Skilled Nursing, when they are needed. This is the first project of its kind in San Luis Obispo County, but Life Plan Communities are an established and growing type of senior housing development in other parts of California and across the United States.

2.2 LAND USE DESIGNATIONS AND ZONING

Land use represents the intended future use of each parcel of land with the Specific Plan area. Zoning describes the associated development standards applied to each parcel. Within the Froom Ranch Specific Plan Area, the zoning category and land use designation are consistent with one another.

The formation of the Zoning/Land Use Plan (Figure 2-1) for the site responds directly to the City's General Plan Land Use Element directives contained in LUE Section 8.1.5, including:

1. Provision of a minimum of 50 percent of the site as open space for the benefit of all residents;
2. Compliance with land use performance standards for commercial, residential and parks; and
3. Provision of new commercial uses that connect to and complement adjacent retail uses and serve both local and regional residents.

Table 2.1 includes various land uses proposed within the Specific Plan area. This summary allows for a comparative analysis of development and corresponds to the Zoning/Land Use Plan (see Figure 2-1). The Froom Ranch Specific Plan includes the following land use/zoning designations:

FROOM RANCH SPECIFIC PLAN

- Residential Land Use Zones
 - R-3-SP – Medium-High Density Residential
 - R-4-SP – High-Density Residential
- Non-Residential Land Use Zones
 - C-R-SP – Retail-Commercial
 - C/OS-SP – Conservation/Open Space
 - PF-SP - Public Facilities

Table 2-1 Land Use/Zoning Summary

Land Use	Zoning	Acres	Density	Potential Units	Potential Square Feet/ Beds
RESIDENTIAL					
Medium-High Density Residential Madonna Multifamily Units	R-3-SP	5.7	20 du/ac	130	
Medium-High Density Residential Life Plan Community	R-3-SP	31.6	20 du/ac		
Villas				61	
Garden Apartments				108	
Apartments				150	
Village Suites				47	
Assisted Living Units				38	
Memory care and skilled nursing Ancillary facilities such as recreation center, restaurants, and theaters.					51 beds
					26,000
High-Density Residential Multifamily apartments	R-4-SP	1.8	24 du/ac	44	
RESIDENTIAL SUBTOTAL		39.1		578¹	
NON-RESIDENTIAL					
Retail-Commercial	C-R-SP	3.1			100,000 ²
Conservation/ Open Space	C/OS-SP	59.0 ³			
Public Facilities	P-F-SP				
<i>Neighborhood Park</i>		2.9			
Other (Roads)		5.6			
NON-RESIDENTIAL SUBTOTAL		70.6			
TOTAL		109.7			

¹ Exceeds LUCE range of 200-350; consistent with guidance that maximizing housing units is consistent with City goals.

² Consistent with LUCE range of 50,000-350,000 square feet of commercial development.

³ Includes proposed project open space (51.9 acres) as well as existing open space easement (7.1 acres).

FROOM RANCH SPECIFIC PLAN



Figure 2-1 Zoning/Land Use Map

FROOM RANCH SPECIFIC PLAN

2.2.1 RESIDENTIAL GOALS, POLICIES, AND PROGRAMS

Consistent with the cited General Plan guidance from LUE Section 8.15 for Specific Plan Area #3 and the overall project goals contained in Section 1.3 of this Specific Plan, the following goals, policies, and programs are intended to guide the range and density of residential development envisioned in the project.

Goal 2.2a: Provide multiple housing types to attract a variety of households, with incomes ranging from low to above moderate.

Policy 2.2.1: The Froom Ranch Specific Plan includes Medium-High Density Residential (R-3), and High Density Residential (R-4). The allocation of area in each zone is shown in Figure 2.1.

Policy 2.2.2 Affordable housing shall be constructed within the Froom Ranch Specific Plan Area (see additional discussion in Affordable Housing Section 2.3).

Goal 2.2b: Development of the Froom Ranch Area as a neighborhood with footprints and densities to make efficient use of land, while maintaining appropriate open space and park areas for the enjoyment of all City residents.

Policy 2.2.3: The zoning/land use designations included herein shall supersede the City's zoning ordinance that applies to similar designations found elsewhere in the City, except where specifically referenced or where the Specific Plan is silent. In such cases, existing City zoning standards apply.

Policy 2.2.4: Uses allowed in the Froom Ranch Area residential land use designations shall be consistent with the City's Zoning Regulations except for those stipulated uses which are listed as prohibited because they were found to be incompatible with planned uses at this location.

Policy 2.2.5: Density in the Froom Ranch Area shall be calculated as prescribed by Section 17.16.010 of the City's Zoning Regulations except that dwellings with two or more bedrooms shall account for 1.0 density unit.

Program 2.2.2a: Create development standards that are customized for site development to realize residential project goals.

Most of the residentially zoned land within the Specific Plan area is included in the Medium-High Density Residential (R-3-SP) zoning category. R-3 zoning will be utilized for two major land use purposes in this Specific Plan:

- 1) **Non-Restricted Housing** – These units are available to all age groups and are located beyond the Life Plan Community in the northwestern portion of the Specific Plan area.
- 2) **Life Plan Community** – This is the gated senior residential community in the southern and western portions of the site.

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R-3-SP – Medium-High Density Residential

5.7 acres of R-3-SP are designated within the Madonna portion of the Specific Plan area. Per the City's Zoning Regulations, this designation is intended primarily to provide housing opportunities for smaller-scale, multiple-family housing clusters. These areas are generally close to commercial uses and provide common public/private facilities for use by neighborhood residents.

31.6 acres of R-3-SP are designated for the proposed Life Plan Community. The R-3-SP zoning category is appropriate for the planned residential density of garden apartments and villas, as well as accommodates specialized residential facilities, such as skilled nursing and memory care. Ancillary services such as restaurants for communal dining, theaters, and recreation centers would be allowed as accessory uses, which are "*clearly subordinate and directly related to a permitted use*", per the City's Zoning Regulations since they are intended to serve on-site residents, rather than are open to the general public.

R-4-SP - High Density Residential

1.8 acres of R-4-SP zoning are included within the Specific Plan area. This designation is committed to high-density residential development which provides housing opportunities for smaller households. It is further intended to allow for concentrations of housing close to employment, transportation networks, and commercial services.

This area is located south of the proposed C-R zoning in the northeast corner of the site. A portion of this area is set aside as a potential affordable housing site.

Uses shall be as provided consistent with the City's Zoning Regulations for the R-3 and R-4 Zones, except that the following are prohibited:

- Bed and Breakfast inn
- Homeless Shelter
- Hostel
- Convents and monasteries
- Fraternity, sorority
- Mobile home park
- Cemetery, mausoleum, columbarium

The following policies are provided with the intent to guide development in R-3 and R-4 zones:

Goal 2.2c: **Develop new residential development which creates private spaces for individuals, but also through site planning, includes areas for socializing and neighborhood interaction.**

Policy 2.2.6: *Multifamily units shall have private open space areas, such as balconies or patios, and have access to common outdoor areas.*

Policy 2.2.7: *All common outdoor areas within multifamily projects shall be privately maintained by a method acceptable to the Community Development Department.*

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Goal 2.2d: Create a pedestrian-friendly community with attractive views, pleasant parks, open space areas, and linkages within the development area and to the adjacent open space areas.

Policy 2.2.8: Multifamily developments shall provide connections to pedestrian paths in the Specific Plan area for access to commercial, park, and open space areas. This policy includes the Life Plan Community which will include controlled access points within the development to connect to the pedestrian paths within the overall Specific Plan area and adjacent open space areas.

2.2.2 RESIDENTIAL DEVELOPMENT STANDARDS

Development standards ensure that new development is consistent with San Luis Obispo’s community character and provide direction to developers, property owners, architects, and designers. These standards, in conjunction with R-3 and R-4 zoning standards in the City’s municipal code, serve as the zoning code for development within the Specific Plan Area. Along with design guidelines, these standards are the primary development criteria that City Staff, the Architectural Review Commission (ARC), the Planning Commission, and City Council will use to evaluate project proposals.

Table 2-2 Development Standards

Standard	R-3-SP	R-4-SP
Maximum Density	20 du/ac	24 du/ac
Maximum Building Coverage	60%	60%
Maximum Building Height⁴	35’ ⁵ ; up to 45’ for multi-story Life Plan Community buildings ⁶	35’
Minimum Street Yard Setback	15’	15’
Minimum Other Yard Setback	5’	5’
Minimum Lot Size	1,000 sq.ft.	
Minimum Lot Width	20’	
Minimum Lot Depth	50’	

2.2.3 COMMERCIAL GOALS, POLICIES, AND PROGRAMS

C-R-SP – Retail-Commercial

Froom Ranch includes 3.1 acres of C-R-SP, located on the northeast side of the Specific Plan area, adjacent to Los Osos Valley Road and abutting Irish Hills Plaza on the north. The C-R-SP designation is intended to provide for a wide range of retail sales, business, personal and professional services, as well as recreation, entertainment, transient lodging, and some

⁴ Building heights are measured from finished grades established at time of completion of subdivision grading.

⁵ Structures above the 150’ contour elevation would be limited to a maximum roof height of 238’.

⁶ Components of solar energy systems, towers, and mechanical equipment screening may extend up to 10 feet above the maximum building height.

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residential uses. The C-R zone implements and is consistent with the General Retail land use category of the General Plan. The following goals have been established for these land uses:

Goal 2.2.e: **Creation of commercial, office, and retail services that connect to and complement adjacent retail uses and serve both local residents and regional visitors.**

Goal 2.2.f: **Accommodation of mixed-use development through the allowance of upper floor offices and residential units.**

Uses shall be provided consistent with the Zoning Regulations for the C-R Zone, except that the following are prohibited due to potential land use conflicts or incompatible scale and intensity of development:

- Homeless shelter
- Nightclub
- Auto and vehicle sales and rental
- Auto parts sales, with installation
- Building and landscape materials sales, outdoor
- General retail – More than 60,000 sf, up to 140,000 sf
- Service station
- Warehouse stores - more than 45,000 gfa
- Cemetery, mausoleum, columbarium
- Mortuary, funeral home
- Personal services, restricted
- Vehicle services, repair and maintenance – minor
- Vehicle services – carwash
- Transit station or terminal

Property development standards shall be consistent with the City's Zoning Regulations for the C-R Zone.

2.2.4 CONSERVATION/OPEN SPACE

C/OS-SP – Conservation Open Space

The project provides a total of 59.0 acres of C/OS Zoning, which includes a previously dedicated 7.1-acre open space easement. Consistent with the City's General Plan performance standard of providing a minimum of 50% of the Specific Plan area as Open Space/Agriculture (LUE Section 8.1.5. SP-3, Madonna on LOVR Specific Plan Area), 51.9 acres or 51% of the net site area within the Froom Ranch Specific Plan are allocated as open space. The net site area of 101.2 acres excludes the 7.1 acres of previously dedicated open space, as well as 1.4 acres of developed street right-of-way for Calle Joaquin, from the total site acreage of 109.7 acres.

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Table 2-3 Open Space Calculations

Area	Acres	Notes
Entire site	109.7	
Existing Open Space	- 7.1	Dedicated via easement
Improved Road Area	- 1.4	Calle Joaquin
Net Site Area	101.2	
Required Open Space	50.6	50% of 101.2 acres
Open Space Provided		
Total Open Space Provided	51.9	51% of net site area

The C/OS zoning has been applied to areas containing natural resources such as creek corridors, wetlands, serpentine outcroppings, and rare plant species. The intent is to create contiguous spaces that add a natural backdrop to proposed development and a seamless transition to adjacent open space areas within the Irish Hills. Chapter 3 discusses site resources in greater detail and provides goals, policies, and programs to ensure that these resources are protected with the planned development of the site.

2.2.5 PUBLIC FACILITIES

PF-SP – Public Facilities

The Public Facility designated area is intended to provide for public recreation uses on public property. The PF-SP designation would apply to the proposed trailhead park.

Policy 2.2.10: Authorized uses in the PF-SP designated area include park/playgrounds, and associated public recreation facilities.

Policy 2.2.12: Development in the PF-SP zone is subject to the City's PF Property Development Standards included in the City's Zoning Regulations (Section 17.36.020).

2.3 AFFORDABLE HOUSING

The City's General Plan Land Use Element requires that specific plans for residential expansion areas include sites suitable for affordable housing. The minimum requirement states that a total of 15% of new housing within the Specific Plan Area be affordable, and that affordable housing be provided onsite. This 15% consists of 5% of the new units being rented or sold at prices affordable to low income households and 10% to moderate income households.

The affordable housing requirement will be met either by dedicating land to the San Luis Obispo Housing Authority, or other City recognized low-income housing developer, or by building affordable units as part of the development. When land is dedicated in-lieu of providing affordable housing units, all frontage improvements and off-site improvements

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required to serve affordable housing development shall be installed by market-rate housing developers.

Froom Ranch Area Affordable Housing

Goal 2.3: Provide deed-restricted housing for low and moderate-income households consistent with General Plan guidance, and State Affordable Housing standards.

Policy 2.3.1: The City's inclusionary housing requirements shall be met by building affordable units within the Froom Ranch Specific Plan Area.

Policy 2.3.2: 15% of housing units within the Froom Ranch Specific Plan area shall be affordable; consisting of 5% being rented or sold to low income households, and 10% to moderate income households.

Policy 2.3.3: Developers of residential developments may dedicate land to the Housing Authority, or other City recognized low-income housing developer, in-lieu of constructing the required affordable housing units. Land that is dedicated for developing affordable housing must be of sufficient size to construct at least the number of low and/or moderate-income units required by the Inclusionary Housing Ordinance.

Program 2.3.3a: With the dedication of land to a qualified low-income housing developer for a future affordable housing project to meet Inclusionary Housing requirements, the market-rate housing developer shall install all frontage improvements and off-site improvements to serve the affordable housing site.

Policy 2.3.4: Affordable housing units are exempt from growth management requirements.

An affordable housing project constructed by a qualified low-income housing developer is proposed on a portion of the R-4 site near Los Osos Valley Road. This project is intended to satisfy the Inclusionary Housing requirements of the entire Specific Plan area, including R-3 housing and commercial development proposed in the northern portion of the site, as well as the Life Plan Community.

2.4 AIRPORT COMPATIBILITY

The Froom Ranch Specific Plan Area is currently subject to the requirements of the San Luis Obispo County Regional Airport Land Use Plan (ALUP). Figure 3, Aviation Safety Areas, of the current ALUP shows that portions of Airport Safety Areas S-1b and S-1c are in the northeastern portion of the Specific Plan area. However, with two new Specific Plan projects being reviewed by the City of San Luis Obispo, a corrected version of the analog map used in ALUP Figure 3 has been utilized to review the consistency of projects with the ALUP. That new map has corrected the locations of the safety areas to the true GIS bearings of Runways 7-25 and 11-29.

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When the project site is overlain on the corrected safety areas map, it is located outside of both Safety Areas S-1b and S-1c, but is included in Safety Area S-2. The Airport Land Use Commission (ALUC) conceptually reviewed the project on April 19, 2017 and determined that the use of the corrected map was appropriate. The ALUP is currently being updated. A draft Safety Areas map has a compressed S-2 safety area boundary. On this map, the project site is entirely outside of the S-2 safety area.

Types and Intensities of Land Use

The Froom Ranch Specific Plan is consistent with the current version of the ALUP because it complies with the density and coverage restrictions of Safety Area S-2. Residential proposed density (534 units) and potential density (578 units) are below the 660-unit threshold based on the strictest interpretation of Safety Area S-2 standards (6 units/acre x 110 acres). Non-residential density would be 750 persons (150 persons/acre x 5 acres). Proposed site coverage is about 21%; allowable density under the strictest standard would be 22%. Through the adoption of the Specific Plan (identified by the term Detailed Area Plan in the ALUP), additional density allowances would be possible and building coverage restrictions would not apply.

ALUP Figure 1, Airport Noise Contours, shows that the site is outside of the airport noise contours. The project will comply with City General Plan noise requirements.

The following goal and policies are intended to provide for on-going consistency between the Froom Ranch Specific Plan and ALUP.

Goal 3.5. Develop Froom Ranch Area consistent with the County’s Airport Land Use Plan.

Policy 3.5.1: Ensure that no structure, landscaping, apparatus, or other feature, whether temporary or permanent in nature shall constitute an obstruction to air navigation or a hazard to air navigation.

Policy 3.5.2: This specific plan shall serve as the Detailed Area Plan as required by the Airport Land Use Plan.

Policy 3.5.3: If required, aviation easements shall be recorded at the time of subdivision development for each affected parcel in a form approved by the County of San Luis Obispo Airport Land Use Commission.



CONSERVATION.
OPEN SPACE &
RECREATION

CHAPTER 3: CONSERVATION, OPEN SPACE, & RECREATION

3.1 INTRODUCTION

A key vision of this Specific Plan is to provide additional open space within the Specific Plan Area to protect natural resources and to augment the dedicated City open space area of the Irish Hills adjacent to the site. This chapter of the specific plan sets the framework for protecting the open space and sensitive resources and for providing recreational opportunities. The Specific Plan identifies areas for recreational facilities in a public park, and provides for the preservation of approximately 54% of the total Specific Plan Area as Open Space (59.0 acres).

The City's Conservation and Open Space Element (COSE) defines open space as:

...any land or water area that remains in a predominantly natural or undeveloped state and which is generally free of structures, inside or outside City limits, within the San Luis Obispo Planning Area ... such lands protect and preserve the community's natural and historical resources, define the urban boundary, and provide visual and physical relief from urban development. (Conservation and Open Space Element, Chapter 8)

Open space areas create visual tranquility and provide a sense of calm while the park, historic structures, and trail systems provide opportunities to promote education of the local area and foster a healthy community through exercise, play, and social interaction. This Chapter discusses the provision of open space, recreational spaces, and protection of historic and scenic resources, as well as includes goals, policies, and programs for ensuring conservation and protection of these valuable resources.

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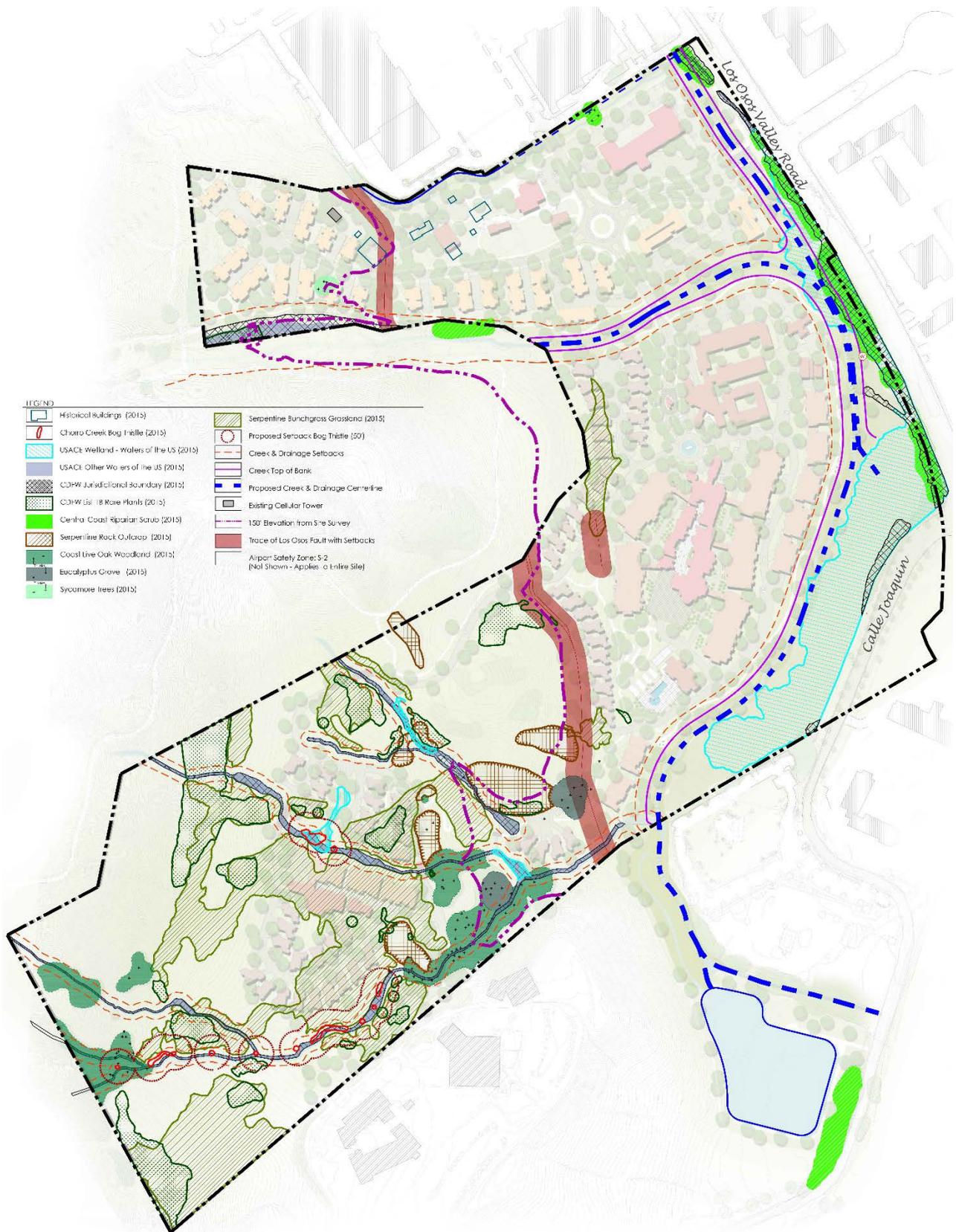


Figure 3-1 Site Constraints Map

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3.2 NATURAL OPEN SPACE

Open space is the predominant land use occupying 59.0 acres or 54% of the total Specific Plan Area. This 59-acre total includes the proposed project open space of 51.9 acres, as well as the existing open space easement of 7.1 acres (see Figure 3-2 below).

Natural open space areas include wetlands, creek corridors, areas with significant slopes, and development buffers. At Froom Ranch, open space is woven throughout the Specific Plan Area giving residents and visitors a feeling of openness and visual serenity. Consistent with policy direction, the open spaces provided in the project are contiguous and often directly abutting adjacent open space areas.



Figure 3-2 Open Space Plan

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The project site is a total of 109.7 acres. However, the net site area is 101.2 acres, which is the total site area of 109.7 acres less 8.5 acres, comprised of the 7.1 acres of the existing open space easement, as well as the 1.4 acres of undedicated Calle Joaquin roadway.

The proposed 51.9 acres of project open space is 51% of the net site area, which complies with the City's General Plan performance standard of providing a minimum of 50% of the Specific Plan Area as Open Space/Agriculture (LUE Section 8.1.5. SP-3, Madonna on LOVR Specific Plan Area). Table 2-3 in Chapter 2 provides detailed open space calculations.

With project development, the existing 7.1-acre open space area would be reconfigured. The reconfigured open space area would have the same overall area of 7.1 acres as the existing easement and incorporate site wetland areas. The relationship between the existing and proposed easement areas is shown on the previous page in Figure 3-2.

The original easement agreement was recorded in May 2010 a condition of development of the development of the Irish Hills Plaza project to provide permanent open space (Document # 2010023616). The easement agreement specifically references that the easement area may be used for wetland and biological resources mitigation banking. The reconfigured area encompasses project wetland areas in a more efficient pattern than the existing easement area based on the wetland delineation reviewed by the Army Corps of Engineers in their Preliminary Jurisdictional Determination.

3.2.1 CREEKS AND WETLANDS

Froom Creek is an intermittent stream with a relatively small watershed that originates in the Irish Hills to the southwest of the Froom Ranch Specific Plan area. Froom Creek is a relatively narrow channel with incised banks that bisects the Specific Plan area in a north to south direction, and ultimately flows beneath U.S. Highway 101 via two concrete box culverts, heading to its confluence with San Luis Obispo Creek. Due to the lack of dominant wetland vegetation within or adjacent to the channel, Froom Creek was classified as a non-wetland waters of the U.S. and state of California subject to U.S. Army Corps of Engineers, Regional Water Quality Control Board and California Department of Fish and Wildlife jurisdiction pursuant to the Clean Water Act (Sections 401 and 404) and California Fish and Game Code (KMA, 2016).

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Photograph of the existing Froom Creek corridor

The Specific Plan Area also includes three other small, unnamed intermittent watercourses that contribute to the overall watershed network. They absorb significant amounts of rainwater and runoff that are vital to groundwater recharge, pollution reduction, wildlife habitat, and flood control. In addition, the Specific Plan Area includes about 7.25 acres of jurisdictional wetland habitat located on the southwestern part of the site near Los Osos Valley Road and Calle Joaquin. These areas are dominated by willows and other aquatic plants. The area also provides habitat value for birds and other wildlife. The wetland area will continue to be set aside as permanent open space with project development.

Froom Creek has a history of periodic flooding with estimated overbank flows occurring every five to six years (Balance Hydrologics, 2005). Studies have shown that while some overbank flow contributes to wetland habitat along Calle Joaquin, the primary function of Froom Creek appears to be groundwater recharge, and subsurface maintenance of the Calle Joaquin wetland area. Historically, Froom Creek had a different alignment from what is currently on the site today. Based on review of an 1895 U.S. Geological Survey topographic map, the creek channel took a more direct northeasterly path as it exited the Irish Hills and ultimately connected with Prefumo Creek and San Luis Obispo Creek.

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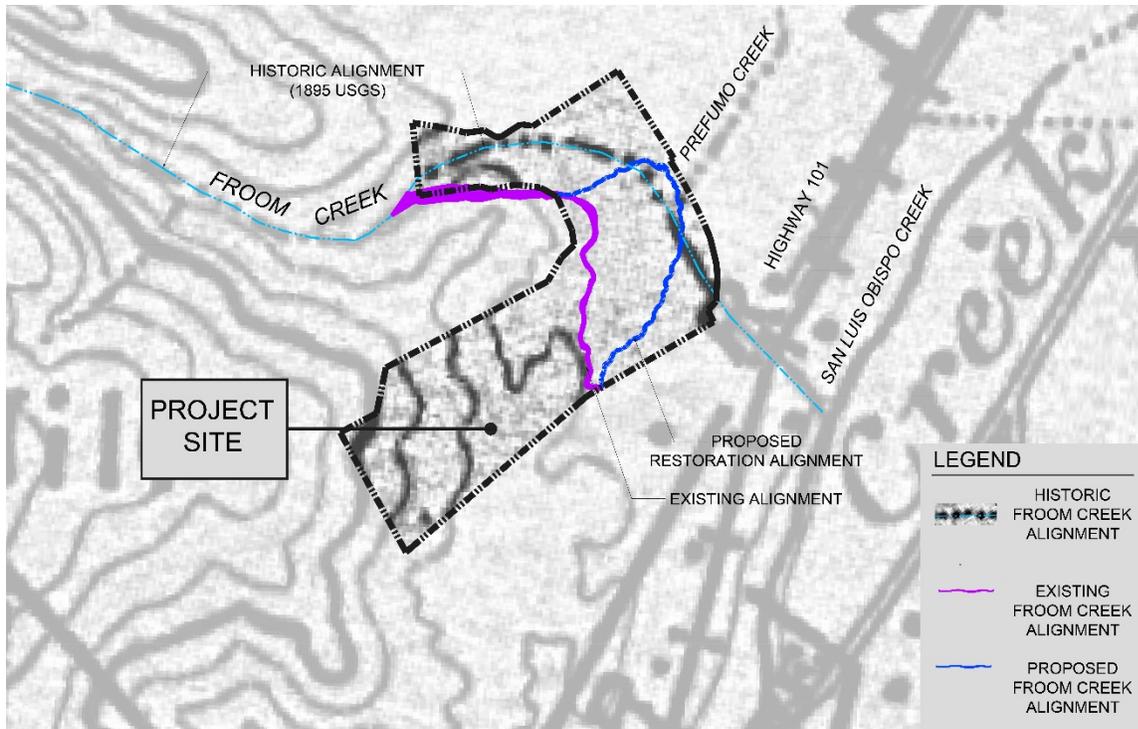


Figure 3-3 Froom Creek Historical Alignment

With this information, and taking into consideration the unique characteristics of the Specific Plan area, a program has been developed (Program 3.2.2a) to restore Froom Creek to its historic location on the property, keeping its current hydrologic connection to San Luis Obispo Creek and connection to the wetlands habitat near Calle Joaquin. Development of the Specific Plan area will enhance and restore the historic creek corridor alignment, and allow it to traverse future development areas. The restored creek corridor will be enhanced with native plant communities that will thrive, be non-invasive, and require little maintenance. This would increase the functions and values of the riverine system including enhancing wildlife habitat and resolving the periodic flooding issues, while also providing an opportunity for people of all ages and abilities the chance to experience the unique ecological and pastoral qualities of the creek setting.

Goal 3.2a: Protect and enhance creek, riparian, and wetland habitats in the Specific Plan area.

Goal 3.2b: Ensure circulation improvements and development envelopes within the Specific Plan Area minimize impacts to creeks and wetlands.

Policy 3.2.1: Designate and set aside creeks, wetlands, and riparian vegetation as Open Space.

Policy 3.2.2: Avoid and minimize impacts to wetland, creek, and riparian areas.

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Program 3.2.2a: Froom Creek may be restored to its historic drainage pattern with City and jurisdictional agency approvals. Froom Creek shall meet the following performance standards:

- 1) Include a natural bottom, and utilize existing boulders and cobbles that are relocated from the existing creek corridor.
- 2) Contain a low-flow channel that allows for pooling, deposition, and load transport.
- 3) Incorporate stepped pools and terraces to control fish migration patterns.
- 4) Be designed so that storm drainage will overflow into the adjacent existing wetlands during storm events.
- 5) Accommodate 100-year storm flows within the creek banks.

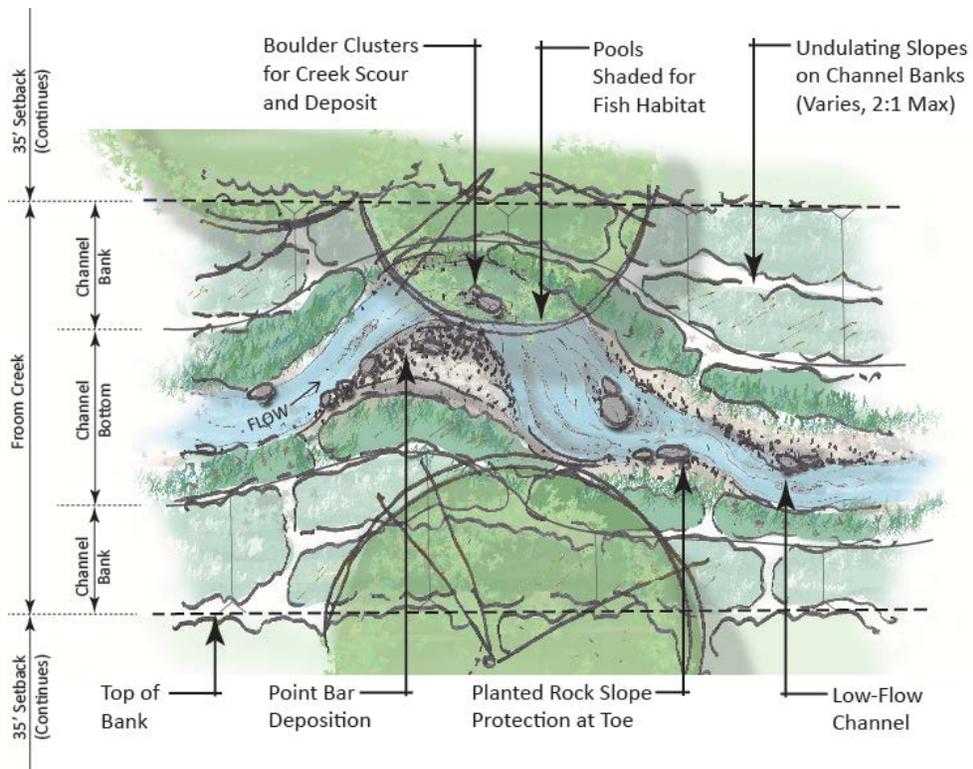


Figure 3-4 Froom Creek Corridor Enlargement

Program 3.2.2b: Development is subject to a 35-foot creek setback from Froom Creek. The setback shall be measured from top of bank (see Figure 3-5). The location of top of bank shall be shown on all proposed project plans.

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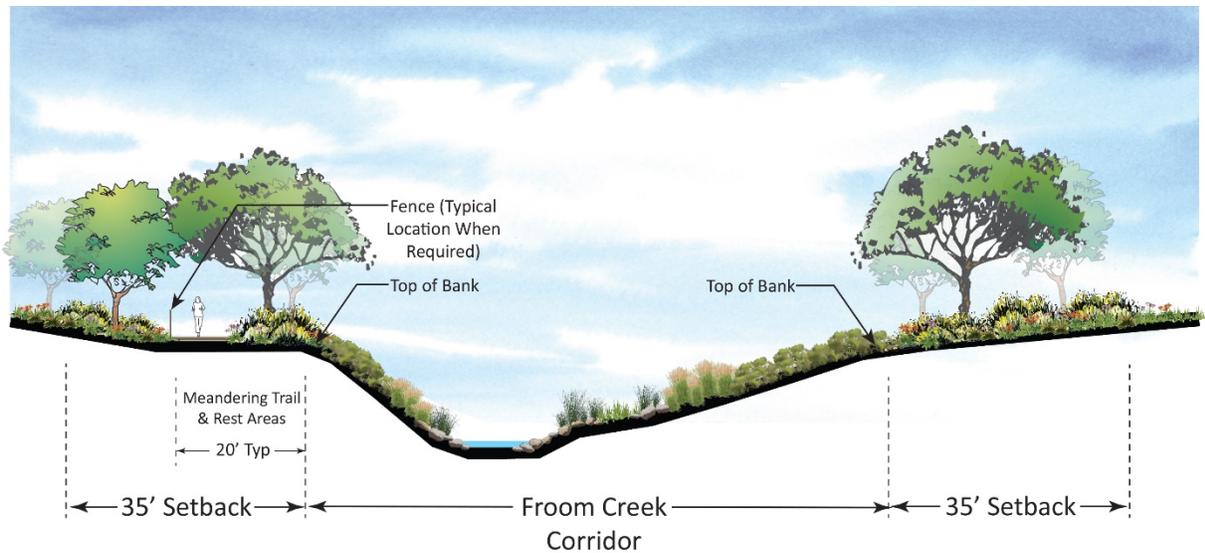


Figure 3-5 Froom Creek Setback Standards

Program 3.2.2c: Landscaping along creeks and drainages should include native riparian plants, located in naturalistic spacing and groupings to enhance and blend with the surrounding open space.

Program 3.2.2d: Plant species that are listed by the California Invasive Plant Council (Cal-IPC) as invasive are prohibited within riparian corridors. Existing invasive plants and noxious weeds shall be removed prior to landscape installation.

Program 3.2.2e: Development from other site drainages is subject to a 20-foot setback.

Program 3.2.2f: Development shall be set back from all on-site wetland habitats on the project site. The location of wetland vegetation shall be shown on all proposed project plans.

Policy 3.2.3: Impacts to wetland, creek, and riparian areas shall be mitigated consistent with the City's Conservation and Open Space Element (COSE), and other regulatory agency requirements as appropriate.

Policy 3.2.4: Roadway crossings over Froom Creek should be accomplished by use of natural bottom culverts.

Policy 3.2.5: Given that the creek corridor will be restored with development and there is a substantial 35-foot creek setback to protect resources, recreational trails installed with a pervious material may be placed within the setback area (see Figure 3-6).

Program 3.2.5: The Froom Creek setback area may contain a pedestrian trail that is six-feet wide and surfaced with decomposed granite. Rest areas should be provided in key locations along the creek corridor and contain benches.

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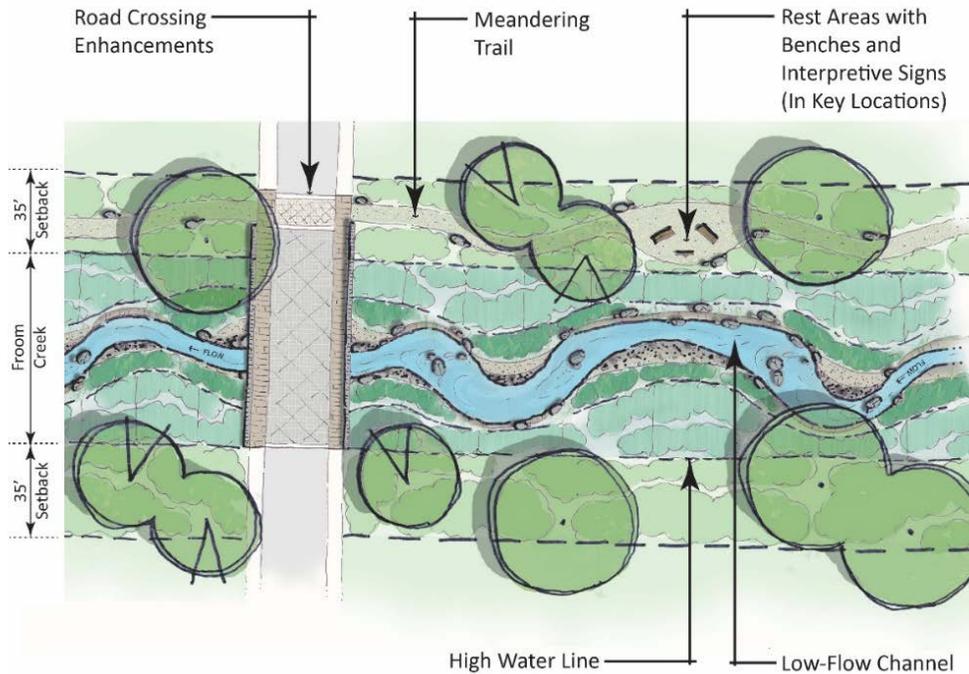


Figure 3-6 Froom Creek Corridor Enhancements

3.2.2 PROTECTED PLANT SPECIES

A Biological Resources Inventory Report was prepared for the Specific Plan Area (KMA, January 2016) to determine the presence of special status plants. The Report includes survey results for those species that are known to occur on serpentine based soils and as having potential to occur on the Ranch. The Survey identified 204 plant species of which 13 are designated as special status species. The special status species are listed below:

- Blochman's dudleya (*Dudleya blochmaniae*)
- Brewer's spineflower (*Chorizanthe breweri*)
- Cambria morning glory (*Calystegia subacaulis* ssp. *episcopalis*)
- Chaparral ragwort (*Senecio aphanactis*)
- Chorro Creek bog thistle (*Cirsium fontinale* var. *obispoense*)
- Club hair mariposa lily (*Calochortus clavatus* ssp. *clavatus*)
- Congdon's tarplant (*Centromadia parryi* ssp. *congdonii*)
- Eastwood's larkspur (*Delphinium parryi* ssp. *eastwoodiae*)
- Jones's layia (*Layia jonesii*)
- Mouse-gray dudleya (*Dudleya abramsii* ssp. *murina*)
- Palmer's spineflower (*Chorizanthe palmeri*)
- San Luis mariposa lily (*Calochortus obispoensis*)
- San Luis Obispo owl's-clover (*Castilleja densiflora* ssp. *obispoensis*)

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Nine of the special status plants listed above are California Rare Plant Rank (CRPR) List 1B species, and one is a List 2 species (Chaparral Ragwort). List 2 means that the species is rare in California but more widespread elsewhere. The federal and state endangered Chorro Creek bog thistle was also identified on-site but was confined to the wetland areas in the southwestern part of the Specific Plan area. The remaining species are CRPR List 4 species that are on a watch list and are relatively common to the area.

Goal 3.2.c: **Preservation of unique plant communities, particularly those that support special status species.**

Goal 3.2.d: **Protect important biological resources including “Plant Communities of Local Concern” such as the Serpentine Bunchgrass Grassland to the extent feasible with development.**

Policy 3.2.6: *Protect and enhance habitat through re-introduction of native California vegetation and removal of non-native species.*

Policy 3.2.7: *Avoid or minimize impacts on sensitive natural communities, special-status plant species and habitats through the implementation of mitigation measures at the discretion of the Community Development Director. Special status species include those identified by the U.S. Fish and Wildlife Service, the California Department of Fish and Wildlife, and/or the City of San Luis Obispo. Mitigation may include creation of twice the area of habitat lost (2:1 ratio), of equal quality and similar kind, within the Specific Plan Area or adjacent open space.*

Program3.27a: Place development footprints beyond primary occurrences of plants. Where impacts are unavoidable, establish elsewhere on site or in the adjacent open space area (particularly successful with Congdon’s tarplant).

Program3.27b: Maintain a minimum of a 50-foot setback from occurrences of the Chorro Creek Bog Thistle.

3.2.3 FAULT LINES

Fault traces of the Los Osos Fault occur on-site. Lineaments as seen on aerial photographs and geologic maps, along with field observation of surface topographic expression, were used to determine where exploratory site work, including trenching, should occur. Fifteen individual trenches were excavated to locate the fault traces and determine their approximate age. In addition, published technical reports were referenced to further define the characteristics of fault traces.

The Los Osos fault zone is a reverse thrust type fault that dips to the south and maintains a discontinuous rupture pattern. Due to differences in deformation, development setbacks of 50 feet, 30 feet, and 25 feet have been established at the site.

Seismic Goals, Policies and Programs:

Goal 3.2.d: **Minimize impacts to future residents from potential seismic activity.**

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Policy 3.2.3: Comply with applicable State and local standards for development near fault traces.

Program 3.2.3: Habitable structures, residences, critical support facilities, care facilities, and buildings occupied more than 2,000 hours per year shall be developed outside of required setbacks. Roadways and utilities may occupy areas of active faulting.

3.3 HISTORIC AND CULTURAL RESOURCES

Cultural resources refer to the potential presence of significant historical, archaeological, and/or paleontological resources. The Specific Plan Area includes several historic structures developed in the late 1800s and early 1900s as part of a ranching and dairy farm complex. The site also includes two recorded prehistoric sites.

John Madonna, the applicant and property owner for the project, commissioned technical reports which covered both archaeological (pre-historic) and historic resources associated with the site. The reports are entitled “*Froom Ranch Specific Plan Cultural Resource Assessment*” and “*Froom Ranch Specific Plan Historic Resource Assessment*”; they were prepared by the firm First Carbon Solutions in conjunction with Chattel Inc. and are dated July 2017.

3.3.1 HISTORIC RESOURCES

Site History

The property was used as a dairy from the 1850s to 1977, and included a complex of buildings, constructed at various times, such as a dairy barn, creamery, granary, four-bedroom house, and bunkhouse. These buildings remain standing in the northwestern portion of the Specific Plan Area, just south of Home Depot, but several are in very poor structural condition and are not habitable.

The namesake for the ranch is its original developer, John Froom, a native of Canada. He came to the area in the 1870s as a laborer. He leased 500 acres of the ranch in 1890 and began dairying with 50 cows. After John Froom’s death in 1929, Bill Froom, one of the sons of John, took over the ranch and ran it until 1977. Alex Madonna purchased the property in 1976, and Bill Froom continued to live on the ranch until 1998. Mr. Madonna raised cattle beef on the property for several years. The property is currently used by John Madonna as an office and storage yard for his construction business.

Existing Historic Structures

The Historic Resource Assessment prepared for Froom Ranch identifies the complex of historic structures as potentially eligible for consideration as a local resource and meets National Register criteria for a historic district. The report notes that the complex is an excellent example of early 20th century ranching and dairy industry development in San Luis Obispo County and the structures represent predominant Craftsman and vernacular styles of that era.

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The following table provides a summary of the existing historic buildings on the site, date constructed, when known, condition, and proposal for the building once the site is further developed. The current conditions and proposals for the historic structures are based on site inspections, and input from technical experts, including a structural engineer, Greg Stork of Stork, Wolfe & Associates, and an architectural historian, Robert Chattel of Chattel, Inc. The existing locations of all these buildings is shown on Figure 3-7.

Table 3-1. Contributing Historic Structures

#	Name	Year Built	Architecturally Significant	Condition Summary	Proposal
1	Main Residence	1915	Yes	Good, most recently used as office for Madonna Construction.	Rehabilitate as building for City Parks and Recreation: <ul style="list-style-type: none"> Structurally reinforce roof and walls; Provide new foundation; and Install utilities to building.
2	Old Barn	Unknown, est. 125 years old.	No	Good; extensively renovated.	Remove and document per Secretary of the Interior (SOI) standards.
3	Bunk House	1915	No	Good	Remove and document per SOI standards.
4	Round-Nose Dairy Barn	1913	Yes	Cantilevered front end sagging; gaps in exterior siding.	Reconstruct and relocate building out of fault setback consistent with SOI standards for adaptive reuse in park.
5	Creamery House	Unknown, likely prior to 1900	Yes	Poor, serious structural deficiencies and dry rot; not habitable.	Reconstruct western portion of the building as City park restrooms. Re-imagine eastern portion for use as a covered area for picnics and events.
6	Granary	1913	No	Poor, serious structural deficiencies and dry rot; not habitable.	Remove and document per SOI standards.
7	Shed Building	1913	No	Very poor	Remove and document per SOI standards.

Buildings listed in Table 3-1 would be assessed and documented consistent with Secretary of the Interior (SOI) Standards and Guidelines for the Treatment of Historic Properties. Interpretative signage that provides information on building history and function should be provided to inform the public.

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There are several other small buildings as well as a modern, telecommunications tower that is camouflaged to look like a water tower to appear visually compatible with adjacent ranch buildings. These buildings are inventoried in the following table.

Table 3-2 Other Structures

#	Name	Year Built	Condition	Proposal
9	Cell Tower	2013	Good	Retain in place.
10	Storage Building	2010	Good	Remove, not historic per historic report.
11	Outhouse	2000		Remove, modern building repurposed as bathroom.



Figure 3-7 Map of Historic Buildings

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Historic Goals, Policies & Programs:

Goal 3.3.a: Where feasible per City Historic Preservation Ordinance Section 14.01.020 (#18), identify, preserve, and adaptively reuse historic resources that embody the ranch character of the Specific Plan area.

Policy 3.3.1: Assess and document historic buildings consistent with the Secretary of the Interior (SOI) Rehabilitation Standards and Guidelines.

Policy 3.3.2: Install interpretative signage to provide information on historic buildings for information and documentation to the public.

Program 3.3.2a: Include historic dairy equipment in onsite displays or donate to local historic society.

Program 3.3.2b: Harvest old wood and other building features from demolished or refurbished buildings for use elsewhere on-site.

Significant Historic Buildings Proposal

Based on guidance from the historic report, input from the applicant's architectural historian, feedback from City staff members, and the conceptual review of the Specific Plan area by the City's Cultural Heritage Committee (CHC), the proposal is to incorporate the most significant historic structures into the project plans, which are the Round-nose Dairy Barn, Creamery House, and Main Residence. The three buildings would be located within the 3.6-acre public trailhead park as a complex (see Figure 3-9, Trailhead Park Plan).

Because a portion of the Round-nose Dairy Barn is located over an earthquake fault, the locations of the three structures would shift downhill. The goals of the site plan are to keep the buildings grouped together in the same relative horizontal configuration, and create grade changes between buildings to mimic proportionately the existing vertical relationship, but also provide for required accessibility. Figure 3-8, Proposed Plan for Historic Buildings, illustrates the relationship between the existing and proposed locations of the three most significant historic buildings.

The building proposals are as follows:

Round-nose Dairy Barn – The building would be moved out of the fault setback, reconstructed to SOI standards, and adaptively reused. The building would not be fully sealed and have open beams without internal drywall. Some existing siding would be harvested and reused for rebuilt facades.

Creamery House – The proposal for the final product is to be more interpretative, rather than a full reconstruction. The main goal with the rebuilding is to preserve the overall building form and rooflines. The western portion of the building would be rebuilt to house the restrooms within a custom footprint with the same dimensions as the existing building. The plan for the eastern portion of the building beyond the restrooms would be to capture the silhouette and be more open. The area is envisioned as a covered picnic area within the park.

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Main Residence – The building would fall under the SOI rehabilitation standards.

The final details and proposals for use of the buildings will be developed with consultation with the City Parks and Recreation Director and Parks and Recreation Commission. Further details of the proposed trailhead park development are included in the following Section of this chapter.



Figure 3-8 Proposed Plan for Historic Structures

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3.3.2 PRE-HISTORIC RESOURCES

The Specific Plan area includes two previously recorded prehistoric resources. The design for the proposed project would completely avoid the area surrounding these two sites. Therefore, neither of the previously recorded prehistoric sites would be affected by project development.

In addition, several isolate prehistoric artifacts and historic features were discovered and their locations mapped during the project survey. A small concentration of stone artifacts, including a projectile point, a core, and chert waste flake was found on a hilltop of the project. In addition, isolate waste flakes were encountered along the west bank of Froom Creek in the northern portion of the project, and an isolate biface was mapped in the southeastern portion of the project area.

Pre- Historic Goals, Policies & Programs:

Goal 3.3.b: Long-term protection of pre-historic cultural resources.

Policy 3.3.3: Provide for the protection of known archaeological resources.

Policy 3.3.4: Section 4.30 of the City of San Luis Obispo's Archeological Resource Preservation Guidelines, Mitigation Methods, and Avoidance, are hereby included by reference.

3.4 RECREATION RESOURCES

The City of San Luis Obispo requires a minimum dedication of ten (10) acres of parkland per 1,000 residents. Based on the estimated 130 Specific Plan area dwelling units outside of the Life Plan Community at 2.29 persons per unit, a total of 2.9 acres of parkland is required. The Specific Plan area meets this requirement by providing 3.6 acres of parkland in the form of a public trailhead park. Parkland facilities are illustrated in Figure 3.8. Final sizing and location of parkland facilities will be determined during the Tentative and Final Mapping stages.

3.4.1 TRAILHEAD PARK

As discussed in the previous section of this Specific Plan, the Froom Ranch project site includes a complex of historic structures that are typical of early 20th century ranching and dairy industry development in San Luis Obispo County. The Trailhead Park will preserve and maintain the existing historic character of Froom Ranch by retaining the most architecturally significant historic structures on the property, and incorporating them into the park. A key part of the park's vision is to celebrate the site's history and to educate the public about the former dairy and ranching uses.

A principal goal of the park is to provide connections to the surrounding public trails. The Trailhead Park is designed to conveniently link the project and the park to the surrounding public trails along Froom Creek and the adjacent Irish Hills Natural Reserve, and to provide off-street parking to accommodate trail users. In addition, the park will provide typical support features such as benches, picnic tables, restrooms, and a play area.

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The Froom Ranch Trailhead Public Park parcel is approximately 3.6 acres in size, consisting of 2.9 acres of space for park facilities, and 0.7 acres of open space, which includes a drainage channel. The entire parcel would be dedicated to the City of San Luis Obispo. The open space area would be in an easement and privately maintained; this area provides the park with a buffer from the adjacent shopping center.



LEGEND

- | | |
|---|--|
| ① Off-Street Parking
(30 spaces) | ⑥ Playground Area |
| ② Turnaround & Drop Off | ⑦ Trailhead Plaza with Bike
Parking & Trail Connections |
| ③ Residence with Plaza | ⑧ Picnic Area |
| ④ Creamery House with
Restrooms & Picnic Shelter | ⑨ Existing Cell Tower |
| ⑤ Roundnose Barn with
Entry Plaza | |

Figure 3-9 Trailhead Park Plan

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Landscaping

The landscaping for the park will primarily consist of low-growing and drought-tolerant native grasses to mimic the historic setting of the ranch. Drought-tolerant trees and shrubs will be strategically placed in informal groupings behind the historic structures to provide shade and buffers from the parking areas and adjacent residential and commercial areas. Dense evergreen vegetation will be used where needed to screen commercial service areas, the existing cell tower, and to soften fence lines and walls. Landscaping along the adjacent creeks and drainages will include native riparian and drought-tolerant plants, located in naturalistic groupings to extend the park-like setting and enhance and transition from the project to the surrounding open space. Trees along Local Road "A" would be grouped to allow views into the site, and the parkway planting in front of the park should complement the park's landscape palette.

Pathways

Primary park pathways will be 6-feet to 8-feet wide, and paved with a colored and textured concrete paving. Plaza areas at building entrances will be paved with decorative permeable pavers, brick, and/or colored and scored concrete. Key plaza and path intersections could also include decorative historical mosaics in the paving or stamped footprint patterns of the local wildlife.

Lighting & Fencing

Lighting and fencing should be historically accurate to the Froom Ranch setting. A ranch style wire fence is suggested to delineate the boundaries of the playground, cell tower, and adjacent drainage area. Lighting is not currently proposed within the Trailhead Park or adjacent open space areas, and the park and open space areas are intended for daytime use only. If lighting is required, it is suggested to be minimal and placed only within the Trailhead Park at the parking areas and primary plazas for security purposes only.

Trailhead Park Areas & Features

The Trailhead Park is proposed to include the following areas for recreation and play. Refer to the Conceptual Trailhead Park plan for examples of park amenities, landscape character, and area locations.

1. **Areas 1 and 2: Vehicular Access and Off-Street Parking**
 - a. **Parking** - The Trailhead Park will provide approximately 30 parking spaces, which includes 1 space for ranger parking and 1 space for handicapped parking, and a conveniently located central drop off area. Primary vehicular and parking areas will be paved in asphalt.
 - b. **Emergency Access** - An emergency access road will link the adjacent commercial area and the public park through an easement, and provide for pedestrian access and restricted access to the commercial loading area. The access road is proposed to be decorative and appear to be a pedestrian area, paved with colored and scored concrete, or drivable pavers. Removable bollards will be utilized to restrict vehicular access into the park.

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- c. **Cell Tower Access** - Restricted vehicular access to the adjacent cell tower will be provided through an easement, with a portion utilized for pedestrian access to the picnic area and a pathway that connects with the adjacent Irish Hills Natural Reserve. Vehicular access will be restricted by removable bollards at the parking area, and will include a gate at the cell tower's property boundary. The cell tower maintenance road is envisioned to utilize a natural resin aggregate flexible paving, or colored and scored concrete.
2. **Areas 3 to 5: Historic Plazas**
 - a. A small series of plazas with interpretive and directional signs are proposed throughout the Trailhead Park to educate and direct park visitors. Plazas should be located on the back sides of the buildings where feasible to not detract from the natural setting.
 - i. **The Main Residence Plaza (Area 3)** – This area will contain an interpretive sign, and could also include decorative paving, public art, bike racks, and benches and/ or a seat wall. The Main Residence should maintain the existing front steps and utilize a ramp behind the house to provide accessibility. The Main Residence should include one prominently located palm tree near the front of the house to mimic the historic setting.
 - ii. **The Creamery House Entry Feature (Area 4)** – This area will contain interpretive and directional signage, and could also include a drinking fountain, trash and recycling receptacles, and benches and/ or a seat wall. The Creamery House will contain public restrooms within the west portion of the building, and an open trellis area on the eastern portion for a sheltered picnic and gathering space. The open trellis areas will contain steps to mimic the existing grade differential between the building areas, and be linked by an accessible ramp.
 - iii. **The Round-nose Dairy Barn Plaza (Area 5)** – This area will contain interpretive signage, and could also include decorative paving, and benches and/or a seat wall.
 3. **Area 6: Playground Area (ages 5 to 12)**
 - a. The playground is proposed to be located behind the Round-nosed Dairy Barn to not detract from the historic character of the ranch.
 - b. The fenced playground will contain informal play features made from natural elements such as wood, rope, and boulders. The playground area should include items to mimic the adjacent creek such boulders, sand play, and wood timbers.
 - c. The playground will contain interactive interpretive elements to educate playground users about the site's history and natural setting, and should include benches, trash and recycling receptacles, and adjacent picnic areas.
 4. **Area 7: Trailhead Plaza**
 - a. A trailhead plaza is proposed in a key location to conveniently link the parking areas with the Froom Creek and adjacent Irish Hills Natural Reserve trail systems.

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- b. The trailhead plaza will contain benches, bike parking, directional signage, trail maps, and/ or interpretive signs about the surrounding natural environment and site history.
- c. The trailhead plaza may contain decorative accent paving and boulders.

5. Area 8: Picnic Area

- a. An informal picnic area is proposed to provide group picnic opportunities. The picnic area will contain picnic tables, and trash and recycling receptacles. The picnic area could contain a barbeque, and/ or perimeter seat walls to facilitate more users. The picnic area is envisioned to be paved with a natural resin aggregate flexible paving.

3.4.2 GENERAL PRINCIPLES:

1. Parks should provide pedestrian linkages to the existing trail system within the adjacent Irish Hills Natural Reserve.
2. Primary pedestrian pathways in the parks should be six-feet to eight-feet wide, and paved with a colored and textured concrete surfacing. Trail rest areas would be surfaced with textured concrete or decorative permeable pavers.
3. Paving for parking in the parks would be asphalt. Paved plaza areas should be decorative permeable pavers, brick, and/or colored and scored concrete.
4. Ranch style wire fencing should be used to delineate the boundaries of the parks and adjacent open space areas.
5. Lighting should be minimal and placed within the parking areas and primary plaza areas only if required for safety purposes. Fixture styles should be historically accurate to the Froom Ranch setting.
6. Fencing or walls should be provided to separate adjacent existing and proposed residential uses, with pedestrian entries provided in key locations.
7. Park landscaping should primarily consist of drought-tolerant trees, shrubs, and native grasses to mimic the historic setting of the ranch.
8. Dense evergreen vegetation should be used when necessary to screen unsightly views such as service areas. Screening vegetation should also be utilized between the park and residential lots where needed to provide privacy and to soften fence lines and walls.

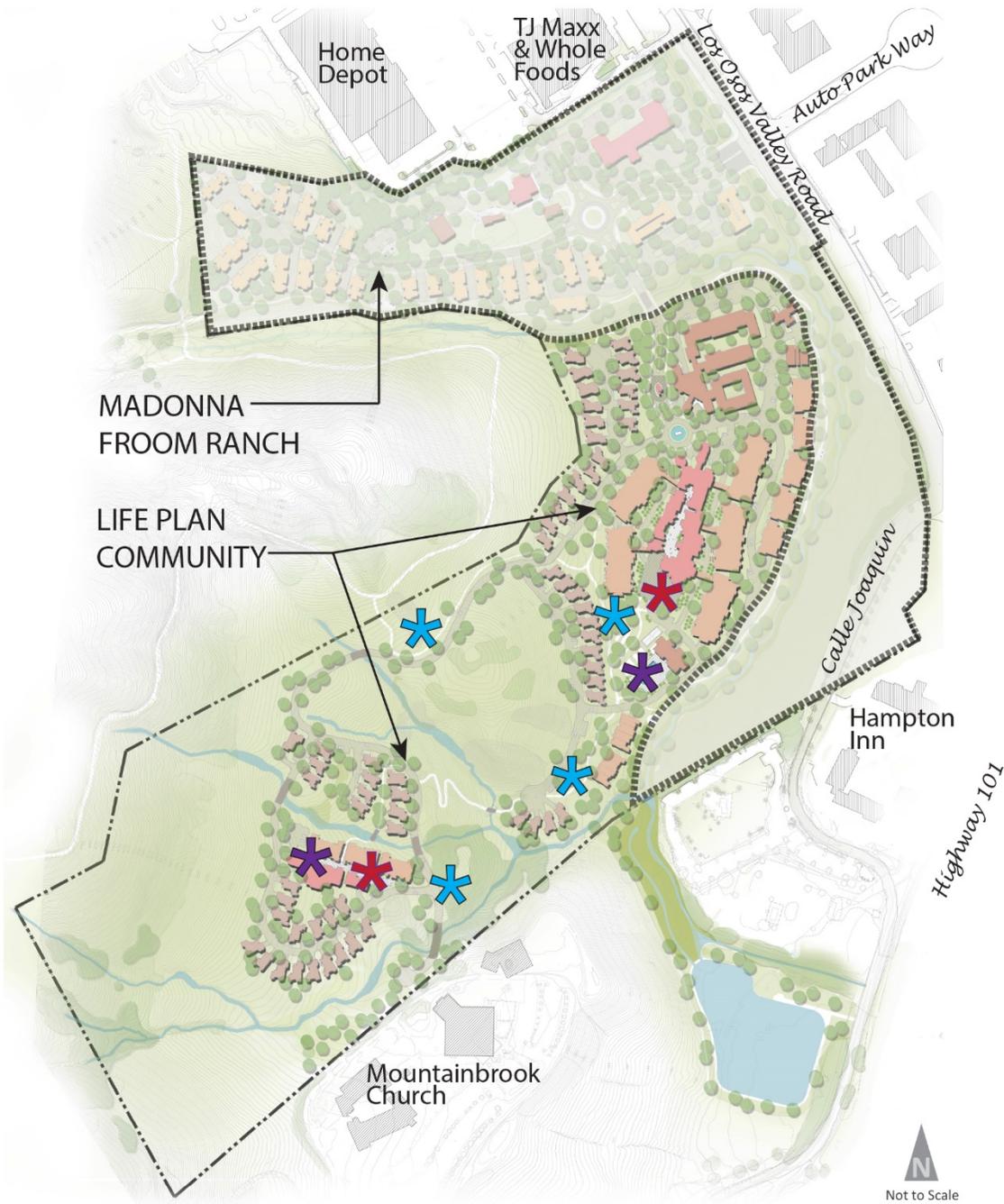
3.4.3 LIFE PLAN COMMUNITY PARKS

The proposed Life Plan Community is not included in the calculation of required parkland dedication above due to its unique community land use plan, special needs of residents, and provision of a full complement of recreation facilities and opportunities within its portion of the overall Specific Plan. Overall, the Life Plan Community will be provided with abundant and age appropriate recreation facilities.

The Life Plan Community includes many types of active and passive recreational opportunities, such as: an outdoor swimming pool, spa pool, gym, trails, pickle ball, bocce ball, community gardens, resident gardening plots, theater, outdoor seating areas, library, and craft rooms. Generalized references to potential recreational areas, recreational facilities, and community gathering areas are shown in Figure 3-10.

The Life Plan Community will also have a connection to Irish Hills trails. For security reasons, these would be controlled access linkages to trails beyond the Life Plan Community, which would be provided by coded gates in fencing. Appropriate signage will be added at key locations to properly direct hikers to public trails and avoid confusion with entry points to the privately secured Life Plan Community (see Figure 5-12). See additional discussion in Section 5.5.3 and a fencing guideline in Section 4.4.4.

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LEGEND

-  Potential Private Recreational Area
-  Potential Private Recreational Facilities
-  Potential Private Community Gathering Areas

Figure 3-10 Life Plan Community's Recreational Areas

3.5 SCENIC RESOURCES

The Specific Plan area is characterized by relatively flat grassland areas near Los Osos Valley Road which transitions to steeper slopes before approaching open space property at the base of the Irish Hills. The City's General Plan states the Specific Plan area should "maintain viewshed of surrounding mountains and secure steeper hillsides as protected open space areas" and that "variable height limits will be required to protect views of adjacent hills" (LUE Section 8.1.5. SP-3, Madonna on LOVR Specific Plan Area b, c).

The street corridor of Los Osos Valley Road that provides the eastern boundary of the Specific Plan area is identified in the City's Conservation and Open Space Element (COSE Figure 11) as a scenic roadway of high scenic value. This designation attests to the scenic value and beauty of the Irish Hills that are aptly named for the emerald green hue they display in the winter and spring months.

Scenic Resources Goals, Policies & Programs:

Goal 3.5.a: Retain scenic corridors of hillside areas throughout the City.

Policy 3.5.1: Minimize impacts to public views of backdrop hillside views from scenic roadway corridors.

Program 3.5.1a: During the development review process, the Architectural Review Commission (ARC) shall approve landscaping plans for the City's landscaped setback areas along the site's Los Osos Valley Road scenic corridor. Trees shall be clustered to allow some backdrop view corridors.

Program 3.5.1b: Development plans shall include photo simulations showing visual impacts from various key viewing areas of proposed project development to the approval of the Architectural Review Commission (ARC).

Goal 3.5b: Allow limited development of residential units above the 150-foot elevation.

Program 3.5.2a: Strategies to limit any impacts of new buildings above 150-feet to visual resources include, but are not limited to:

- 1) Minimizing the use of retaining walls with over 8 feet of exposed face;
- 2) Locating development behind natural landforms to screen buildings;
- 3) Limiting the roof heights of buildings to that of the adjacent Mountainbrook Church (238'); and
- 4) Use of earth tone colors for main building walls; and
- 5) Limiting exterior lighting and requiring that all fixtures are shielded and directed downward in compliance with the City's Night Sky Preservation Ordinance.

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Program 3.5.2b: Limit the roof height of any structures above the 150-foot elevation to 238'. This is the roof height of the existing church on the adjacent property to the southwest of the Specific Plan area.

Program 3.5.3c: Protect clusters of rare plants in place, where practical.

The General Plan and the 150-Foot Development Limit Elevation

The Specific Plan area is located in the County, just south of the City limits. The Irish Hills Planning Area (west side of Los Osos Valley Road, south of Madonna) was first identified on the 1977 City of San Luis Obispo General Plan Map. The northern portion of the Irish Hills Planning Area was identified as an expansion area for future development (where residential development above Irish Hills Plaza now exists), while the area to the south was shown as open space since development was not anticipated during that General Plan timeframe.

The City initiated its hillside planning program between 1982-1984 in two main phases. The Irish Hills area maps showed the Specific Plan Area as open space and outside the Urban Reserve Line (URL). For areas in the expansion area and within the URL, there is reference to a 200' development limit elevation. General Plan maps between 1977 and 2014 consistently showed the Specific Plan Area outside the URL except for a small commercial expansion area just beyond the boundaries of the Irish Hills Plaza.

With the designation of Specific Plan Area #3 in the adopted Land Use & Circulation Element (LUCE) in 2014, a specific development limit line for the Froom Ranch property was not identified. Therefore, the earlier development limit of 150 feet for the Irish Hills Area included in Hillside Planning Policy 6.4.7.H. prevails without the benefit of a detailed reconnaissance and analysis of resources unique to this site. Properties included within the Irish Hills area vary from one another in terms of topographical changes and site resources. Unique to the project site are the proximity of the drainage channel and wetlands to Los Osos Valley Road.

Topography above the 150-foot limit in some locations of the Specific Plan Area is gentler and more suitable for residential development. The Specific Plan demonstrates that the requisite 50% open space standard for Froom Ranch is satisfied even with development beyond the 150-foot elevation contour. In addition, sensitive site resources, such as protected plant species and serpentine rock outcrops, have been carefully mapped and will be avoided while still allowing for development to occur.

As noted in Program 3.5.2a above, development above the 150-foot elevation contour will be limited in scale, use appropriate earth colors used for wall surfaces, and shield light fixtures, to blend in with its surroundings. Photo simulations were prepared for decision-makers to evaluate that potential visual impacts associated with development above the 150-foot elevation contour were mitigated.



DESIGN
GUIDELINES

CHAPTER 4: DESIGN GUIDELINES

4.1 INTRODUCTION

4.1.1 PURPOSE OF THE DESIGN GUIDELINES

The purpose of the design guidelines is to describe the expectations and preferences for quality and character for new development within the Froom Ranch Specific Plan Area. The design guidelines are tailored for the unique characteristics of the project site and provide tools to evaluate potential projects beyond the regulatory requirements contained in the goals, policies, and standards contained in the Specific Plan. These guidelines are intended to direct the desired character and style of new development in the Froom Ranch Area and not to fully replace, but augment and complement, the City's Community Design Guidelines.

These guidelines will be used by design professionals, builders/developers, or property owners when designing, developing, and implementing projects in the Specific Plan Area, as well as City staff and the Architectural Review Commission when reviewing and evaluating projects.

4.1.2 GOALS FOR QUALITY AND CHARACTER

The Froom Ranch Specific Plan Area has the dichotomy of being located adjacent to very urban development in the form of retail shopping centers, car dealerships, and hospitality uses, but also backing up to the Irish Hills open space. The site itself has various environmental zones including wetlands, flat grasslands, undulating terrain, and steeper hillsides. From many areas of the site there are dramatic open vistas and view corridors. These circumstances provide both opportunities and constraints, and influence the design guidance for different areas of the site.

Goal 4.1: Provide design guidance for high quality development that is attractive and distinct, but also respects the site's setting.

Goal 4.2: Provide for an eclectic mix of architectural styles of the current time and place that complement one another.

These design guidelines are intended as a resource for developing design strategies for all buildings in the Froom Ranch Specific Plan Area. Design goals for the Froom Ranch Specific Plan are to encompass a variety of architectural styles, and maintain a high level of craftsmanship by using authentic building materials, design elements, materials, and colors.

4.2 GENERAL SITE DESIGN GUIDANCE

4.2.1 VIEWS AND TRANSITIONS

1. Site design should retain key views to the upper elevations of the Irish Hills.
2. Transitions, such as open space, setbacks, and buffers, should be provided between Irish Hills open space areas and adjacent developed land uses.
3. Screening landscaping should be provided between the Mountainbrook Church and new project development in the Life Plan Community, as well as between the Madonna Froom portion of the project site and the Irish Hills Plaza.

4.2.2 GRADING PRINCIPLES

The topography of the site varies from flat near Los Osos Valley Road (LOVR) to more undulating terrain. Above the 150-foot contour, a significant sized plateau area exists near the existing Mountainbrook Church on the adjacent property to the south.

1. In areas of the site above the 150-foot elevation, the natural contours of the site should be respected, and construction techniques utilized to minimize exposed grading slopes. Building placement should respect site topography and be integrated to minimize visual impacts.
2. In flatter, low-lying areas of the site near LOVR, site grading operations associated with Froom Creek restoration activities, floodplain management, and re-use of the quarry area, may be more significant.

4.3 GENERAL ARCHITECTURAL DESIGN GUIDANCE

4.3.1 ARCHITECTURAL STYLES

1. No specific architectural style is required for the Froom Ranch Specific Plan Area, however; architectural design shall incorporate features that are authentic to the style selected and compatible with the setting.
2. Modern interpretations of common San Luis Obispo styles, such as Ranch, Craftsman, and California Mission, are permitted if the design incorporates forms and some design details that are true to the traditional style.
3. The commercial building proposed adjacent to the historic ranch house in the Trailhead Park shall include a form, massing, and architectural style and detailing to complement the existing building.

4.4 MULTI-FAMILY RESIDENTIAL GUIDELINES

4.4.1 SITE DESIGN

1. Site design should include design elements that facilitate neighborhood interaction such as courtyards and entryways facing public walkways.
2. Higher density housing should incorporate individual storage areas and provide small private outdoor use areas for residents such as patios, decks, and balconies.
3. Residential developments are encouraged to cluster dwellings around a shared common open space area.
4. Encourage zero lot line development as a means of creating more usable outdoor area with small lots.

4.4.2 BUILDING FORM AND DESIGN

1. Minimize building mass using varied wall planes and material changes.
2. Where horizontal or vertical siding is used, at a minimum, it should wrap around the outside corners of buildings to a fence line or interior corner.
3. Compatible with the architectural style of the building, windows should either be recessed or articulated with accent trim, sills, and other features that add interest and depth to wall surfaces.
4. Features such as trellises and roof line changes compatible with the architectural style of the dwelling are encouraged to create a well-defined entry (front door) and appropriate interface with the public street.

4.4.3 ROOF DESIGN

1. Building designs with varied roof planes, accent details, and colors and materials, are encouraged to enhance the diversity and character of the neighborhood.
2. A portion of upper stories should be set back to create a variety of roof lines and pitches.
3. Roofing colors should be in earth tones to minimize reflective glare and visual impacts.
4. Roof-mounted equipment should be screened from off-site views.

4.4.4 FENCING

1. Where required, perimeter fencing between development and open space areas should be an open picket or wire style in a dark or recessive color that does not

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wall off the community from the adjacent open space area. To provide for wildlife movement, there should be a minimum of 18 inches between the bottom of fencing and the grade below.

2. Yard area fencing should be consistent within each neighborhood area.

4.4.5 LIGHTING

1. All exterior lighting fixtures should be consistent with the architectural style of the building and enhance building elements and special landscape features.
2. Detailed lighting information, including manufacturers' cut-sheets, shall be included in project plans for architectural review and building permits and show consistency with the City's Night Sky Preservation Ordinance (Section 17.23.050 of the Zoning Regulations).

4.5 COMMERCIAL DESIGN GUIDELINES

The following guidelines apply to all commercial projects in the Specific Plan area, including retail and hotel developments.

4.5.1 SITE DESIGN

1. Site design should accomplish an integrated pedestrian network linking the surrounding residential and open space areas through the thoughtful placement of pedestrian connections and public spaces such as plazas, seating areas, etc.
2. Buildings should be oriented toward streets. Building design should incorporate pedestrian walkways, outdoor seating, and landscape areas where possible.
3. Outdoor spaces such as plazas, courtyards and outdoor cafes should be integrated into the site design and encourage pedestrian use. Outdoor spaces should be inviting and include ample pedestrian amenities such as benches, lighting, public art, decorative paving, recirculating fountains, shade trees, and arbors.
4. Entries, site corners, and other highly visible locations should provide focal points to establish a sense of place and entry. These focal points could include elements such as accent planting, public art, and recirculating fountains.
5. Restaurants should provide outdoor seating areas protected from prevailing winds.

4.5.2 BUILDING FORM AND DESIGN

1. Buildings should be designed so that all sides have been detailed to complement the primary street elevation in architecture, massing and materials.

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2. One or more of the following design strategies should be used to reduce the perceived height, bulk, and massing of a building:
 - a. Variation in the wall plane (projection and recess).
 - b. Variation in wall height.
 - c. Roofs located at different levels.
3. Buildings on corner lots and elevations with high visibility should incorporate vertical architectural elements and focal points that accent the horizontal massing and provide visual interest.
4. Varying setbacks on upper floors to accommodate balconies and other architectural treatments should be considered.
5. Architectural details should be used to enhance buildings by adding color, shadows, patterns and interesting forms. Consider the use of wall surfaces constructed with varying patterns and changes in materials, and designing building pop-outs, columns, and recessed areas to create shadow patterns and depth on the wall surfaces.
6. Human scale architectural elements that are integrated into the building design should be included to provide visual interest at the pedestrian level.
7. Material changes should occur at intersecting planes to appear substantial and integral to the façade. Material or color changes at the outside corners of structures should be avoided.
8. The main entrance to a building should be clearly identifiable through a change in the wall plane, projecting roof element, or other appropriate architectural detailing.
9. New corporate development should be designed for the building site's scale and character, and not as a copy of a generic building type that might be used anywhere.
10. Storefront windows are encouraged on all ground floor facades on commercial/retail buildings.

4.5.3 ROOF DESIGN

1. Pitched roof styles, such as hips and gables, should either cover the entire building or should appear so from the street. On larger scale buildings, roofs should have multiple planes to minimize bulk and scale.
2. Parapets should appear integral to the building design and be articulated to complement the architectural style.
3. Roof-mounted equipment shall be screened from pedestrian level views from adjacent properties.

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4.5.4 SIGNAGE

1. Wall signs shall utilize more innovative and attractive solutions such as raised, backlit metal letters, halo lighting or external lighting rather than typical strip mall type plex letters with internal illumination. Internally illuminated cabinet signs are prohibited.

4.6 NOISE

The main noise sources to the project are from Highway 101 and Los Osos Valley Road (LOVR) traffic. The City's Noise Element (last revised May 7, 1996) includes noise contours based on a generalized citywide study by Brown-Buntin Associates, Inc., showing 1990 and build-out conditions. These contours are expressed in L_{dn} which is the day-night average level. The Noise Guidebook, which is a companion document to the Noise Element, qualifies that the noise contour information reflects conservative (worst case) assumptions so that significant noise exposure concerns are not likely to be omitted or understated. The guidebook also notes that the generalized contours do not consider shielding by buildings or landforms to further attenuate noise levels.

Noise-sensitive uses such as residences and hotels have maximum noise exposure levels of 60 dB for outdoor use areas and 45 dB for interior spaces. Noise Element contours for 1990 show that the 60-dB noise contour is outside all planned building footprints. However, the Noise Element 60-dB noise contour at build-out does affect the footprints of two tiers of housing units closest to the Highway 101 noise source. Figure 4-1 shows how the 1990 and build-out noise contours from the Noise Element affect the project site.



Figure 4-1 Noise Contours from the Noise Element

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Consistent with Noise Element Policy 1.13, which directs an applicant to provide a noise study early in the review process where a project may expose people to projected build-out noise levels exceeding acceptable limits, the applicant team commissioned a noise study to evaluate actual current noise levels at the site, as well as projected noise levels at build-out. Sound level measurements were conducted at six different locations close to the LOVR, Calle Joaquin, and Highway 101 noise sources. The noise contours plotted for existing and buildout conditions from the noise study prepared by 45 dB Acoustics are shown in Figure 4-2; these contours show that all planned building footprints are located beyond the 60-dB noise contour in both current and projected City build-out conditions. The noise analysis assumed that building heights of 40-55 feet were proposed.

Differences between the generalized Noise Element contours and noise study contours can be attributed to:

- The precise noise level information provided by actual field measurements; and
- Noise attenuation to the site provided by intervening buildings and improvements associated with the LOVR and Highway 101 interchange.

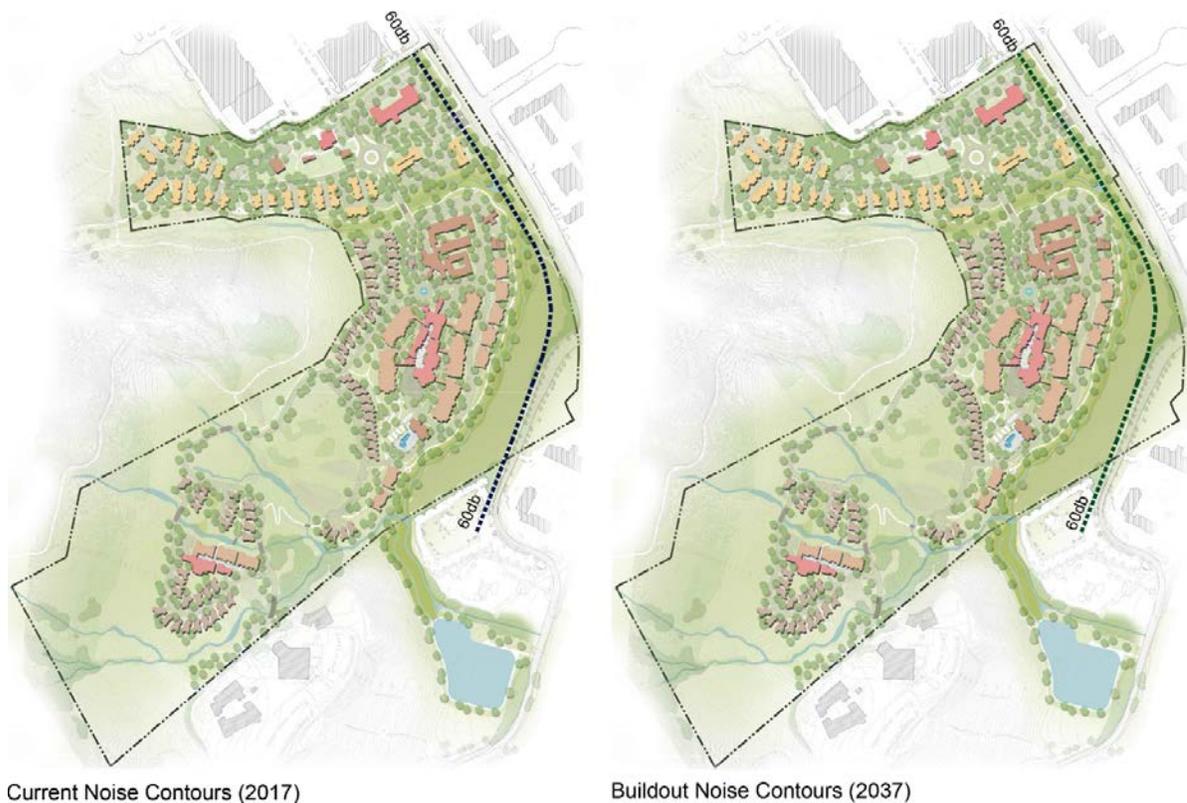


Figure 4-2 Noise Contours from the Noise Study

FROOM RANCH SPECIFIC PLAN

The following policies, programs, and standards are intended to minimize impacts to existing and future sensitive receptors.

Noise Reduction Techniques

Goal 4.6: Residential Development consistent with the General Plan Noise Element and City Noise Ordinance.

Policy 4.6: New residential and hotel development shall comply with City Noise Element noise level standards of 60 dB or less for outdoor areas and 45 dB for indoor areas.

Program 4.6.a: Major recreational and outdoor gathering areas within the Life Plan Community should be sheltered by structures.

Program 4.6.b: Development shall follow normal construction practices and City and State Building Code requirements. Use of noise reducing building materials, such as special noise attenuating windows, shall be used if necessary to reduce indoor noise levels by insulating against outdoor noise sources.

4.7 ENERGY CONSERVATION & SUSTAINABILITY

The From Ranch Specific Plan is committed to creating a sustainable community that respects the site's natural resources and setting. From Creek will be a centerpiece for the development with a restored creek corridor as a site amenity and pedestrian only corridor. On-site pedestrian trails will provide linkages within the community, as well as off-site connections to the adjacent shopping center and open space trails. Neighborhood connectivity is a key tool to reducing vehicle trips and related greenhouse gas emissions.

The commitment to sustainability also translates to site design and development practices. This includes building orientation to maximize solar exposure, use of recycled construction materials, water conservation measures, efficient appliances, and energy conscious heating and cooling systems. The following narrative includes policies to guide sustainable practices and project programs to implement them. These policies and programs were developed based on guidance from the City's Conservation and Open Space Element (COSE) and Climate Action Plan (CAP).

Sustainable Goals, Policies & Programs

Goal 4.7a: To the extent feasible, new buildings will be oriented to maximize solar exposure to improve daylighting and overall energy efficiency efforts.

Policy 4.7.1: Consistent with COSE Policies 4.5.1 & 4.5.2, subdivision design, site planning and building design should take advantage of all reasonable opportunities to reduce energy and other resource consumption, in compliance with the General Plan COSE's Solar Access Standards and Policies for subdivisions and property development.

FROOM RANCH SPECIFIC PLAN

- Policy 4.7.2: New development in the Froom Ranch Area will follow energy efficient project design in conformance with the California Building Code, with the goal to be at Net Zero in 2020.*
- Program 4.7.2a: The placement of a building on a site and the building itself should be designed to maximize opportunities for the optimal operation of passive systems for heating, cooling, and lighting. Sunlight should be used for direct heating and illumination whenever possible. Natural ventilation and shading should be used to cool a building.
- Program 4.8.2b: The use of exterior shading devices, skylights, daylighting controls, high performance glazing that allows the transmission of light with minimal heat gain, and high thermal mass building components is encouraged.
- Program 4.7.2c: Consistent with COSE Policy 5.5.7, residential developments with five or more dwelling units and non-residential projects over 5,000 square feet of gross floor area shall submit checklists detailing project components to comply with the City's baseline goals per the green building certification system.
- Program 4.7.2d: Consistent with COSE Policy 4.6.17, common-use facilities, such as recreation rooms, spas or swimming pools, of multi-family residential developments shall be built with photovoltaic solar collectors.
- Program 4.7.2e: Development shall incorporate alternative energy systems, such as photovoltaic solar, wind, and geothermal, in community and commercial buildings with over 5,000 square feet of gross floor area, to offset new energy demand.
- Program 4.7.2f: Individual garages are to be "EV-ready" to allow for the installation of EV charging stations. Shared parking areas for apartment units shall incorporate EV charging stations.
- Goal 4.7b: Select types of appliances and lighting in new development to improve energy efficiency and reduce greenhouse gas emissions.**
- Policy 4.7.3: New residential and commercial construction shall achieve improved energy conservation using energy efficient appliances and lighting.*
- Program 4.7.3a: All new residential units shall incorporate high-efficiency Energy Star compliant appliances.
- Program 4.7.3b: Where reasonably possible, new residential and commercial construction shall incorporate energy efficient types of lighting such as

FROOM RANCH SPECIFIC PLAN

compact fluorescent light bulbs (CFLs) and light-emitting diodes (LEDs). Exceptions may be considered for accent lighting or special fixtures.

Goal 4.7c: Use materials in the project that are sustainable and healthy for people and the planet.

Policy 4.7.4: Building and landscape products should be specified that include recycled content and/or renewable material.

Program 4.7.4a: As feasible, recycled building materials shall be used in new construction.

Program 4.7.4b: Harvest old wood and other building features from demolished or refurbished buildings for potential use elsewhere on the site.

Goal 4.7d: Reduce use of potable water supplies to conserve the resource and minimize emissions associated with water delivery.

Policy 4.7.5: Plant materials used in the project shall be selected to conserve water.

Program 4.7.5a: Landscaping plans developed for the project shall use native and non-invasive drought tolerant plant materials combined with conservative use of water and landscape designs that prevent run-off.

Program 4.7.5b: Recycled water shall be utilized to irrigate planting areas in new development.

Program 4.7.5c: Hardscape areas shall be minimized to allow for site runoff to infiltrate into the water table, rather than flowing into stormdrain systems.

Program 4.7.5d: Permeable pavers and other materials that maximize water infiltration are encouraged.

Program 4.7.5e: Site and landscape design should integrate sustainable practices to manage storm water on-site to the maximum extent practical. These practices may include bioswales, rain gardens, and detention basins.

4.8 SECURITY PLANNING

The City of San Luis Obispo Police Department with its review of new Specific Plans has requested that security guidance be included in plan documents consistent with Crime Prevention Through Environmental Design Principles (CPTED). CPTED is the design, maintenance, and use of the built environment to enhance quality of life and to reduce both the incidence and fear of crime.

Goal 4.8a. The applicant shall coordinate with the City of San Luis Obispo to address potential security issues associated with the development.

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- Program 4.8.a: The Life Plan Community shall coordinate with the City Fire and Police Department to assure that potential security issues are addressed through the preparation of a comprehensive security plan prior to building permit issuance. The plan will include discussion about on-site first responders and private security staff.
- Program 4.8.b: Emergency vehicle access shall be controlled by retractable bollards or gates. The project security plan shall provide details on the installation to the approval of the City Fire and Police Department.
- Program 4.8.c: The Life Plan Community and other multi-family development within the project shall provide directory signage as needed and include prominent address numbers for units and homes that are visible from adjacent streets.
- Program 4.8.d: Public park spaces shall have security lighting on timers and motion-detection devices to assist in preventing intruders from loitering in spaces after typical park hours.
- Program 4.8.e: Mail boxes for the Madonna portion of the project shall be in highly visible and resident active areas. Cluster mailboxes shall be illuminated with a minimum maintained one foot-candle of light, measured within a five-foot radius at ground level, during the hours of darkness. Mailboxes for the LPC are planned to be internal to a community building within the town square area.
- Program 4.8.f: Private roads and parking areas or parking facilities when controlled by unmanned automated parking gates shall provide for police emergency access utilizing Click2Enter radio controlled entry system and a Knox key switch device.
- Program 4.8.g: All lockable pedestrian gates or doors to common area walkways and recreation areas/buildings of residential multi-family complexes shall provide for police emergency access utilizing Click2Enter and a Knox key switch device.
- Program 4.8.h: Pedestrian gates in perimeter community walls or fencing shall utilize a key switch if using an electronically automated type lock, or if a mechanical lock is used, a key vault, mounted 4 feet above finished grade and within 2 feet of the locking device.



CIRCULATION



CHAPTER 5: CIRCULATION

5.1 INTRODUCTION

The Froom Ranch Specific Plan circulation system is designed to provide a functional and efficient circulation network for automobiles, bicyclists, and pedestrians. The intent is to provide links from surrounding streets and development into the Specific Plan area.

The street system is comprised of a network of arterial, collector, and local streets designed to accommodate traffic generated by future residents and commercial destinations. Interior roads within the Specific Plan area are proposed as public roads to be maintained by the City of San Luis Obispo up to the entry into the Life Plan Community. Roads within the Life Plan Community are proposed as private roads to be maintained by the Life Plan Community. The Circulation Plan (Figure 5-1) has been incorporated into the Froom Ranch Specific Plan consistent with Section 65461(a)(2) of the State Government Code.

This Chapter describes the overall circulation plan and street standards. The overall goals guiding the Froom Ranch Area circulation are:

- Goal 5.1:** A circulation system that is conducive to efficiency and safety which accommodates new trips generated by development within the Froom Ranch Area.
- Goal 5.2:** Incorporation of a vehicular connection within the project to the adjacent commercial development.
- Goal 5.3:** Direct connection to Los Osos Valley Road which provides access to other parts of the City.
- Goal 5.4:** Bicycle and pedestrian circulation routes, and access to public transit service that promotes these modes of transportation.

5.2 CIRCULATION NETWORK

A variety of street widths and designs within the Specific Plan Area will accommodate the range of anticipated traffic volumes and physical conditions. Descriptions and street sections for each street design are provided. All public and private cross-sections are included in Figure 5-1. The following roadway designations are planned and shall act as the street standards for the Specific Plan Area:

- Parkway Arterial (Los Osos Valley Road Widening)
- Commercial Collector Street
- Local Public Road
- Local Private Road

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LEGEND

	Parkway Arterial (Public)		Secondary Access Road
	Commercial Collector "A" (Public)		Existing Roads to Remain
	Commercial Collector "B" (Public)		Primary Gateway
	Local Road "A" (Public)		Secondary Gateway
	Local Road "B" (Private)		
	Local Road "C" (Private)		

Figure 5-1 Circulation Plan

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5.3 STREET CROSS SECTIONS (NEW ROADS(

5.3.1 PARKWAY ARTERIAL (LOS OSOS VALLEY ROAD WIDENING)

Los Osos Valley Road (LOVR) is immediately adjacent to the Specific Plan area and is classified as a Parkway Arterial (see Figure 5-2 below for the street section). Minor widening to LOVR is proposed to facilitate turning movements into the Specific Plan area as an intersection with Auto Park Way (see Figure 5-3 for intersection details). LOVR improvements, including frontage improvements, are shown by the brown shading on Figure 5-1 and would extend just south of the planned intersection to accommodate a new transit stop. A public sidewalk is not proposed to the south beyond the transit stop because of the proximity of the adjacent wetlands.

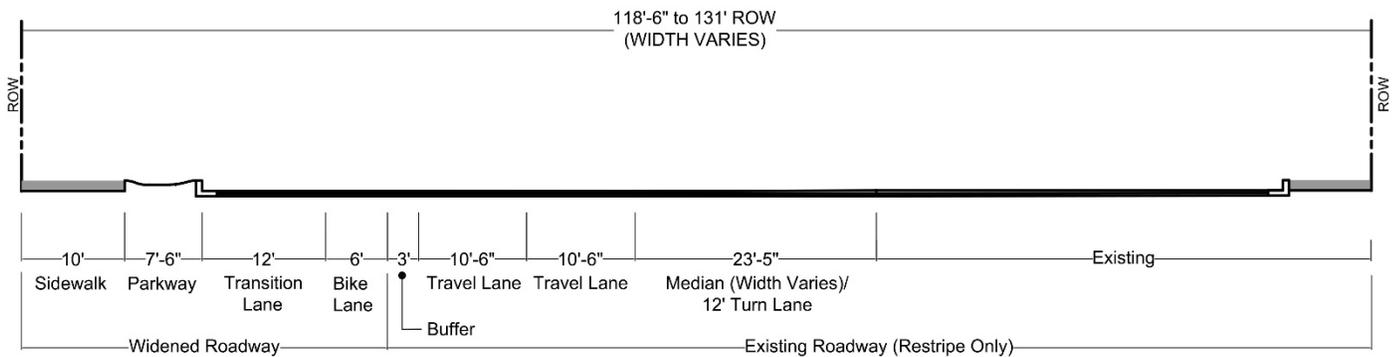


Figure 5-2 Parkway Arterial (Los Osos Valley Road Widening)

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The following policies and programs apply to Los Osos Valley Road as it extends along the eastern boundary of the Plan area.

Policy 5.3.1: Los Osos Valley Road should be improved consistent with the street section identified in Figure 5-2.

Program 5.3.1: A 10' wide minimum sidewalk separated from the street by a 7'6" wide minimum landscaped parkway shall be provided along the west side of Los Osos Valley Road from the intersection of Auto Park Way north to connect to the sidewalk along the Irish Hills Plaza frontage.

Policy 5.3.2: Project access along Los Osos Valley Road shall be provided as identified on Figure 5-1.

Policy 5.3.3: The developer shall finance and/or install a fair share of streetscape improvements along Los Osos Valley Road.

Program 5.3.3: The City shall be responsible for maintaining Los Osos Valley Road including landscaping within the proposed median.

Policy 5.3.4: Applicants for projects within the Madonna Froom Ranch Specific Plan area shall pay their fair share of circulation improvements, some of which may not be 100% attributable to development of the Specific Plan area, into the Traffic Impact Fee Program as determined by the Director of Public Works.

5.3.2 COMMERCIAL COLLECTORS

New Commercial Collectors "A" and "B" are public streets, which link Los Osos Valley Road through the Specific Plan area to residential and commercial areas. Commercial Collector "A" serves as primary ingress/egress to Los Osos Valley Road. Commercial Collector "B" links the Plan area to the neighboring Irish Hills Plaza shopping center. These two connections are joined by a proposed roundabout.

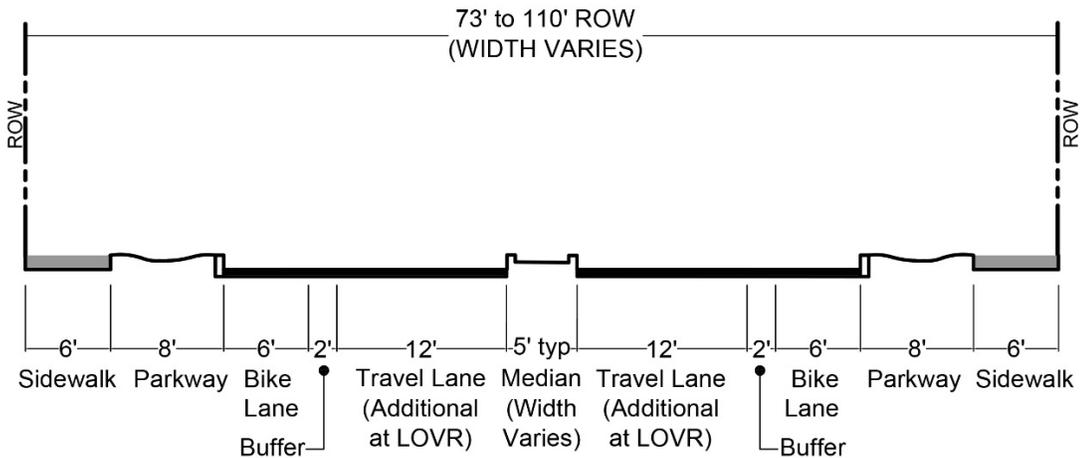


Figure 5-4 Commercial Collector "A" (Public)

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Policy 5.3.5: Street parking is prohibited on Commercial Collectors within the Specific Plan area.

Policy 5.3.6: Commercial Collector "A" shall include a 73' minimum right-of-way per Figure 5-4.

Program 5.3.6a: Collector "A" may include additional lanes to allow for improved ingress/egress at Los Osos Valley Road.

Program 5.3.6b: Collector "A" shall include 6' wide minimum sidewalks that are separated from the road by landscaped parkways.

Program 5.3.6c: Collector "A" shall include a landscaped median where practical.

Program 5.3.6d: Collector "A" shall provide 6' wide buffered bike lanes on both sides of the street.

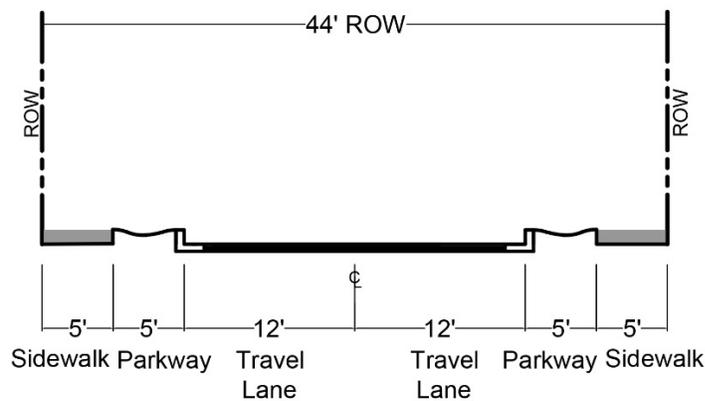


Figure 5-5 Commercial Collector "B" (Public)

Policy 5.3.7: Commercial Collector "B" shall include a 44' minimum right-of-way per Figure 5-5.

Program 5.3.7a: Collector "B" shall provide 5' wide minimum sidewalks that are separated from the road by landscaped parkways and connect to the adjacent Irish Hills Plaza sidewalks where practical.

Program 5.3.7b: Collector "B" will consist of a single lane of travel in each direction.

Program 5.3.7c: Collector "B" will be fully built to eventually connect with the adjacent Irish Hills Plaza Shopping Center, but will terminate with bollards until an access agreement is in place with the shopping center. The bollards will allow for pedestrian and bicycle access, but temporarily prevent vehicular entry.

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5.3.3 LOCAL ROADS

There are three Local Roads proposed within the Plan area, which are located within the development beyond the Commercial Collector streets. Local Roads provide direct access to individual homes and private drives. Local Road “A” is a public roadway, and Local Roads “B” and “C” are private.

Policy 5.3.8: Detailed layout of Local Roads shall be designed and constructed as development occurs and will adhere to standards identified in Figures 5-6 to 5-9 included in this Specific Plan.

Policy 5.3.9: Curbside parking is prohibited on Local Roads. Typical cross-sections are provided in Figures 5-6, 5-7, and 5-9.

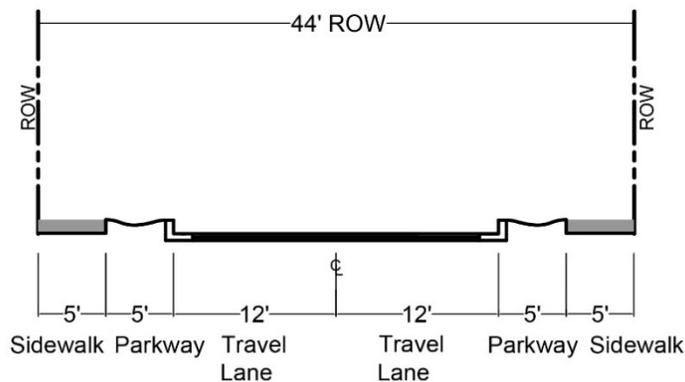


Figure 5-6 Local Road “A” (Public)

Program 5.3.9a: Local Road “A” shall provide 5-foot wide minimum sidewalks that are separated from the street by 5-foot wide landscaped parkways.

Program 5.3.9b: Local Road “A” shall provide 12-foot wide travel lanes (one in each direction) for a minimum right-of-way of 44 feet.

Program 5.3.9c: Local Road “A” shall terminate in a paved cul-de-sac with a 47-foot radius that is surrounded by 5-foot parkway and 5-foot sidewalks.

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Local Roads “B” and “C” are private streets within the Life Plan Community portion of the Specific Plan area. Local Road “B” provides for the transition from the public Commercial Collector into the Life Plan Community.

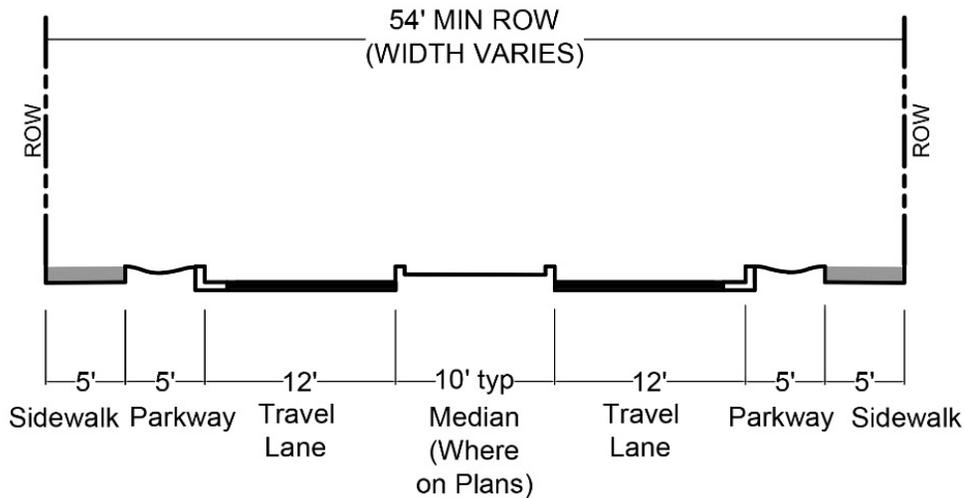


Figure 5-7 Local Road “B” (Private)

Program 5.3.9d: Local Road “B” shall provide 12-foot wide travel lanes (one in each direction) with 5-foot wide minimum sidewalks that are separated from the street by 5-foot wide landscaped parkways. In key locations shown on the Circulation Plan, Local Road “B” will include a central median that is 10-foot wide minimum for a total minimum right-of-way of 54 feet.

Entry into the Life Plan Community will be controlled by a small guardhouse and gate. A median is planned to provide an entry statement and gateway into the development. Figure 5-8 shows in concept the transition from Commercial Collector “B” to Local Road “B”, and the overall entry design into the Life Plan Community, including pedestrian connections.

FROOM RANCH SPECIFIC PLAN

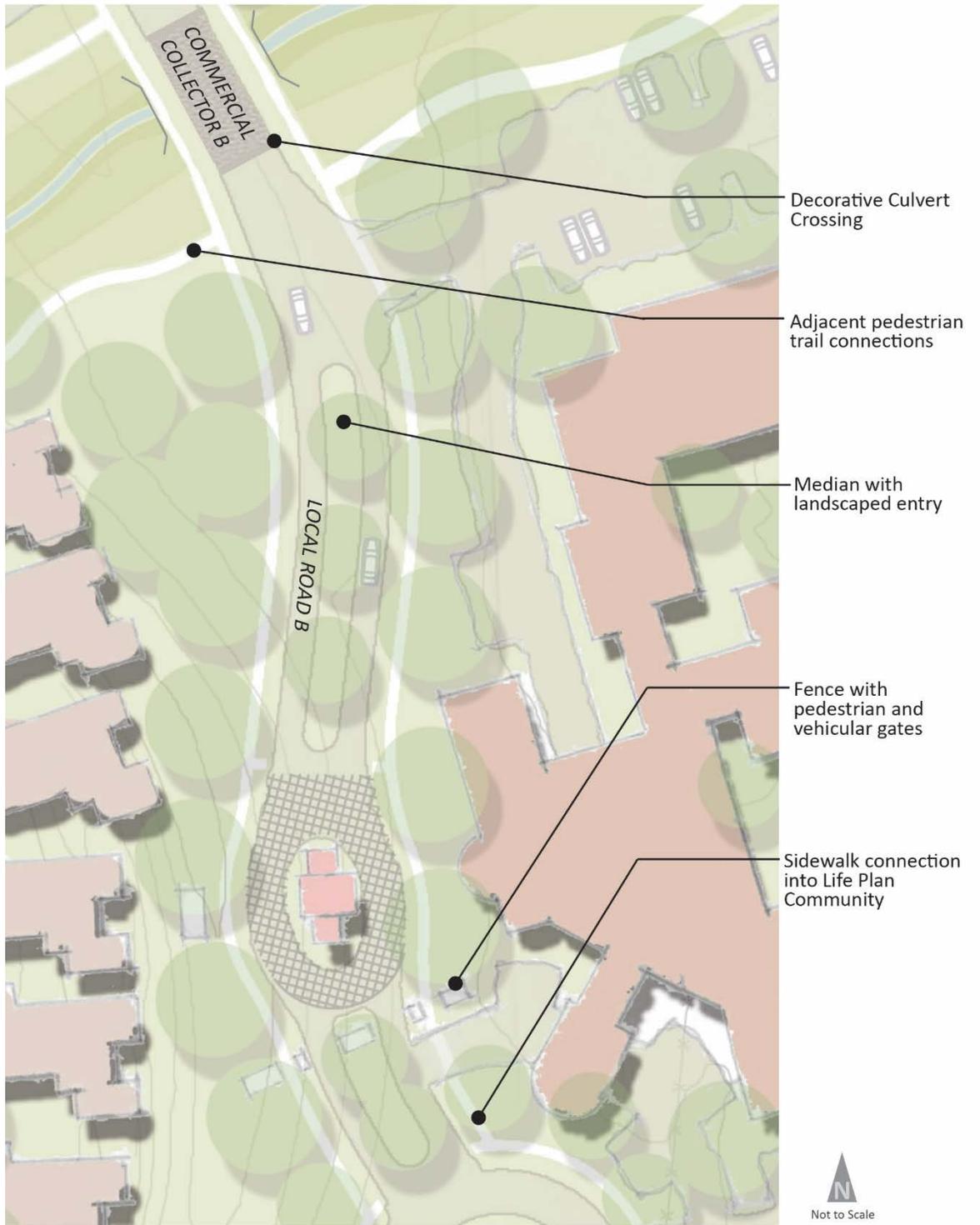


Figure 5-8 Local Road "B" Transition to Commercial Collector "B"

FROOM RANCH SPECIFIC PLAN

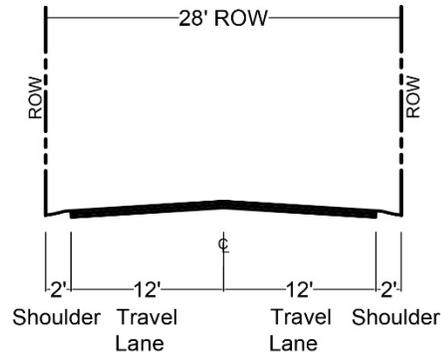


Figure 5-9 Local Road "C" (Private)

Program 5.3.9e: Local Road "C" shall provide 12-foot wide travel lanes (one in each direction) with 2-foot wide minimum shoulders for a minimum right-of-way of 28 feet.

5.3.4 ROUNDABOUTS

A roundabout is an intersection control device that aids in calming traffic and reducing pollution emissions by limiting traffic delays. These circular intersections are designed to channel vehicles in a counter-clockwise direction through an intersection without the use of traffic signals or stop signs. Traffic speeds are typically reduced to 20 mph or 15 mph or less without compromising safety or efficiency.

A roundabout is proposed at the intersection of Commercial Collector "A" and Commercial Collector "B" in the Specific Plan area as identified on Figure 5-1 and illustrated on Figure 5-10. The roundabout roadway radius width shall be 66' with one lane of travel and a central island.

Policy 5.3.10: The proposed roundabout shall include a central island with enhanced elements, such as landscaping, public art, and/or signage, and decorative paving that are consistent with safety requirements.

Policy 5.3.11: Sidewalks at the Commercial Collector roundabout should be designed so that pedestrians will be guided to cross at the designated crosswalks. A setback area with low shrubs and/or grasses planted between the curb and the sidewalk should be provided where feasible.

Policy 5.3.12: Bicycle lanes at the Commercial Collector roundabout shall be consistent with intersection treatment in accordance with Caltrans standards with the bicycle users having the option to share the road within the roundabout circle. Bicyclists that choose to cross the roadway within crosswalk locations shall be required to walk the bicycle when using the crosswalk.

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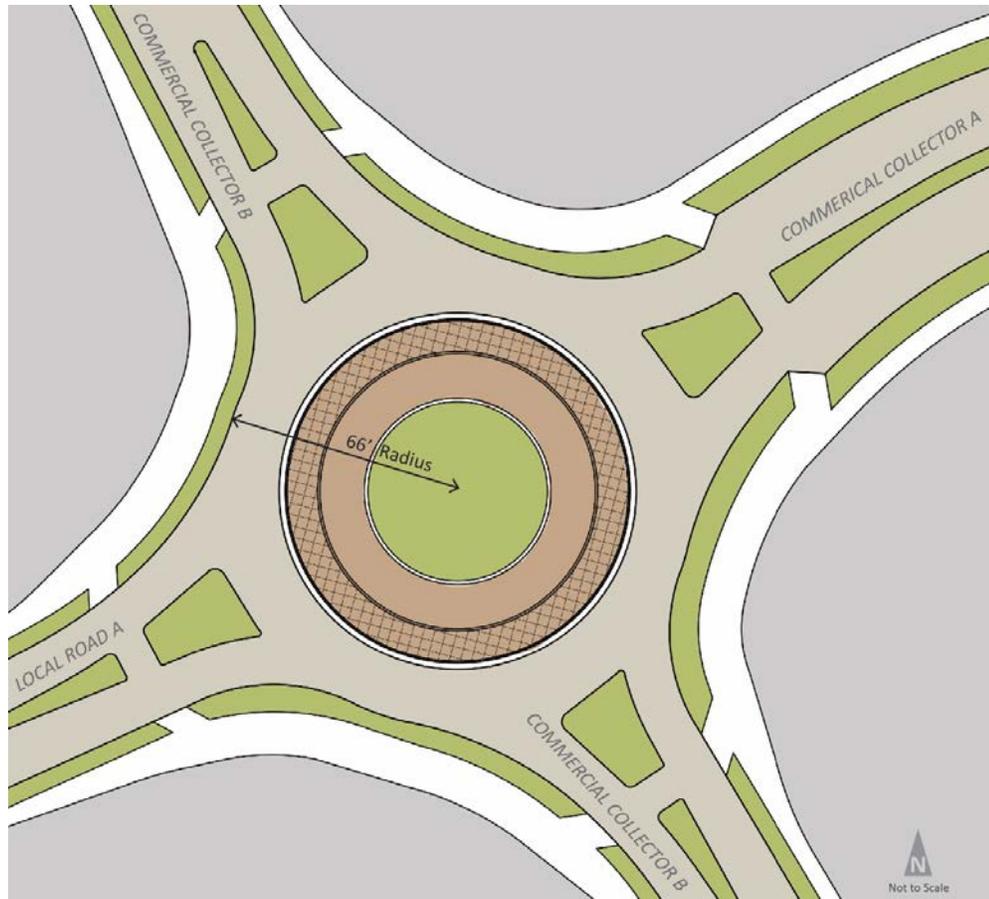


Figure 5-10 Roundabout at Commercial Collectors

5.3.5 SECONDARY ACCESS ROADS

Two secondary access roads are proposed within the Specific Plan area. One is proposed within the trailhead park area; and one is proposed as a secondary access road connection for the Life Plan Community (refer to Figure 5-1 for locations). A gate is proposed at the secondary access road connecting to the Mountainbrook Church. The gate will be equipped with a Knox-Box for emergency vehicle access, and a pedestrian gate with a key pad for the Life Plan Community residents.

Secondary access roads shall be 20-foot wide with 2-foot shoulders, and constructed of an all-weather surface and built to approval of the Fire Department (see Figure 5-11). The access thought the trailhead park will appear as a paved driveway and access to parking from Local Road "A". Beyond the end of the cul-de-sac at the end of the park parking field, the access road is proposed to be decorative and appear to be a pedestrian area, paved with colored and scored concrete, or drivable pavers. Removable bollards will be utilized to restrict vehicular access into the park. Figure 3-9, the Trailhead Park Plan, shows details of the roadway design.

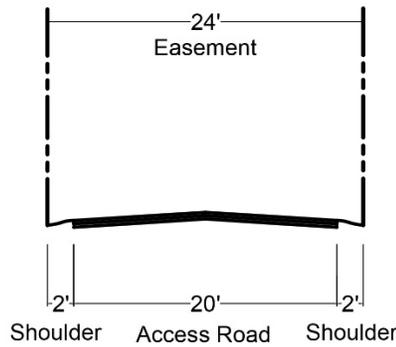


Figure 5-11 Secondary Access Road

5.4 BICYCLE NETWORK

Consistent with the goal of promoting alternative modes of transportation, this Specific Plan includes bicycle circulation routes adjacent to and within the Specific Plan area. Class II bike facilities are present along Los Osos Valley Road, and will be provided on Commercial Collector “A”. A Class III bike route is proposed along the Local Road “A” and a portion of Commercial Collector “B”, and will connect the bike lanes to the public park and residential areas. The conceptual bike facility network is shown on Figure 5-12.

The following section includes policies and programs guiding the development of planned bike facilities.

- Policy 5.4.1: Construction of bicycle lanes and bike routes through various portions of the Specific Plan area will be concurrent with phasing of development construction.*
- Policy 5.4.2: Class II bicycle lanes exist along Los Osos Valley Road and Class II buffered bicycle lanes will be provided on Commercial Collector “A”, consistent with development standards in the City Bicycle Transportation Plan.*
- Policy 5.4.3: Class III Bike Facilities will be provided to designate a preferred route for bicycles connecting with Class II bike lanes, and are proposed to be a shared use with vehicular traffic on the roadway. The Class III routes will be linked to the public park and residential areas, and connects with multiple unimproved bike trails located outside the boundary of the Specific Plan area.*
- Policy 5.4.4: Bike racks shall be provided at the commercial areas and trailhead park within the Specific Plan.*

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LEGEND

	Pedestrian Sidewalks		Class II Bike Lanes
	Public Pedestrian Trails		Class III Bike Route
	Private Pedestrian Trails		Existing Class II Bike Lanes
	Potential Rest Area		Existing Pedestrian Sidewalks
	Proposed Transit Stop		Existing Adjacent Trails
	Existing Transit Stop		Proposed Pedestrian Gates

Figure 5-12 Pedestrian, Bicycle, and Transit Network

5.5 PEDESTRIAN NETWORK

5.5.1 SIDEWALKS

As shown on Figure 5-12, sidewalks are proposed to be located along the portion of Los Osos Valley Road Widening, Commercial Collectors, and Local Roads “A” and “B”. These proposed sidewalks facilitate safer passage between residential neighborhoods to commercial destinations and recreational areas.

Policy 5.5.1: Pedestrian comfort shall be enhanced through the provision of amenities such as street furnishings, lighting, enhanced paving materials, bulb-outs at intersections, and landscape parkways that separate the sidewalk from the street where practical.

5.5.2 PUBLIC TRAILS

Consistent with Overall Specific Plan Goal #9 that encourages walking and connectivity within the Plan area, a pedestrian trail system will be accessible to the public and Specific Plan area residents. The proposed trail system within the Specific Plan will connect to existing offsite trails to offer extended recreational opportunities.

Froom Creek Trail

The Froom Creek trail is envisioned as a six-foot wide, paved pedestrian trail, that extends from the northwestern Plan area boundary to an area near the southeastern boundary just prior to significant elevation changes to the west (see Figure 5-12). This trail allows the public to enjoy the natural Froom Creek environment with minimal road crossings. The southeastern terminus of the trail would allow for wetland viewing, but would not encroach through this area to avoid wetland impacts, and provide for long-term habitat protection.

Visitors and residents will be able to access the trail from a variety of entry points. The proposed trail alignment has the unique opportunity to link with existing destinations surrounding the Plan area. Specifically, trail linkages are proposed to connect with the existing Irish Hills trail network and to Irish Hills Plaza. Trail amenities may include benches, signage, trash cans, landscaping, and dog waste stations. Appropriate signage will be added at key locations to properly direct hikers to public trails and avoid confusion with entry points to the privately secured Life Plan Community (see Figure 5-12).

Trailhead Park Trail

The secondary access road on the north side of the development within the Trailhead Park is envisioned to be dual use and provide for pedestrian access and use. Within the trailhead park area there would be additional six-foot wide minimum connecting trails.

Trail Policies & Programs:

Policy 5.5.1: A public trail system consistent with Figure 5.12 shall be implemented within the Specific Plan Area.

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Program 5.5.1a.: Trail locations shall take into consideration access opportunities, topographic features, creek setbacks, and other environmental features. Designated trails shall be in areas where they will have the least amount of impact on environmental resources to the extent practical.

Program 5.5.1b.: Public access to open space shall be limited to the trails identified in this Specific Plan.

5.5.3 PRIVATE TRAILS

The Life Plan Community includes a system of private trails for the use of its residents and visitors as shown in Figure 5.12. The trails would be privately maintained and promote healthy lifestyles for residents. In addition, there will be controlled access linkages to trails beyond the Life Plan Community, which would be provided by coded gates in fencing. These include: the secondary access road at the Mountainbrook Church; the project's public trail system; and the City open space property beyond the development. See additional discussion in Section 3.4.3 and a fencing guideline in Section 4.4.4.

5.6 TRANSIT NETWORK

Public transit service to the Specific Plan area is provided by SLO Transit via routes 5a and 4b. Route 4B stops at Irish Hills Plaza every 30 minutes until noon. Route 5A currently stops at Irish Hills Plaza once an hour. This stop is within a five-minute to ten-minute walk from most the Specific Plan area.

Policy 5.6.1: Provide and/ or enhance existing bus stop(s) within or adjacent to the Specific Plan Area for inclusion on existing City bus routes or future bus routes.

Program 5.6.1: Final location of bus stops, bus routes, and potential bus pullout areas will be determined in conjunction with SLO Transit at the time of development approvals. Figure 5-12 shows existing and proposed transit stop locations.

5.7 STREETSCAPE BEAUTIFICATION GUIDELINES

Streetscapes refer to public roads, entryways, public trails adjacent to public roads, and landscaped areas near streets. It is the character of the streets that ultimately sets the framework for a cohesive neighborhood character.

The following streetscape design guidelines apply to all roadway development within the Froom Ranch Specific Plan Area. All other applicable area wide design guidelines should be incorporated where appropriate.

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5.7.1 STREETScape DESIGN

- a) Streets should conform to the natural topography of hills and where feasible should be curvilinear in nature.
- b) Streetscapes within the Specific Plan area should include landscaped parkways wherever practical, and utilize a consistent and unified planting palette.
- c) Streetscapes should provide gateway enhancements at project and neighborhood entries to facilitate a sense of arrival.
- d) Hardscape materials such as cobble, stamped concrete, bricks, pavers, or decomposed granite paving should be utilized in medians where maintenance access is needed or where median width is less than eighteen inches.

5.7.2 GATEWAY AND ENTRY DESIGN

- a) A hierarchy of gateways should be provided throughout the project to accentuate entries and welcome visitors and residents (refer to Figure 5-1 for locations). Where practical gateway features should be placed on both sides of the roadway or driveway.
 - Primary Gateways should be provided at the project entry where accessed from Los Osos Valley Road.
 - Secondary Gateways should be provided at all neighborhood entries.
- b) Easily identifiable and aesthetically pleasing entrances designed to complement the style of the Specific Plan area should be provided.
- c) Entries should utilize high-quality materials and fixtures that reflect the Specific Plan area's architectural character.
- d) A combination of the following accent features should be incorporated into Primary Gateway entries where practical:
 - Landscaped medians
 - Primary gateway signage
 - Decorative walls
 - Enhanced paving (colored and textured)
 - Ornamental landscaping
 - Lighting
- e) A combination of the following accent features should be incorporated into Secondary Gateway entries where practical:
 - Secondary gateway signage
 - Decorative walls or rail fencing
 - Enhanced paving (colored and textured)
 - Ornamental landscaping
 - Lighting

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5.7.3 STREETScape ACCENT PAVING DESIGN

- a) Entry paving at gateways and roundabouts should be unified and consistent in color, texture, and materials throughout the Specific Plan Area.
- b) Crosswalk areas should be accented with decorative pavers or similar material that contrast in color from the adjacent roadways and sidewalks.

5.7.4 STREETScape LANDSCAPE DESIGN

- a) Streetscape landscaping should present a unifying design that enhances the built environment.
- b) Medians and parkways should be landscaped with trees, shrubs, and hardy groundcover. A variety of plant heights and species should be provided to avoid a continuous shrub wall.
- c) Cobbles, boulders, and rock mulch is encouraged in parkways and medians.
- d) Parkway should include shrubs and groundcover, and turf is not permitted.
- e) Parkway and medians should utilize low maintenance, long-lived, and durable plantings. The use of perennials should be minimized, and are suggested at key focal points and gateways only.
- f) Street and parkway trees shall be provided to form the canopy, provide shade, introduce seasonal color, and define the street edge.
- g) Flowering trees should be used in areas such as project entries, intersections, pedestrian crossings, and other focal points that deserve visual emphasis.

5.7.5 BIOSWALE DESIGN

- a) Bioswales bottoms should be planted with grasses, and shrubs and groundcovers located along banks and perimeters.
- b) Plants located within bioswale areas should be able to thrive during periods of inundation and flooding.
- c) Bioswales grasses should not be cut except as required to maintain the health and effectiveness of these areas or for fire suppression.
- d) Trees should not be in areas that may obstruct bioswale flow.



INFRASTRUCTURE
& PUBLIC UTILITIES

CHAPTER 6: INFRASTRUCTURE & PUBLIC UTILITIES

6.1 INTRODUCTION

This Chapter outlines the major backbone infrastructure and utilities required to support development of the Froom Ranch Specific Plan area. Public utilities include a potable and recycled water system, a wastewater system, stormwater facilities and utilities such as natural gas, electrical, telephone, and cable service. Additionally, developers in the Specific Plan Area will pay City established water and wastewater development impact fees. On-site infrastructure will be the responsibility of the developer. Specific approvals (e.g. building permits) can be issued only when adequate wastewater, water supply, and stormwater facilities and supplies are available for the proposed development.

6.2 WATER

Potable water for the Specific Plan Area will be supplied from the existing City infrastructure. Table 6-1 on the following page describes the water use factors and demand calculations for the anticipated land uses in the project, including private landscaping for the Madonna Froom Ranch R-3 housing and the Life Plan Community independent living units. The demand is estimated at 208 acre-feet per year (AFY). An estimated 58 acre-feet of recycled water would be used for landscaping in the R-4 residential developments, commercial component, Neighborhood Park, and the Life Plan Community common area. Recycled water demand is detailed in Table 6-2 on Page 6-4.

The City has reviewed water demands for the Specific Plan Area and has determined that there is an adequate and reliable water supply for complete buildout of the Specific Plan Area. New development will incorporate water conservation features such as low-flow faucets and showerheads, drought-tolerant landscaping, and drip irrigation systems.

The water system is proposed to be comprised of 8" public water main lines to provide fire suppression to the development areas outside of the Life Plan Community and will be routed in the public roads. The fire suppression system within the Life Plan Community will be private and include an 8" main line routed throughout the community from the public main in Los Osos Valley Road via public collector roads to the main private entry street to the development. The private main line system is proposed to be protected at each connection to the public system with a double detector check assembly.

Domestic service for the development sites outside of the Life Plan Community are proposed to utilize City standard water services and meters. The Life Plan Community is proposed to include a 6" water meter at the point of connection to the public main with a system of 6" water main lines for distribution within the community. Service connections to the various facilities and residential units will connect to the 6" domestic main line. Waterlines are proposed to be routed within streets or easements. Fire hydrants will be located adjacent to travel ways and spacing will be no greater than 500 feet.

FROOM RANCH SPECIFIC PLAN

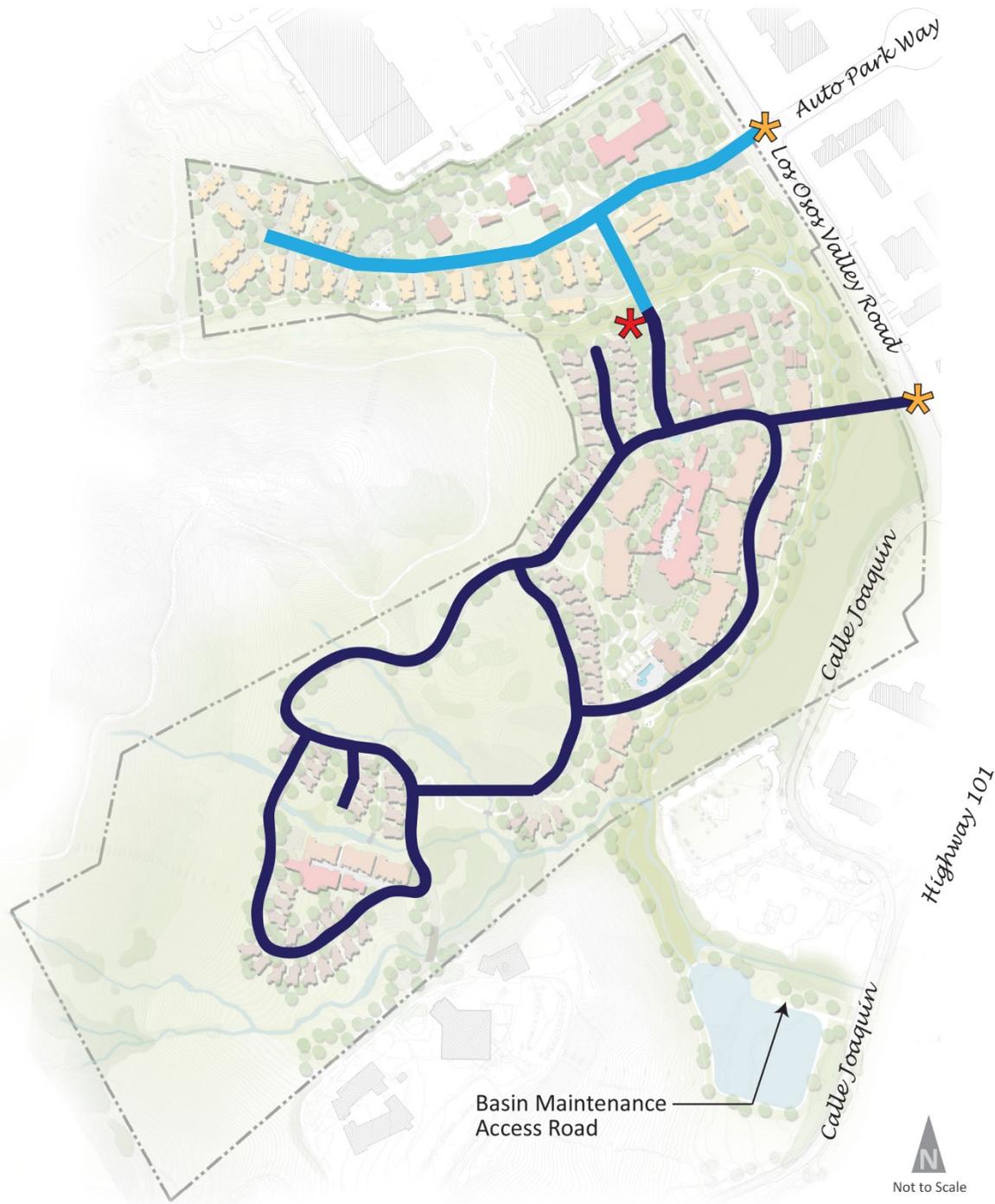
Table 6-1 Project Water Use

Land Use Category	Number of Units or Square Feet	Water Use Factor (ac ft/yr) ¹	Potable Water Demand (ac ft/yr) ²
Madonna Froom Ranch			
R-3 Housing	130 dwellings	0.3/unit	39.0
R-4 Apartments	44 apartments	0.18/unit	4.8
Commercial - Retail	30,000 square feet	0.06/1,000 sf	1.3
Hotel with restaurant	120 rooms	0.43/1,000 sf	36.1
Subtotal			81.2
Life Plan Community			
Independent Living	366 dwellings	0.3/unit	109.8
Assisted Living Units	40 apartments	0.1/unit	2.4
Memory Care and Skilled Nursing (beds)	51 occupants	0.08/unit	2.4
Commercial - mixed use	51,500 square feet	0.06/1,000 sf	2.2
Maintenance Office	5,300 square feet	0.032/1,000 sf	0.1
Restaurants	8,000 square feet	1.32/1,000 sf	7.4
Fitness Facility with pool	13,000 square feet	0.26/1,000 sf	2.4
Subtotal			126.7
Project Total			207.9

¹ Water Use factors: City of San Luis Obispo, September 1999; factors include both interior and outdoor landscaping needs.

² Potable water demand for Froom R-3 housing & Life Plan Community independent units includes both interior and landscaping water needs. Other uses will rely on recycled water for landscaping; various uses have different percentage factors used for determining recycled water needs.

FROOM RANCH SPECIFIC PLAN



LEGEND

- | | |
|--|---|
|  6" Public Domestic Water Main |  6" Private Water Meter |
|  6" Private Domestic Water Main |  Connection to Existing Infrastructure |

Figure 6-1 Water Supply Plan

FROOM RANCH SPECIFIC PLAN

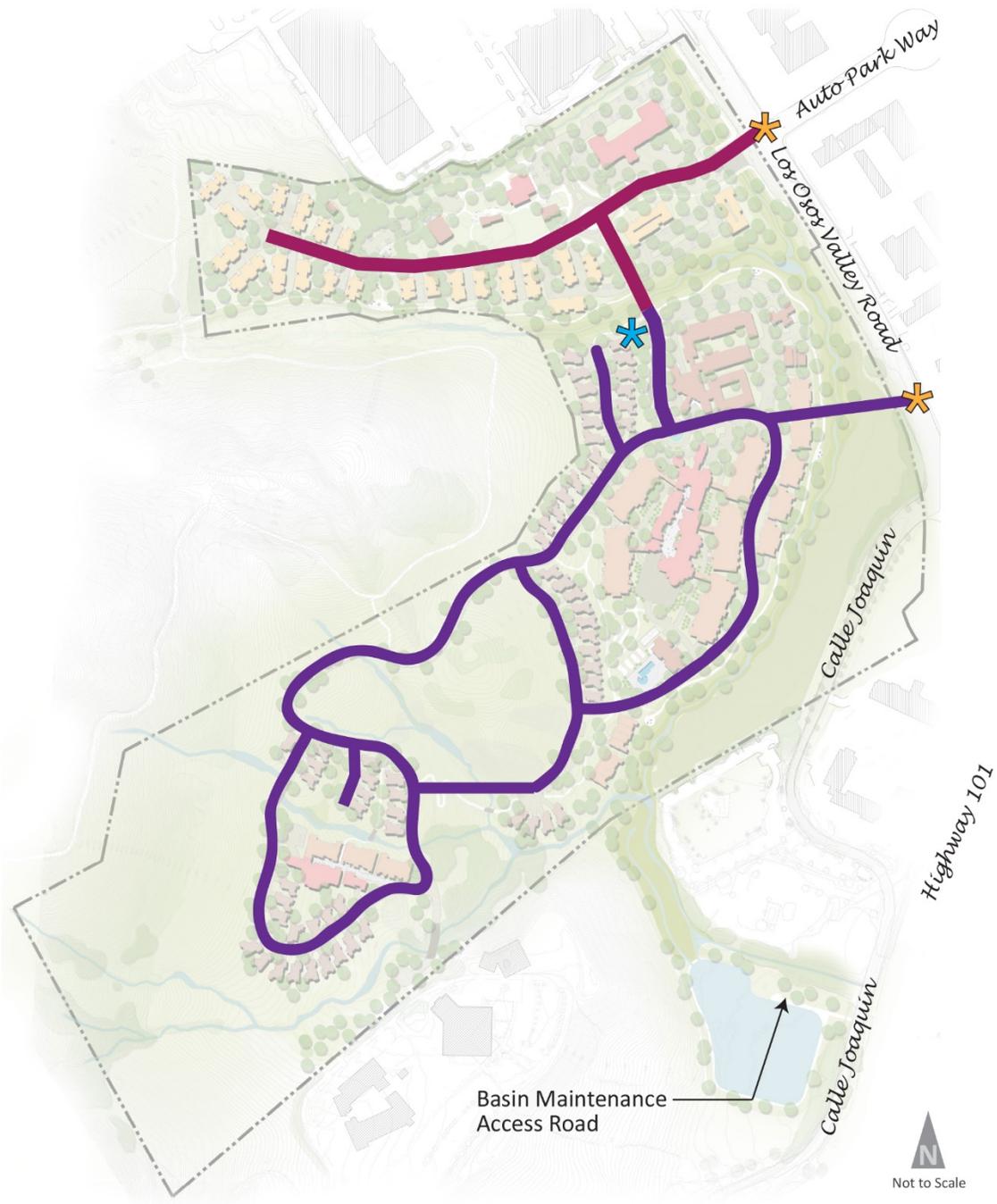
6.3 RECYCLED WATER

Non-potable water for public landscaping will be provided through the City's water reuse project. Point of connection to the City's water reuse system and location of the reclaimed water main are shown in Figure 6.2. New development will also utilize a dual-water system to allow use of City recycled water for public landscaping in parks, landscaped buffers, the commercial mixed-use area, and common outdoor areas in multifamily residential projects. Commercial mixed-use and multifamily development projects will include reclaimed water irrigation systems in their landscaping plans. Any irrigation needed to establish or maintain vegetation in the stormwater detention and riparian enhancement areas will be required to use recycled water.

Table 6-2 Project Recycled Water Use

Land Use Category	Number of Units or Square Feet	Recycled Water Demand (ac ft/yr)
Madonna Froom Ranch		
R-4 Apartments	44 apartments	1.0
Commercial - Retail	30,000 square feet	0.7
Hotel with restaurant	120 rooms	1.2
Basin Planting	2.8 acres	7.5
Parks, Trails, Parkways & Open Space (including creek planting)	11.3 acres	25.7
Subtotal		36.1
Life Plan Community		
Common Area landscaping	15.6 acres	22.0
Subtotal		22.0
Project Total		58.1

FROOM RANCH SPECIFIC PLAN



LEGEND

- | | | | |
|---|--------------------------------|---|---------------------------------------|
|  | 6" Public Recycled Water Main |  | 6" Private Recycled Water Meter |
|  | 6" Private Recycled Water Main |  | Connection to Existing Infrastructure |

Figure 6-2 Recycled Water Supply Plan

FROOM RANCH SPECIFIC PLAN

6.4 WASTEWATER

Wastewater generated within the Specific Plan Area will be conveyed to existing City connections along Los Osos Valley Road. See Figure 6.3 for proposed sewer service lines in the Specific Plan Area. Buildout of the development would generate an estimated 113 acre-feet of wastewater per year based on average flow rates (see Table 6-2). A calculation was also included for potential peak water flows; that number was 283 acre-feet based on a City provided peaking factor of 2.5.

Table 6-3 Project Wastewater Generation

Land Use Category	Number of Units or Square Feet	Wastewater Generation (GPD) ³	Factor	Annual Demand (ac ft/yr) ⁴
Madonna Froom Ranch				
R-3 Housing	130 dwellings	150/unit		21.8
R-4 Apartments	44 apartments	105/unit		5.2
Commercial - Retail	30,000 square feet	60/1,000 sf		2.0
Hotel with restaurant	120 rooms	70/1,000 sf		9.4
Public Park Restroom	1 unit	400/unit		0.4
Subtotal				38.9
Life Plan Community				
Independent Living	366 dwellings	150/unit		61.5
Assisted Living Units	40 apartments	105/unit		4.7
Memory Care and Skilled Nursing (beds)	51 occupants	70/unit		4.0
Commercial - mixed use	51,500 square feet	54/1,000 sf		3.1
Maintenance Office	5,300 square feet	54/1,000 sf		0.3
Restaurants	8,000 square feet	60/1,000 sf		0.5
Subtotal				74.2
Project Wastewater Average Flow Total				113.0
Project Wastewater Peak Flow Total⁵				282.5

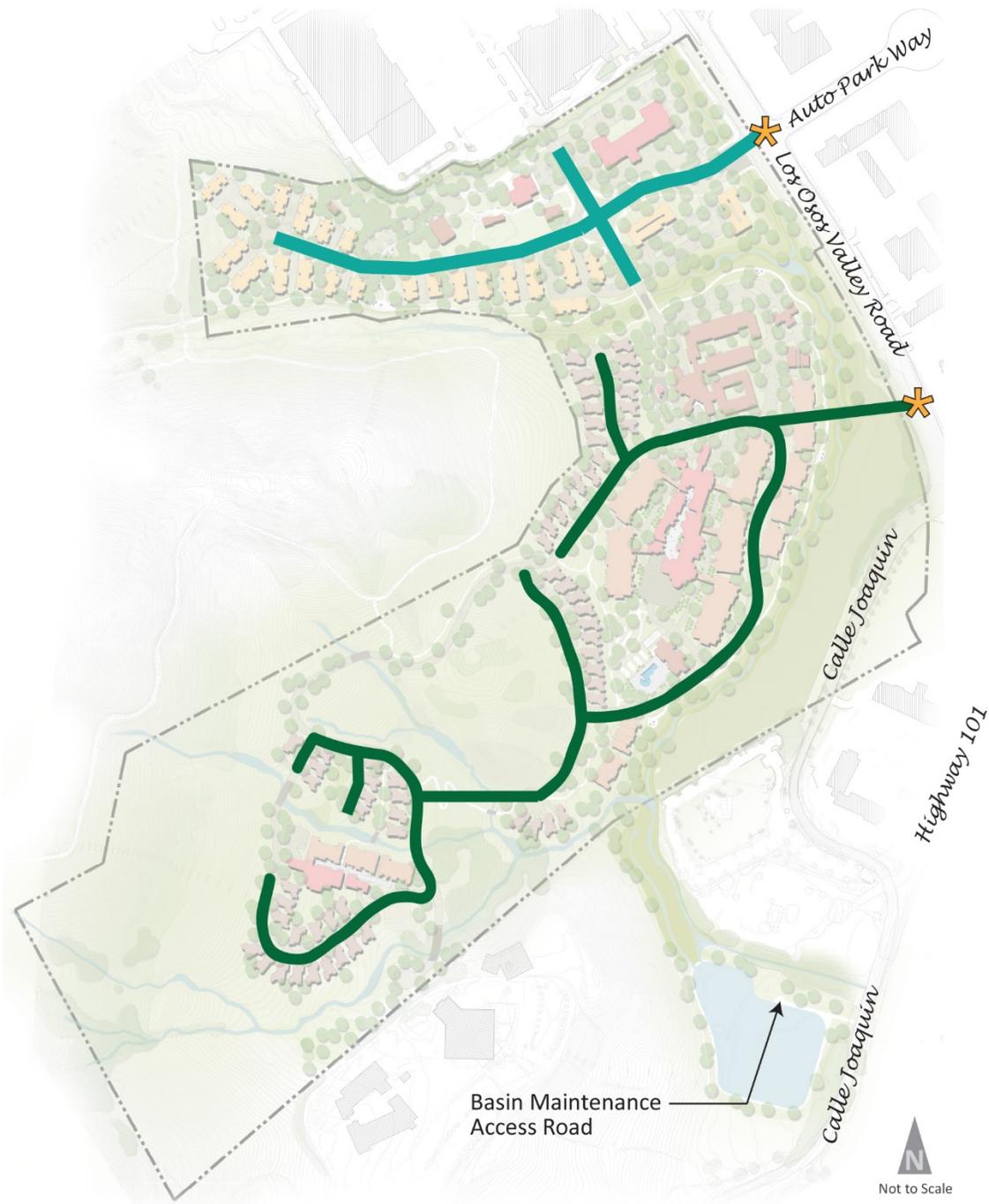
The City's recent wastewater treatment plant expansion has enough capacity to serve development needs anticipated through General Plan build-out. The cost of providing the additional capacity is incorporated into the City's Wastewater Impact Fee structure.

³ Wastewater flow rates are in gallons per day (GPD) and are based on City of San Luis Obispo, Infrastructure Renewal Strategy (Dec. 2015).

⁴ Gallons per day were converted to acre feet per year (ac ft/yr).

⁵ Peaking Factor of 2.5 provided by City of San Luis Obispo, Utilities Dept. 04/13/17.

FROOM RANCH SPECIFIC PLAN



LEGEND

-  8" Public Sanitary Sewer Main
-  8" Private Sanitary Sewer Main
-  Connection to Existing Infrastructure

Figure 6-3 Wastewater Plan

FROOM RANCH SPECIFIC PLAN

6.5 DRAINAGE & STORM WATER FACILITIES

6.5.1 EXISTING CONDITIONS

The Froom Ranch Planning Area is located within the watershed of Froom Creek, which is a relatively small watershed that originates in the Irish Hills. Froom Creek flows across the site in a north to south trajectory ultimately passing through two box culverts beneath Calle Joaquin and US 101 before its confluence with San Luis Obispo Creek. There are three small ephemeral tributaries to Froom Creek in the southwestern portion of the site. In addition, there is a manmade drainage ditch that parallels Los Osos Valley Road (LOVR).

An approximately 3.2-acre detention basin currently exists in the southeastern grassland area of the site to receive runoff from the adjacent Irish Hills Plaza development fronting LOVR. It consists of a de-siltation forebay, a main basin and spillway, and was sized to contain runoff from the Irish Hills Plaza. This basin releases water to the LOVR drainage ditch by a storm drain and swale. During large storm events, the main basin discharges runoff into the wet meadow area along Calle Joaquin via a concrete spillway. Otherwise, water leaves the basin through evaporation and percolation into the ground.

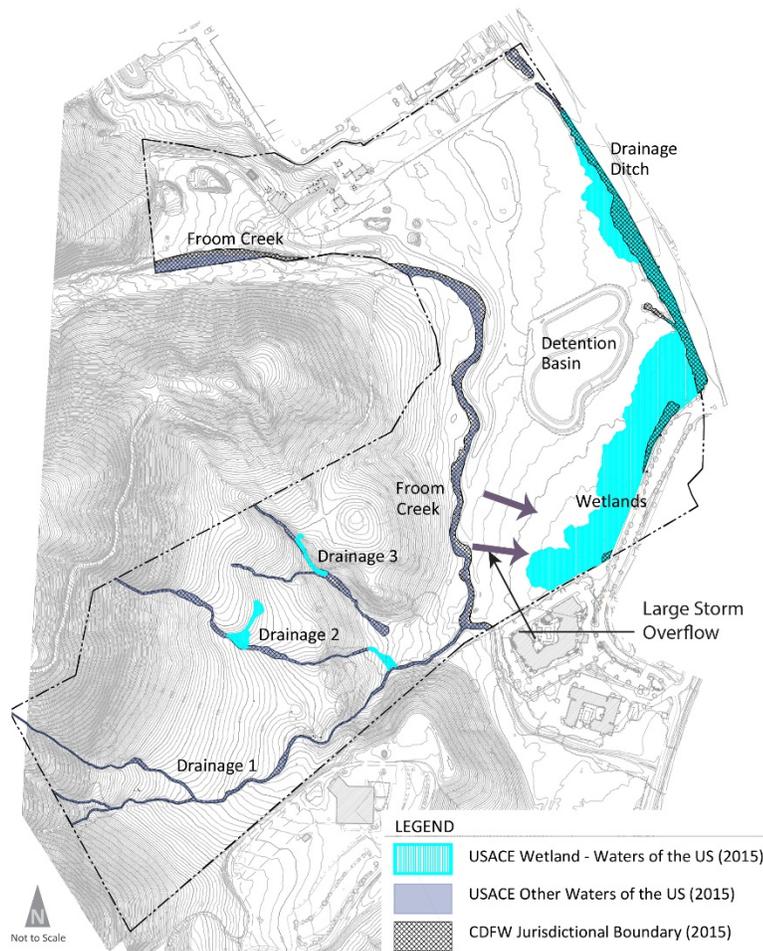
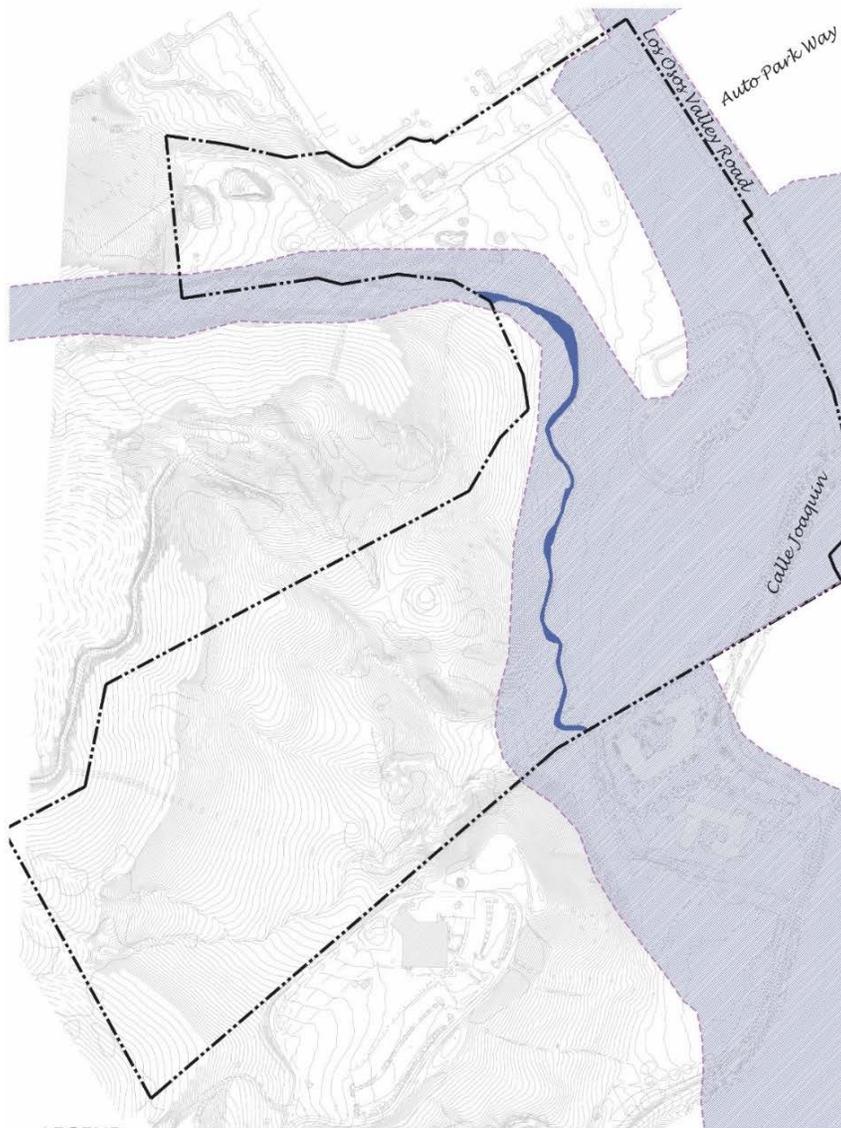


Figure 6-4 Existing Drainage Conditions

FROOM RANCH SPECIFIC PLAN

The existing Froom Creek channel does not have adequate capacity to convey 100-year storm events to the Highway 101 culverts. Froom Creek overtops the existing banks and flows in a sheet flow manner towards LOVR and Calle Joaquin. The resulting condition is that the low-lying area between LOVR and the Irish Hills is designated as a Federal Emergency Management Agency (FEMA) flood plain, Zone A, no base flood elevation established (FEMA Map Panel No. 06079C1331G).



LEGEND

-  Existing Flood Zone A
-  Existing Froom Creek



NOTE:
Existing flood plain boundary is based upon
FEMA Map Panels 06079C1330G and
06079C1331G, Dated 11/16/12.

Figure 6-5 Existing Flood Plain Boundary

FROOM RANCH SPECIFIC PLAN

6.5.2 FROOM CREEK PROPOSAL

With development, the proposal is to restore Froom Creek to a more historic drainage pattern where it will flow east across the site toward LOVR before it curves to parallel the Calle Joaquin corridor on the border of the site's jurisdictional wetlands. The creek channel will be sized to handle up to a 100-year storm event with one foot of freeboard. The creek corridor is proposed to be developed in a manner consistent with the City of San Luis Obispo Waterways Management Plan.

The San Luis Obispo Waterways Management Plan (WMP) sets forth criteria for drainage design for the Specific Plan areas tributary to San Luis Obispo Creek. The WMP indicates that storm water detention should be used in areas where there are downstream capacity limitations, which has been an issue in this area of the City.

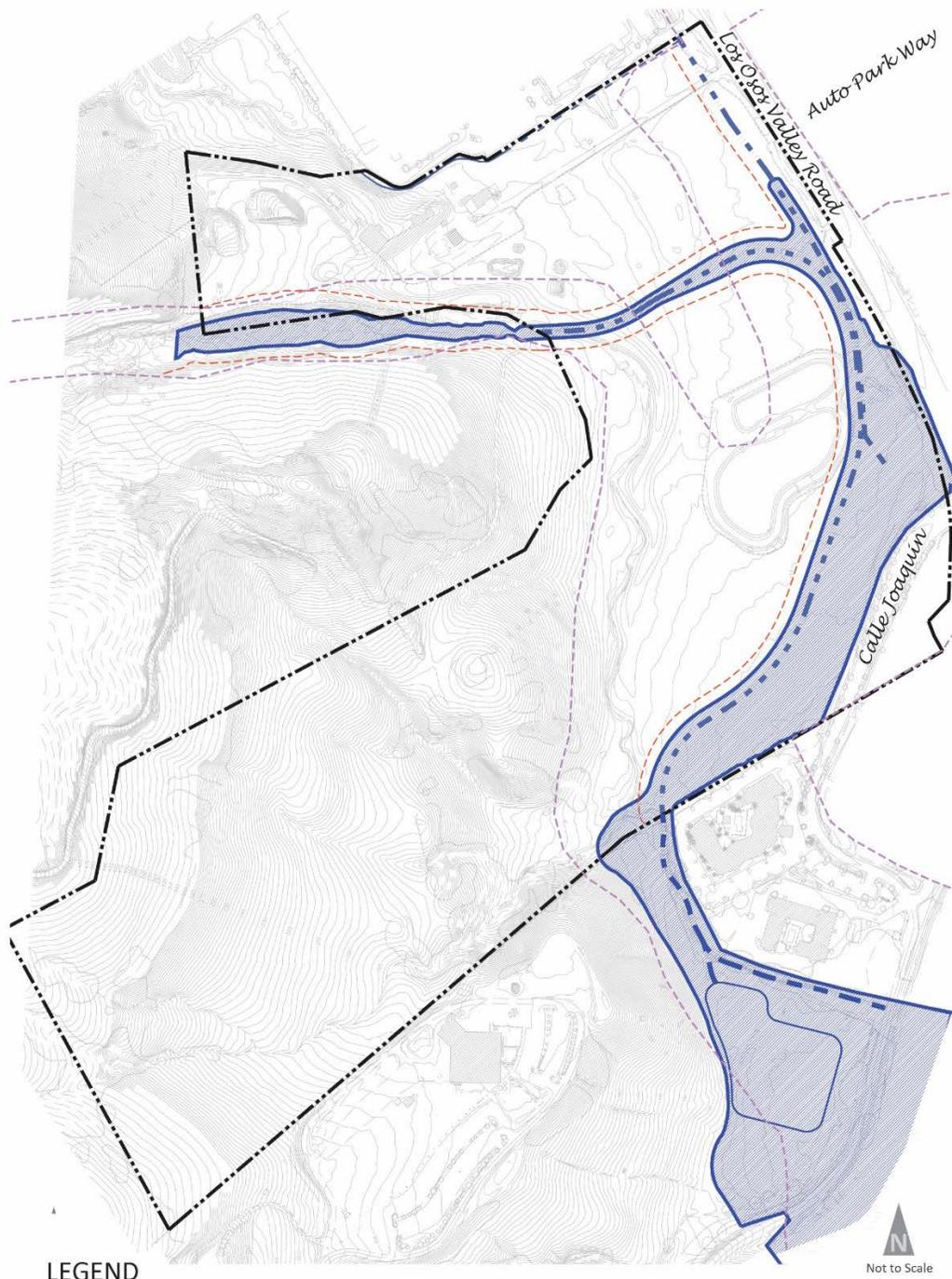
The drainage plan proposed for the Froom Ranch Area complies with the WMP. The restored Froom Creek corridor conveys flows from the project and the offsite upper reaches of the existing creek to the southeast corner of the property to connect to the existing creek bed that ultimately leads to a double box culvert going under Highway 101. Implementation of the Specific Plan drainage program will remove the site development areas from the FEMA flood plain. The project proposes to formalize the removal of the project development area from the FEMA flood plain through the Conditional Letter of Map Revision (CLOMR)/Letter of Map Revision (LOMR) process.

The proposed Froom Creek corridor includes a low flow channel throughout the reach of the channel and a large overbank area to convey larger flows. The low flow channel will provide a meandering conveyance designed to control fish migration patterns through stepped pools and terraces throughout the reach. At the jurisdictional wetlands, adjacent to Calle Joaquin, the overbank area is proposed to be flattened allowing storms larger than a two-year event to migrate into the existing wetland.

100-year storm event flows are proposed to be contained below the top of Calle Joaquin and conveyed to the southeast corner of the property where it will connect to the offsite corridor that conveys flows under Highway 101. The existing reach between Highway 101 and the southeast corner of the restored creek corridor will be modified to act as the low flow corridor for the creek and a new overbank area will be added to convey larger flows to a large offsite storage basin located on the neighboring property.

Development areas within the project are required to provide point source water quality treatment of storm water prior to discharge into the creek corridor. Runoff entering the property from the Irish Hills Plaza will be conveyed in a vegetated ditch parallel to LOVR and parallel to the westerly boundary of the project for the purposes of treating runoff prior to discharging into the Froom Creek corridor. The westerly property line ditch also includes a biofiltration component to capture and treat runoff from the existing Home Depot project that discharges to the Froom Ranch property.

FROOM RANCH SPECIFIC PLAN



LEGEND

	Existing Flood Zone A		Proposed Creek & Drainage Setbacks
	Proposed Flood Zone A		Proposed Creek & Drainage Centerline

NOTE:
Final project flood plain boundary is
subject to results of final technical studies.

Figure 6-6 Conceptual Post Development Project Flood Plain Boundary

FROOM RANCH SPECIFIC PLAN

6.5.3 FROOM CREEK GEOMORPHOLOGY

The restored Froom Creek corridor is proposed to consider geomorphic processes in its design features. The creek design proposes to manage velocities through varying corridor widths, gradient controls, varying the bank slopes to promote root zones along the creek banks and includes boulder placement and plantings that promote a healthy riparian environment and reduce erosion. Sediment transport is anticipated to be managed using ponds, a sinuous low flow channel and through use of boulder entrapment areas. During mass grading activities, erosion control, sediment barriers and temporary sediment basins will be constructed to minimize potential for construction site impacts to the creek corridor.

6.5.4 OFF-SITE DETENTION BASIN

A component of the proposed development plan is to remove the existing Irish Hills Plaza detention basin on the Froom Ranch property and replace it with a new off-site basin. The existing basin is not located within existing jurisdictional wetlands and is not subject to environmental permitting for removal.

The proposed basin will be adequate to meet storage volume of runoff consistent with the Regional Water Quality Control Board (RWQCB) requirements for the developed project as well as storage volume to accommodate the Irish Hills Plaza. The off-site basin is anticipated to assist in metering flows to the box culverts and enhance the box culvert functionality while providing larger area and volume within the existing flood plain. The off-site basin is proposed to be placed in a drainage and maintenance easement and maintained by the project.

The offsite basin is located on property owned by the Meadowbrook Church adjacent to Calle Joaquin, south of the Specific Plan Area (see Figure 6-7, Drainage Plan, on Page 6-14). Access to the basin will be provided via an existing access road from Calle Joaquin. An access easement will be created to allow City and applicant maintenance of the access road and the basin as needed. A basin access ramp will be provided into the bottom of the basin and a walkable graded bench at the top of the basin embankment will be provided to allow access around the perimeter of the basin.

Applicant team members met with County Public Works staff to discuss the off-site detention basin located on the Mountainbrook Church property, which is under County jurisdiction. The City and County would do a joint review of the basin design, with the City taking the lead with the plan review process, and the County performing the final approval sign-off.

6.5.5 STORM WATER STRATEGY

Storm water runoff quality will be addressed for both Construction and Post-Construction phases of the Specific Plan area. Sediment control during construction will be important and a Stormwater Pollution Prevention Plan (SWPPP) will be prepared for each grading project over one acre in disturbance. Construction Phase impacts will be addressed by the implementation of Best Management Practices (BMPs) during construction, by the preparation and implementation of Stormwater Pollution Prevention Plans (SWPPPs) and through Storm Water Management Plans (SWMP).

FROOM RANCH SPECIFIC PLAN

Development within the Specific Plan Area will utilize BMPs for pre-and- post construction storm water management. The program for managing storm water runoff is comprised of three components. First, the Specific Plan backbone infrastructure and roadways will be developed including the restored Froom Creek corridor and implementation of the storage basin to comply with the volume requirements associated with the built environment of the Specific Plan Area. Second, point source water quality treatment components associated with roadways and mass grading of the backbone components will be implemented. Third, individual project based water quality treatment will be implemented with each individual development application.

Performance requirements for storage volumes are handled through the basin construction described above. Water quality treatment elements are proposed to treat runoff from roadways, other hardscape features and developed projects near or adjacent to the source of the constructed environment. Generally, water quality treatment components consist of vegetated swales, bioswales, pervious paving, rain gardens and other elements designed to promote biofiltration. Water quality and volume controls are proposed to follow RWQCB Resolution 2013-0032, Post – Construction Stormwater Management Requirements for Development Projects in the Central Coast.

BMP Strategies

- a) Site and landscape design should integrate sustainable practices to manage stormwater on-site to the maximum extent practical. These practices may include bioswales, rain gardens, and detention basins.
- b) Implementation of best management practices for water quality treatment is required for each development area prior to discharging to a storm drain system or into the Froom Creek corridor.
- c) Stormwater retention areas should be designed to be visually attractive and functional, and fencing should be avoided to the extent possible.
- d) Stormwater runoff should be diverted from impervious areas such as roofs and paths, to landscape areas and infiltration basins where water can seep into the ground.
- e) Site drainage may be designed to integrate a decentralized system that distributes stormwater across a project site to replenish groundwater supplies. In addition, various devices that filter water and infiltrate water into the ground should be considered.

FROOM RANCH SPECIFIC PLAN



LEGEND

	Proposed Direction of Surface Flow		Headwall and Arch-Culvert Crossing
	Linear Water Quality Treatment Area		Headwall and (4) 24" Storm Drains
	Water Quality Treatment Area		Headwall and Pipe Culverts
	Existing Storm Drain Outlet		

Figure 6-7 Drainage Plan

6.6 TELECOMMUNICATIONS

American Telephone and Telegraph Company (AT&T) currently provides telephone service to the Specific Plan Area via overhead lines located along Los Osos Valley Road. Cable television is provided by Charter Communications. These City-franchised private companies will extend their facilities into the Specific Plan Area as it develops. All new telecommunications lines within the Specific Plan Area will be placed underground. The expanding range of broadcast, including satellite, services will be available for the Specific Plan Area to the extent they are available throughout the San Luis Obispo area.

6.7 ENERGY

Pacific Gas & Electric (PG&E) and The Gas Company will provide electricity and natural gas distribution. PG&E electrical service is currently available to the Specific Plan Area along Los Osos Valley Road. New service will be placed in the right-of-way of Commercial Collector streets, Local Roads and Private Roads. New electric lines will be placed underground.

Gas service lines currently exist along Los Osos Valley Road and adequate volumes are available to serve the proposed uses in the Specific Plan Area. There are no existing gas mains located within the Specific Plan Area. It is anticipated that a new gas main will be constructed in one of the Commercial Collector streets to serve new residential development.



PUBLIC
SERVICES

CHAPTER 7: PUBLIC SERVICES

7.1 INTRODUCTION

The Froom Ranch Specific Plan area and the surrounding area within the City limits are served by several public services including schools, fire and police protection, public transportation, solid waste disposal and recycling.

7.2 SCHOOLS

Public education in the City is provided by San Luis Coastal Unified School District (SLCUSD), which includes preschool, primary, secondary, and adult education. The Froom Ranch Specific Plan Area falls in the boundary area for C.L. Smith Elementary School, Laguna Middle School, and San Luis Obispo High School.

Given that much of the site is dedicated to the Life Plan Community which accommodates senior citizens, impacts to local schools is less than many new development projects. At full build-out, the project would have about 28 school-age children based on SLCUSD generation rates.

Table 7-1 Student Generation

Grade Level	Generation Rates	Multi-Family Units	Additional Students
K-6	0.116	130	15.08
7-8	0.032	130	4.16
9-12	0.066	130	8.58
Total (K-12)	0.214	130	27.82

Source: SLCUSD 2015b.

Published SLCUSD figures from 2014-2105 on percent capacity for Laguna Middle School (62%) and San Luis Obispo High School (70%) show that there is capacity for additional students. C.L. Smith Elementary is at 92% capacity; therefore, demand could be accommodated but may create a need to shift some programs to different spaces.

FROOM RANCH SPECIFIC PLAN

7.3 POLICE

Police services for the Froom Ranch Specific Plan Area will be provided by the City of San Luis Obispo and will be based out of the San Luis Police Department (SLOPD) offices located at 1042 Walnut Street in San Luis Obispo. The Department divides the City into 13 neighborhoods and assigns officers dedicated to assist with a variety of issues including public education, crime prevention, and neighborhood specific problems. Currently, two such officers are assigned to the neighborhood in which the Specific Plan area occurs. There are currently 1.27 police officers per 1,000 San Luis Obispo residents.

Existing SLOPD staff levels exceed the City's Safety Element standard of 30-percent available-sworn officer time for patrol response with levels at 32-34 percent. Current and projected police staff levels would be sufficient to serve development at Froom Ranch.

7.4 FIRE/EMERGENCY SERVICES

The San Luis Obispo City Fire Department (SLOFD) will provide fire protection services to the Specific Plan Area. Development will primarily be served by Fire Station No. 4 located at the intersection of Madonna Road and Los Osos Valley Road, approximately one half mile away from the Froom Ranch Specific Plan area. This station is staffed by a 3-person paramedic engine company. However, the Department deploys resources and personnel from up to four fire stations to maintain a response time goal of a four-minute travel time to 95% of all emergencies. The City's current levels of fire protection are sufficient to serve the Specific Plan area.

The San Luis Obispo Fire Department provides paramedic services from all four fire stations. In addition, San Luis Ambulance has two crew stations located within the City of San Luis Obispo. Ambulances respond to emergency, non-emergency, and Critical Care Transport calls. As a senior citizen community, it can be anticipated that residents of the Life Plan Community will generate calls for both paramedic and ambulance services. This will increase the call volume and have an incremental impact on fire services to the community. However, the proximity of Fire Station No. 4, as well as the provision of on-site skilled nursing and other medical staff at the Life Plan Community, will address the anticipated demand for services.

The City's Safety Element of the General Plan designates most the Froom Ranch area where urban development is proposed as a Low or Moderate Wildland Fire Hazard Area. The area along the base of Irish Hills open space is designated a Local Very High Fire Hazard Severity Zone.

Policy 7.4.1: Development will not occur in the Local Very High Fire Hazard Severity Zone (formerly Extreme Hazard Area). Any development in the moderate hazard area will comply with the City's Safety Element Wildland Fire Safety Policies, which require non-combustible exteriors and defensible space. The Safety Element defines defensible space as "accessible space free of highly combustible vegetation and materials." (Safety Element Policy 3.1).

FROOM RANCH SPECIFIC PLAN

Program 7.4.1a: Residential buildings shall include shelter in place design features such as fire resistive materials, fire sprinkler systems, Class-A non-combustible roofs, and dual pane or tempered glass windows.

Program 7.4.1b: All buildings determined to be located at the urban-wildland interface shall provide a fire-resistive landscape with a designated defensible space around all structures to the approval of the City's Fire Marshal.

Policy 7.4.2: Development of the Specific Plan area will conform to the most recent California Fire Code with City of San Luis Obispo Amendments (formerly Uniform Fire Code) and City fire protection standards.

Program 7.4.2a: Road widths and internal circulation, as well as the placement of fire hydrants, shall be designed with the guidance of the Fire Department. All primary internal access ways allow Fire Department access and maneuvering during emergencies and shall be designed as fire lanes with adequate width, vertical clearance, grades, and turning radius.

7.5 SOLID WASTE AND RECYCLING

The Life Plan Community will have a centralized trash compactor and will perform its own pick-up of trash and recycling from the independent living housing units, assisted units, and other ancillary facilities within the development. San Luis Garbage will collect materials at the centralized facility at least once a week, and more often if demand warrants it.

For the Madonna development located in the northern portion of the site, typical enclosures that provide areas for trash, recycling, and food waste materials will be required. Specific design of these facilities will be reviewed along with detailed project plans as site are developed out in the future.

Solid waste generated by new development will be delivered to Cold Canyon Landfill. Based on current disposal rates, this facility has a capacity to accept solid waste until at least the year 2040 (SLO LUCE EIR, Appendix D pg. 5-63). San Luis Garbage has reviewed conceptual plans and will provide solid waste, recycling, and green waste pick-up service to the Specific Plan area.



PUBLIC
FACILITIES
FINANCING

CHAPTER 8: PUBLIC FACILITIES FINANCING

8.1 INTRODUCTION

Chapter 8 analyzes the financing of public facilities associated with the land uses proposed in the Froom Ranch Specific Plan (“FRSP” or “Project”) and presents a “pay-as-you-go” financing strategy. The focus of the analysis is on infrastructure and related costs necessary to serve the Project directly, plus development impact fees that would be imposed on the Project for other City-wide capital improvements that the Project must contribute to. “Pay-as-you-go” refers to the fact that the phasing of public improvements has been designed to ensure that funds will be available to cover the cost of facilities when they are required. The facilities covered by this financing plan do not include in-tract improvements for subdivisions within the FRSP; it is expected that these costs will be privately funded by the FRSP developers.

In summary, Chapter 8 includes the following information:

- A description of public facilities required to serve future development in the FRSP area.
- An overview of the costs of required public facilities, including an allocation of the costs to the proposed future development.
- Identification of the total one-time burdens (impact fees) to be collected within the Project area to fund facilities on a pay-as-you-go basis.
- A summary of implementation measures that must be enacted by the City.

The phasing plan for public facilities described later in Section 8.4.2 of this chapter was developed to accomplish two key goals. First, to ensure that the public facilities needed to serve Froom Area development are constructed as soon as possible for the benefit of future Froom Area residents. And, second, to ensure that facilities are phased in as fees become available to pay for their construction, which will reduce financing costs and help lower the cost of constructing new housing in the Froom Area.

FROOM RANCH SPECIFIC PLAN

8.2 FACILITY NEEDS AND COST ESTIMATES

The Froom Ranch Area Specific Plan describes in detail the water, wastewater, storm drainage, roads, parks, and miscellaneous improvements proposed to meet the needs of the community. The City currently has a development impact fee program in place that will fund the water and wastewater improvements and some of the road improvements for the Project. For storm drainage, individual land owners may utilize individual onsite detention basins, which are considered in-tract improvements, or may participate in a combined detention basin with other owners. Owners requesting participation in a combined basin will enter into a separate cost-sharing agreement with the other participating owners. The remaining Project specific costs for roads, bridges, pedestrian paths, and parks and recreation that are not covered by existing development impact fees or other funding mechanisms are the focus of Chapter 8.

The total cost for the improvements required for the FRSP is estimated to be approximately \$?? million, as summarized in Table 8-1.

Table 8-1 Infrastructure Cost Estimate Summary

Improvement	Total Cost
Transportation	
Pedestrian Paths	
Parks & Recreation	
Parkland	
Total	

8.3 CITY FEES

Development impact fees are monetary exactions (as opposed to taxes or special assessments) that are charged by local agencies in conjunction with approval of a development project. The fees are paid by builders or developers, typically at the time a building permit is issued. Impact fees are included in an adopted City fee schedule and are levied to defray all or a portion of the costs of a public facility, improvement, or amenity that benefits the project.

Development in the FRSP is expected to participate in the existing City-wide development impact fee programs for transportation, water, and sewer facilities that are charged to all development projects. Additional Project-specific impact fees may be tied to FEIR mitigation measures for any potential project impacts to City-wide public facilities beyond those anticipated by the adopted development impact fees charged to all projects. The City-wide development impact fees for each land use category are shown in Table 8-2.

Table 8-2 City-Wide Impact Fees by Development Type

Development Type	Water Impact Fee	Wastewater Impact Fee	Transportation Impact Fee	Total
Multi-Family				
Commercial				

8.4 IMPLEMENTATION PLAN

The Froom Ranch Specific Plan identifies a program for significant residential growth, and more limited nonresidential growth, within the City of San Luis Obispo and will be subject to updates and revisions in future years as development applications are submitted and processed. This financing strategy for public improvements is based on assumptions of land use, facility demands, facility standards and design, and cost estimates.

As the City will adopt new ordinances and update existing ordinances on an ongoing basis, fees will be adjusted based on actual costs realized after construction bids have been received for public facilities.



IMPLEMENTATION
& ADMINISTRATION

CHAPTER 9: IMPLEMENTATION & ADMINISTRATION

9.1 SPECIFIC PLAN AUTHORITY AND ADOPTION

Specific plans must comply with California Government Code Sections §65450 through §65457. These provisions require that a Specific Plan be consistent with the adopted General Plan for the jurisdiction in which the specific plan area is located. In turn, all subsequent development proposals, such as tentative subdivision maps, site plans, improvement plans, and all public works projects, must be consistent with the adopted specific plan.

Pursuant to California Government Code Section §65453, a specific plan may be adopted by resolution or by ordinance. Past City practice has been to adopt a specific plan and certify the FEIR concurrently through a resolution. This practice is consistent with direction from State law where a plan adopted by resolution is primarily implemented by separately adopted ordinances and programs, which is the case with the Froom Ranch Specific Plan that mirrors existing zoning with minor adjustments to limited property development standards. In situations where the Froom Ranch Specific Plan conflicts with the requirements of the San Luis Obispo Municipal Code, the Froom Ranch Specific Plan provisions shall take precedence. Where the Froom Ranch Specific Plan is silent on a topic, the Municipal Code requirements remain in force.

9.2 ENVIRONMENTAL REVIEW

The Froom Ranch Specific Plan addresses land uses, densities, and types of development proposed, as well as the streets and infrastructure anticipated to serve the area. It provides a detailed description of the project that was evaluated in the Final Environmental Impact Report (FEIR) for the Froom Ranch Specific Plan. Under the California Environmental Quality Act (CEQA), the FEIR has assessed the potential direct and indirect environmental effects associated with the land use program described in this specific plan.

Although the FEIR analysis is included in a separate document, the environmental review process has been an integral component of the planning process from the very beginning to ensure that the Specific Plan respects natural site constraints and minimizes environmental impacts. The FEIR addresses the development of the Froom Ranch Specific Plan Area as a single project which is projected to be developed in increments over a period of several years. This approach enables the City to comprehensively evaluate the cumulative impacts of the Specific Plan and consider alternatives and mitigation measures prior to adoption of the Specific Plan.

Development within the Specific Plan area shall comply with all conditions of approval and mitigation measures identified in the certified Specific Plan FEIR (Froom Ranch Specific Plan FEIR SCH No. ### and any subsequent CEQA document (e.g., Mitigated Negative Declaration, Subsequent EIR, or Supplemental EIR). The Specific Plan FEIR is intended to expedite the processing of future projects that are consistent with the Specific Plan. If, when considering

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subsequent development proposals, the City determines that the proposed development will not result in new effects or require additional mitigation, the City can approve the project without additional environmental review (California Government Code Section 65457 and CEQA Guidelines Section 15182). In addition, if there are significant changes proposed to the approved Specific Plan that the City concludes may result in new impacts, any additional environmental review need focus only on those specific areas or topics affected by the change.

9.3 ANNEXATION

The Froom Ranch Area, is currently under County of San Luis Obispo (County) jurisdiction, but is located immediately southwest of the City of San Luis Obispo (City) limits. The site is designated in the City's Land Use Element (LUE) as a Specific Plan Area, which is subject to preparation of a Specific Plan to accommodate development proposals and address pertinent issues (identified as SP-3 on LUE Figure 10). The General Plan requires that a Specific Plan for the Froom Ranch Area be adopted prior to annexation of the Plan Area to the City. The northeastern portion of the Specific Plan Area is located within the City's Urban Reserve Line, and the entire site is within the Land Use & Conservation Element (LUCE) Sphere of Influence.

Along with the processing of the FEIR and other City Planning entitlements, the City Council will adopt a resolution to initiate annexation of the Froom Ranch Area Specific Plan property to the City. Following City Council action on project entitlements including adoption of the Specific Plan and certification of the FEIR, the project will be submitted to the Local Agency Formation Commission (LAFCO) for the formal annexation review process. LAFCO works with the City and County of San Luis Obispo to negotiate tax sharing and to ensure that a proper plan of services is in place to guide orderly development of the annexed property.

9.4 DEVELOPMENT REVIEW PROCESS

9.4.1 ZONING BOUNDARIES AND SUBDIVISIONS

The Froom Ranch Area will be zoned consistent with the land uses identified by Figure 2-1, the Land Use/Zoning Map. The "SP" overlay will be added to the City zone category applied to each property. City zoning designations will take effect upon annexation. The designated residential zone boundaries may be adjusted slightly to reflect subdivision maps as they are approved if the Community Development Director makes a finding that the adjustment is consistent with the intent of the Specific Plan.

The precise location of streets, utilities, and boundaries of development sites will be determined upon approval of tentative subdivision maps. Along with the review of the final map before recording, subdivision improvement plans will be reviewed and approved, which show compliance with the Specific Plan, the Environmental Impact Report, and any associated project conditions of approval.

9.4.2 ARCHITECTURAL REVIEW

Commercial, multifamily residential and single-family tract construction will undergo architectural review per City requirements. For projects subject to architectural review, the Community Development Director may authorize application of the “minor or incidental” procedure to those projects meeting this Specific Plan’s design guidelines and standards.

9.4.3 BUILDING PERMITS

The City building permit process of plan-check, inspection, and occupancy release will typically be the final and most detailed step in City review of private site development. Impact fees are due at the time building permits are issued.

9.5 PHASING

Figure 9-1 identifies the areas anticipated to make up the Froom Ranch Specific Plan development phases. These phases address goals to accommodate orderly development and provision of services. They represent a reasonable approach to extending services and infrastructure throughout the Froom Ranch Area. In some cases, property owners may wish to develop in an earlier phase than identified in Figure 9.1. This may be permitted provided the necessary infrastructure to serve the proposed development is already in place, or if the project can construct the required infrastructure prior to development.

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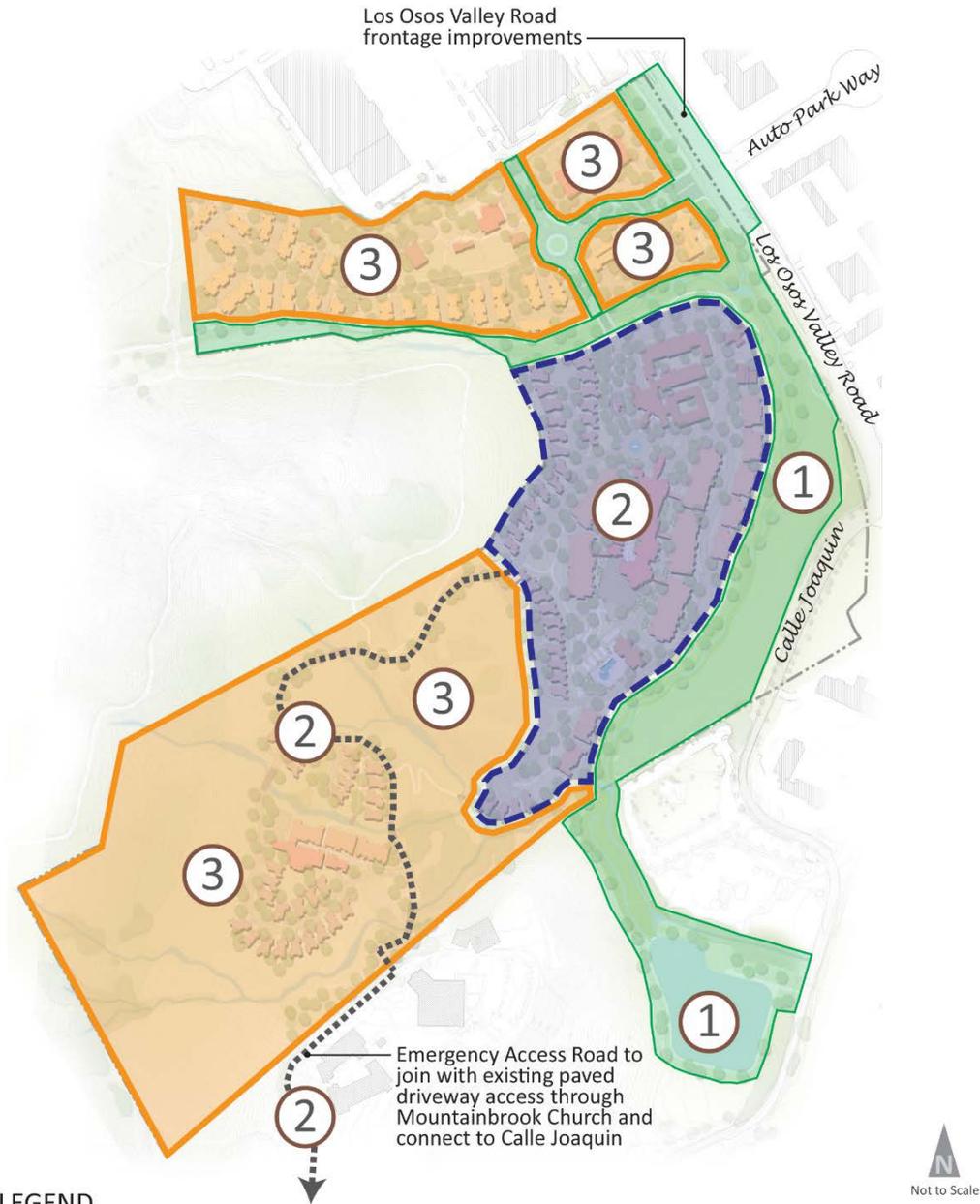


Figure 9-1 Phasing Plan

9.6 CONSTRUCTION AND MAINTENANCE OF REQUIRED IMPROVEMENTS

Public facilities required to serve Froom Ranch Area development will be funded as discussed in Chapter 8. Property in the Froom Ranch Area that is annexed into the City will receive the same public services as other neighborhoods in the City, including police, fire, and street maintenance, as described in Chapter 7. Facilities such as utility lines, park components, and stormwater facilities will be constructed by the developers of the area, and dedicated to the City upon completion and inspection. Once public facilities are constructed and the dedication is accepted by the City, future maintenance will be managed by the responsible City department. Local streets, infrastructure, and utilities within the proposed Life Plan Community portion of the Specific Plan Area are private and will be privately maintained.

9.7 AMENDMENT TO THE SPECIFIC PLAN

It is the intent of the Froom Ranch Specific Plan (FRSP) to present a comprehensive set of standards and guidelines for the development of the Specific Plan area. These standards and guidelines promote a high-quality development that allows for creativity and flexibility in the design process. However, changes in market conditions or developer interests may result in the need for amendments to the FRSP. Over time, various sections of this Specific Plan may need to be revised to respond to changing technical, environmental, and economic conditions.

This section addresses the process for amending the FRSP, acknowledging that there are a range of potential amendments, from minor interpretations that could be handled by a Director approval, to more complex requests that impact the density and land use in a more substantial way that require approval by the City Council. Amendments to the Specific Plan may be initiated by a developer, an individual, or by the City, and are not limited to a certain number per year.

9.7.1 INTERPRETATIONS

Interpretations are judgments that evaluate whether a specific project feature or minor change is consistent with the intent and goals of the Specific Plan. These are generally limited to details where the features of the plan appear to conflict with other features in the plan, with adopted City policy, or with the requirements of other agencies. Interpretations may be necessary during discretionary development application (such as subdivision map) or ministerial development applications (such as building permits).

9.7.2 ADJUSTMENTS

Adjustments are minor changes to specific features of the FRSP that do not significantly alter the development type and still meet the intent of the Plan. The FRSP allows for refinement of Plan features if any change is clearly consistent with the relevant goals, policies, programs and standards. The City anticipates that street and pedestrian path locations may be slightly

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modified through approval of subdivision maps, and zoning boundaries may also be modified to match new property lines created through the subdivision process.

The Community Development Director is responsible for **interpretations** and **adjustments** made relative to FRSP policies and standards to insure consistency in implementation as development progresses. In making such an interpretation, the Community Development Director will consult with any other affected City departments. Decisions involving City facilities may be within the authority of the Public Works Director or the Utilities Director, who likewise would make the interpretation after consulting with any other affected departments.

Interpretations and adjustments made by the Community Development Director are subject to appeal. The Director may also refer a matter to an advisory body such as the Architectural Review Commission or Planning Commission if deemed warranted.

9.7.3 AMENDMENTS

Amendments are changes to features of the plan involving difference in development type or capacity (including public facilities). Amendments typically involve a question of consistency with the original intent of the FRSP or with the General Plan. Amendments require a hearing and recommendation by the Planning Commission, with final action to be taken by the City Council.

EXAMPLES OF CHANGES REQUIRING AMENDMENTS:

- 1) Eliminating or reclassifying major streets;
- 2) Increasing the number of street intersections on Los Osos Valley Road;
- 3) Eliminating any segment of the bicycle-pedestrian circulation system (unless replaced with a new segment providing equally convenient access);
- 4) Changing the proposed cross-section design of streets so that one or more components are eliminated (such as sidewalks, parking, landscaped parkway, or bikeways);
- 5) Changing zoning on a parcel as indicated in the Specific Plan;
- 6) Significantly altering residential densities from the proposed range; or
- 7) Significantly altering the regional stormwater detention basin design or its capacity.



APPENDIX



APPENDIX A



Froom Ranch Specific Plan City of San Luis Obispo General Plan Consistency Analysis – Relevant Goals, Policies, and Programs

Land Use Element (2014)

Circulation Element (2014)

Housing Element (2015)

Noise Element (1996)

Safety Element (2012)

Conservation & Open Space Element (2006)

Parks & Recreation Element (2001)

Water & Wastewater Element (2016)

Land Use Element

1.1. Overall Intent

- 1.1.1. **Growth Management Objectives:** *The City shall manage its growth so that:*
- A. *The natural environment and air quality will be protected.*
 - B. *The relatively high level of services enjoyed by City residents is maintained or enhanced.*
 - C. *The demand for municipal services does not outpace their availability.*
 - D. *New residents can be assimilated without disrupting the community's social fabric, safety, or established neighborhoods.*
 - E. *Residents' opportunities for direct participation in City government and their sense of community can continue.*
- 1.1.2. **Development Capacity and Services:** *The City shall not designate more land for urban uses than its resources can be expected to support.*

Analysis: The purpose of the Specific Plan is to provide a strategy for land use, services, and environmental protection that meets stated General Plan goals identified for the site. In determining the locations of proposed land uses, the site constraints have been identified through detailed technical analyses that include biology, geology, hydrology, cultural resources, and seismology. Development has been sited to avoid known protected resources and to preserve about one-half of the site area as open space. The impacts of site development on City utilities and services, such as water, wastewater, drainage, and public safety, have also been evaluated.

1.2. Urban Separation

Broad, undeveloped open spaces should separate the City from nearby urban areas. This element establishes a final edge for urban development.

Analysis: The site is immediately south of the highly urbanized Irish Hills Shopping Center. Urban development will be directed to the Los Osos Valley Road corridor toward US Highway 101. The uppermost portions of the site will be left as open space transitioning to the City's green belt beyond.

1.3. Build-out Capacity

There should not be major expansion of the urban reserve line because the urban reserve provides adequate capacity for new housing and employment up to the City's desired maximum. This element seeks to establish an ultimate population capacity.

Analysis: This site was identified in the LUE as an urban expansion area requiring the preparation of a Specific Plan. The urban reserve line will be modified to reflect the land use development pattern included in the approved version of the Specific Plan. The population potential for development at this site was anticipated with the update of the LUE in 2014.

1.4. Urban Edges Character

The City shall maintain a clear boundary between San Luis Obispo's urban development and surrounding open land. Development just inside the boundary shall provide measures to avoid a stark-appearing edge between buildings in the city and adjacent open land. Such measures may include: using new or existing groves or windrows of trees, or hills or other landforms, to set the edge of development; increasing the required side-yard and rear-yard setbacks; and providing open space or agricultural transition buffers.

Analysis: The transition between the developed portions of the site and surrounding open space areas will be gradual. For the Life Plan Community, this is achieved by placement of larger and taller buildings nearer Los Osos Valley Road and locating smaller bungalows beyond. Between residential portions of the Life Plan Community, there are significant open spaces that visually tie into the dedicated City open space area that is located between the north and south portions of the overall Specific Plan area. The southwestern corner of the Specific Plan area will be entirely left as open space.

With the Madonna/Froom portion of the project on the north side, development will appear as a continuation of the urbanized pattern along Los Osos Valley Road. Maintenance of the required setback along the restored Froom Creek corridor will provide a soft, vegetated edge to the transition to the open space beyond.

1.7 City Size and Expansion

1.7.1. Urban Reserve

The City shall maintain an urban reserve line containing the area around the city where urban development might occur (Figure 3, Land Use Diagram).

Urban uses within this line should only be developed if consistent with City-approved plans. Non-urban agricultural, open space, and wildlife corridor uses are also encouraged within the urban reserve, as interim or permanent uses shown on City-approved plans.

1.7.2. Expansion Areas

The City shall designate expansion areas adequate for growth consistent with these policies within the urban reserve line (Figure 3, Land Use Diagram).

Analysis: The LUE designated the Specific Plan Area as an appropriate site for the expansion of urban development. The prepared Specific Plan is consistent with LUE requirements.

1.7.3. Interim Uses

Expansion areas should be kept in agriculture, compatible with agricultural support services, or open-space uses until urban development occurs, unless a City-approved specific plan provides for other interim uses.

Analysis: The site will be developed consistent with the phasing plan included in the Specific Plan.

1.8. Greenbelt

(See also Section 6, Resource Protection)

1.8.1. Open Space Protection

Within the City's planning area and outside the urban reserve line, undeveloped land should be kept open. Prime agricultural land, productive agricultural land, and potentially productive agricultural land shall be protected for farming. Scenic lands, sensitive wildlife habitat, and undeveloped prime agricultural land shall be permanently protected as open space.

1.8.2. Greenbelt Uses

Appropriate greenbelt uses include: watershed; wildlife habitat; grazing; cultivated crops; parks and outdoor recreation (with minimal land or landscape alteration, building, lighting, paving, or use of vehicles, so rural character is maintained); and home sites surrounded by land of sufficient size and appropriately located with respect to topography and vegetation to maintain the open character.

Analysis: Portions of the site identified as open space will be placed in open space easements. Open space areas are of sufficient size to maintain the open character. See previous discussion regarding Policy 1.4., Urban Edges Character. Figure 10 of the Conservation and Open Space Element shows that portions of the lower elevations of the site near LOVR are classified as "farmland of local potential". The site was used as a dairy between the late 1800s and the 1950s, and for cattle ranching in more recent decades, but has not been used for arable production. A portion of the area shown in this category is now jurisdictional wetlands.

1.8.5. Building Design and Siting

All new buildings and structures should be subordinate to and in harmony with the surrounding landscape. The City should encourage County adoption of regulations prohibiting new structures on ridge lines or in other visually prominent or environmentally sensitive locations, and allowing transfer of development rights from one parcel to another in order to facilitate this policy.

Analysis: The Specific Plan includes Program 3.5.2a, which provides strategies to limit any impacts of new buildings above 150-feet to visual resources include, but are not limited to:

- 1) Minimizing the use of retaining walls with over 8 feet of exposed face;
- 2) Locating development behind natural landforms to screen buildings;
- 3) Limiting the roof heights of buildings to that of the adjacent Mountainbrook Church (238');
- 4) Use of earth tone colors for main building walls; and
- 5) Limiting exterior lighting and requiring that all fixtures are shielded and directed downward in compliance with the City's Night Sky Preservation Ordinance.

1.10. Residential Clustering for Open Space Protection

1.10.2. Means of Protection

The City shall require that open space be preserved either by dedication of permanent easements or transfer of fee ownership to the City, the County, or a responsible, nonprofit conservation organization.

Analysis: Portions of the site identified as open space will be placed in open space easements.

1.10.3. Public Access

Areas preserved for open space should include public trail access, controlled to protect the natural resources, to assure reasonable security and privacy of dwellings, and to allow continuing agricultural operations. Public access through production agricultural land will not be considered, unless the owner agrees.

Analysis: The proposed trail system within the Specific Plan will connect to existing offsite trails to offer extended recreational opportunities. Because of the unique development style and population characteristics of the Life Plan Community, there will be security fencing with controlled access linkages to trails beyond the Life Plan Community boundaries.

1.10.4. Design Standards

The City shall require cluster development to:

- A. *Be screened from public views by landforms or vegetation, but not at the expense of habitat. If the visually screened locations contain sensitive habitats or unique resources as defined in the Conservation and Open Space Element (COSE), development should be avoided in those areas and instead designed to cluster in the form of vernacular farm building complexes, to blend into the traditional agricultural working landscape.*
- B. *Be located on other than prime agricultural land and be situated to allow continued agricultural use;*
- C. *Prohibit building sites and roads within stream corridors and other wetlands, on ridge lines, rock outcrops, or visually prominent or steep hillsides, or other sensitive habitats or unique resources as defined in the Conservation and Open Space Element.*
- D. *Preserve historic or archaeological resources.*

Analysis: The project will address the noted design standards as follows:

- A. As stated in the analysis for Policy 1.8.5. on the previous page, the Specific Plan provides strategies to limit any impacts of new buildings above 150-feet to visual resources, such as limiting their scale and using natural landforms to provide screening. Site planning for the Life Plan Community groups buildings together with intervening open space areas to protect natural resources.
- B. The project site does not contain prime agricultural land.
- C. The project site plan has been designed to protect site resources. The restored Froom Creek corridor and site wetlands will be site amenities and protected with required setbacks. These areas provide travel corridors and habitat value

for wildlife. In addition, serpentine rock outcroppings, and areas containing bog thistle, riparian scrub, oak woodlands, and tree groves will be protected in open space easements. Large portions of the serpentine bunchgrass plant community will be protected in place as part of open space easements. Where there are any impacts to the special status plants within the serpentine bunchgrass grassland areas mapped on the site, a combination of mitigation strategies such as onsite and offsite habitat restoration and creation will be followed.

- D. Archaeological resources will be left in situ and development will avoid disturbing those parts of the site where resources were identified. Significant historic resources are proposed to be rehabilitated, reconstructed, and adaptively reused in the project.

1.11. Growth Rates & Phasing

1.11.3. Phasing Residential Expansions

Before a residential expansion area is developed, the City must have adopted a specific plan or a development plan for it. Such plans for residential expansion projects will provide for phased development, consistent with the population growth outlined in Table 3, and taking into account expected infill residential development.

Analysis: The Specific Plan will be adopted and include a phasing plan for all proposed site development.

1.13. Annexation and Services

1.13.1. Water and Sewer Service

The City shall not provide nor permit delivery of City potable water or sewer services to the following areas. However, the City will serve those parties having valid previous connections or contracts with the City.

- A. Outside the City limits;
- B. Outside the urban reserve line;
- C. Above elevations reliably served by gravity-flow in the City water system;
- D. Below elevations reliably served by gravity-flow or pumps in the City sewer system.

Analysis: This site is a designated expansion area that will be entitled to both City water and sewer services as identified in the Specific Plan.

1.13.3. Annexation Purpose and Timing

The City may use annexation as a growth management tool, both to enable appropriate urban development and to protect open space. Areas within the urban reserve line which are to be developed with urban uses should be annexed before urban development occurs. The City may annex an area long before such development is to occur, and the City may annex areas which are to remain permanently as open space. An area may be annexed in phases, consistent with

the city-approved specific plan or development plan for the area. Phasing of annexation and development will reflect topography, needed capital facilities and funding, open space objectives, and existing and proposed land uses and roads.

Analysis: The Specific Plan anticipates annexation to the City closely following its adoption with construction of early project phases soon thereafter.

1.13.6. Required Plans

The City shall not allow development of any newly annexed private land until the City has adopted a specific or development plan for land uses, open space protection, roads, utilities, the overall pattern of subdivision, and financing of public facilities for the area.

Analysis: Annexation to the City will closely following Specific Plan adoption.

1.13.7. Development and Services

The City shall approve development in newly annexed areas only when adequate City services can be provided for that development, without reducing the level of public services or increasing the cost of services for existing development and for build-out within the City limits.

Analysis: The Specific Plan provides a plan for City services. This will be analyzed in the EIR and by LAFCO with their review of the annexation proposal.

1.13.9. Costs of Growth

The City shall require the costs of public facilities and services needed for new development be borne by the new development, unless the community chooses to help pay the costs for a certain development to obtain community-wide benefits. The City shall consider a range of options for financing measures so that new development pays its fair share of costs of new services and facilities which are required to serve the project and which are reasonably related to the new growth attributable to the development.

Analysis: Public Facilities Financing is discussed in Chapter 8 of the Specific Plan. The developer will pay applicable City development impact fees and privately finance its share of required on-site and off-site improvements.

1.13.10. Solid Waste Capacity

In addition to other requirements for adequate resources and services prior to development, the City shall require that adequate solid waste disposal capacity exists before granting any discretionary land use approval which would increase solid waste generation.

Analysis: San Luis Garbage Company has reviewed the preliminary development plan and has committed to serving the development.

2.3. Residential Location, Uses, and Design

2.3.1. Mixed Uses and Convenience

The City shall promote a mix of compatible uses in neighborhoods to serve the daily needs of nearby residents, including schools, parks, churches, and convenience retail stores. Neighborhood shopping and services should be available within about one mile of all dwellings.

Analysis: The Specific Plan area is immediately south of the Irish Hills Shopping Center which includes a variety of services to serve the needs of residents. In addition, the Life Plan Community will have a variety of ancillary on-site facilities such as a health club, restaurants, and theater to serve its residents. The Specific Plan area will include both public and private recreation areas.

2.3.2. Separation and Buffering

The City shall seek to protect Residential areas from incompatible and detrimental non-residential activities and facilities.

2.3.2. Residential Next to Non-residential

In designing development at the boundary between residential and non-residential uses, the City shall make protection of a residential atmosphere the first priority.

Analysis: In the northern portion of the project, new residential uses will be separated from adjacent commercial uses by a neighborhood park area and landscape buffer areas.

2.3.3. Street Access

The City shall ensure new residential development and redevelopment involving large sites are designed to orient low-density housing to local access streets, and medium- or high-density housing to driveways accessible from collector streets. Major arterials through residential areas shall provide only limited private access or controlled street intersections.

Analysis: Residential development is primarily served by local streets. The R-4 site near Los Osos Valley Road will be served by driveways off the commercial collector street.

2.3.4. Neighborhood Pattern

The City shall require that all new residential development be integrated with existing neighborhoods. Where physical features make this impossible, the new development should create new neighborhoods.

Analysis: Development anticipated by the Specific Plan is a new integrated neighborhood.

2.3.5. Housing and Businesses

The City shall encourage mixed use projects, where appropriate and compatible with existing and planned development on the site and with adjacent and nearby properties. The City shall support the location of mixed use projects and community

and neighborhood commercial centers near major activity nodes and transportation corridors / transit opportunities where appropriate.

Analysis: The Specific Plan area is a mixed-use project adjacent to major retail development. The northeastern corner of the site will be commercially developed. Potentially upper floors of the commercial spaces could be used for either offices or apartments. Transit service is available for residents.

2.3.6. Natural Features

The City shall require residential developments to preserve and incorporate as amenities natural site features, such as land forms, views, creeks, wetlands, wildlife habitats, wildlife corridors, and plants.

2.3.10. Site Constraints

The City shall require new residential developments to respect site constraints such as property size and shape, ground slope, access, creeks and wetlands, wildlife habitats, wildlife corridors, native vegetation, and significant trees.

Analysis: The project site plan has been designed to accommodate site constraints. The restored Froom Creek corridor and site wetlands will be site amenities and protected with required setbacks. In addition, serpentine rock outcroppings, and areas containing bog thistle, riparian scrub, oak woodlands, and tree groves will be protected in open space easements. Large portions of the serpentine bunchgrass plant community will be protected in place as part of open space easements. Where there are any impacts to the special status plants within the serpentine bunchgrass grassland areas mapped on the site, a combination of mitigation strategies such as onsite and offsite habitat restoration and creation will be followed.

2.3.11. Residential Project Objectives

- A. *Privacy, for occupants and neighbors of the project;*
- B. *Adequate usable outdoor area, sheltered from noise and prevailing winds, and oriented to receive light and sunshine*
- C. *Use of natural ventilation, sunlight, and shade to make indoor and outdoor spaces comfortable with minimum mechanical support.*
- D. *Pleasant views from and toward the project;*
- E. *Security and safety.*
- F. *Bicycle facilities consistent with the City's Bicycle Plan;*
- G. *Adequate parking and storage space;*
- H. *Noise and visual separation from adjacent roads and commercial uses. (Barrier walls, isolating a project, are not desirable. Noise mitigation walls may be used only when there is no practicable alternative. Where walls are used, they should help create an attractive pedestrian, residential setting through features such as setbacks, changes in alignment, detail and texture, places for people to walk through them at regular intervals, and planting.)*
- I. *Design elements that facilitate neighborhood interaction, such as front porches, front yards along streets, and entryways facing public walkways.*
- J. *Buffers from hazardous materials transport routes, as recommended by the City Fire Department.*

Analysis: The proposed residential developments will meet all the identified objectives. The site includes vantages to desirable view corridors and buildings will be oriented to take advantage of this. New construction will comply with codes and requirements for outdoor use areas, ventilation, security, bicycle facilities, noise attenuation, and neighborhood interaction elements.

2.3.12. Non-Residential Activities

Residential areas may accommodate limited non-residential activities which generally have been compatible, such as child day care, elementary schools, churches, and home businesses meeting established criteria.

Analysis: The Life Plan Community will include ancillary services such as restaurants for communal dining, theaters, craft classes, and recreation centers.

3.1. Commercial Siting

3.1.1. Slope

Commercial and industrial uses should be developed in appropriate areas where the natural slope of the land is less than ten percent.

3.1.2. Access

The City shall require that commercial and industrial uses have access from arterial and collector streets, and be designed and located to avoid increasing traffic on residential streets.

Analysis: Proposed commercial development within the Specific Plan Area will be in the northeastern portion of the site near the Irish Hills Plaza. This part of the site has slopes less than 10% and is accessed by collector streets.

6.2. Overall Resource Protection Programs

6.2.2. Resource Protection

The City shall seek to protect resource areas deemed worthy of permanent protection by fee acquisition, easement, or other means.

Analysis: The project site plan has been designed to protect site resources as previously described for the discussion of LUE Policy 1.10.4 on Page 5-6, and LUE Policies 2.3.6 & 2.3.10 on Page 9 of this document. Portions of the site classified as open space will be placed in open space easements.

6.3. Open Space Policies (See also the Growth Management section)

6.3.1. Open Space and Greenbelt Designations

The City shall designate the following types of land as open space:

- A. Upland and valley sensitive habitats or unique resources, as defined in the Conservation and Open Space Element, including corridors which connect habitats.*
- B. Undeveloped prime agricultural soils which are to remain in agricultural use as provided in Policy 1.9.2. Those areas which are best suited to non-urban uses due to: infeasibility of providing proper access or utilities; excessive slope or slope*

instability; wildland fire hazard; noise exposure; flood hazard; scenic value; wildlife habitat value, including sensitive habitats or unique resources as defined in the Conservation and Open Space Element; agricultural value; and value for passive recreation.

- D. A greenbelt, outside the urban reserve, that surrounds the ultimate boundaries of the urban area, and which should connect with wildlife corridors that cross the urbanized area.*
- E. Sufficient area of each habitat type to ensure the ecological integrity of that habitat type within the urban reserve and the greenbelt, including connections between habitats for wildlife movement and dispersal; these habitat types will be as identified in the natural resource inventory, as discussed in the "Background to this Land Use Element Update" and in Community Goal #8.*

Public lands suited for active recreation will be designated Park on the General Plan Land Use Element Map. The City may establish an agricultural designation. (See the Conservation and Open Space Element for refinements of these policies.)

Analysis: The project site plan has been designed to protect site resources, including creek corridors, site wetlands, serpentine rock outcroppings, and areas containing bog thistle, riparian scrub, oak woodlands, and tree groves. Large portions of the serpentine bunchgrass plant community will be protected in place. These areas of the site will be classified as open space and placed in open space easements.

The Madonna portion of the Specific Plan Area will include a neighborhood park which will be designated as a Public Facility on the Land Use map.

6.4. Hillside Policies

As noted in the open space section of this element and in the Conservation and Open Space Element, San Luis Obispo wants to keep open its steeper, higher, and most visible hillsides. Some of the lower and less steep hillside areas, however, are seen as suitable for development, particularly where development is coupled with permanent open space protection of the more sensitive areas. This section focuses on where and how some hillsides may be developed.

6.4.2. Development Limits

The City shall establish and maintain clear development limit lines for hillside planning areas, and special design standards for the hillside areas. The location of the development limit and the standards should cause development to avoid encroachment into sensitive habitats or unique resources as defined in the Conservation and Open Space Element, and public health and safety problems related to utility service, access, wildland fire hazard, erosion, flooding, and landslides and other geologic hazards. Also, the development limit line and the standards should help protect the city's scenic setting. (Locations of hillside planning areas are shown in Figure 7.)

Analysis: The Froom Ranch site was first identified as Specific Plan Area #3, an urban expansion area, in the adopted LUE in 2014. Prior to that only a small portion of the northeastern portion of the site was identified for urban development. For over 30 years the site has also been identified as part of the Irish Hills Planning Area. Policy 6.4.7.H. for the Irish Hills Planning Area established a development limit of 150 feet in elevation.

With the designation of the site as Specific Plan Area #3, a specific development limit line for the Froom Ranch property was not identified. Therefore, the 150-foot elevation identified for the Irish Hills Hillside Planning Area in Policy 6.4.7.H. prevails without the benefit of a detailed reconnaissance and analysis of resources unique to this site. Properties included within the Irish Hills area vary from one another in terms of topographical changes and site resources. Unique to the project site are the proximity of the drainage channel and wetlands to Los Osos Valley Road.

Consistent with Policy 6.4.2., topography above the 150-foot limit in some locations of the Specific Plan area is gentler and more suitable for residential development. The Specific Plan demonstrates that the requisite 50% open space standard for Froom Ranch is satisfied even with limited development beyond the 150-foot elevation contour. In addition, sensitive site resources, such as protected plant species and serpentine rock outcrops, have been carefully mapped and will be avoided while still allowing for development to occur.

The project site plan has been designed to protect site resources, including creek corridors, site wetlands, serpentine rock outcroppings, and areas containing bog thistle, riparian scrub, oak woodlands, and tree groves within areas classified as open space. Large portions of the serpentine bunchgrass plant community will be protected in place as part of open space easements. Where there are any impacts to the special status plants within the serpentine bunchgrass grassland areas mapped on the site, a combination of mitigation strategies such as onsite and/or offsite habitat restoration and creation will be followed.

As noted in Specific Plan Area Program 3.5.2a, development above the 150-foot elevation contour will be limited in scale, use appropriate earth colors for wall surfaces, and shield light fixtures, to blend in with its surroundings. Photo simulations were prepared for decision-makers to evaluate that potential visual impacts associated with development above the 150-foot elevation contour were mitigated.

6.4.3. Development Standards

The City shall require development – including buildings, driveways, fences and graded yard areas – on hillside parcels to:

- A. *Be entirely within the urban reserve line or development limit line, whichever is more restrictive (though parcel boundaries may extend beyond these lines when necessary to meet minimum parcel-size standards), unless one of the following three exceptions applies:*
 - a) *A location outside the urban reserve line or development limit line is necessary to protect public health and safety.*
 - b) *New wireless telecommunication facilities may be appropriate on South Street Hills inside the three- acre leasehold already developed with*

commercial and municipal radio facilities, subject to use permit approval and architectural review and approval. Applicants shall comply with all other provisions of this section, and demonstrate that (a) new facilities will not individually or additively interfere with City radio equipment necessary for emergency response coordination, and (b) will not cause on-site radio frequency radiation levels to exceed exposure standards established for the general public by the American National Standards Institute.

- c) Where a legally built dwelling exists on a parcel which is entirely outside the urban reserve line or development limit line, a replacement dwelling may be constructed subject to standards B through H below.*
- B. Keep a low profile and conform to the natural slopes;*
- C. Avoid large, continuous walls or roof surfaces, or prominent foundation walls, poles, or columns;*
- D. Minimize grading of roads;*
- E. Minimize grading on individual lots; generally, locate houses close to the street; minimize the grading of visible driveways;*
- F. Include planting which is compatible with native hillside vegetation and which provides a visual transition from developed to open areas;*
- G. Use materials, colors, and textures which blend with the natural landscape and avoid high contrasts;*
- H. Minimize exterior lighting.*

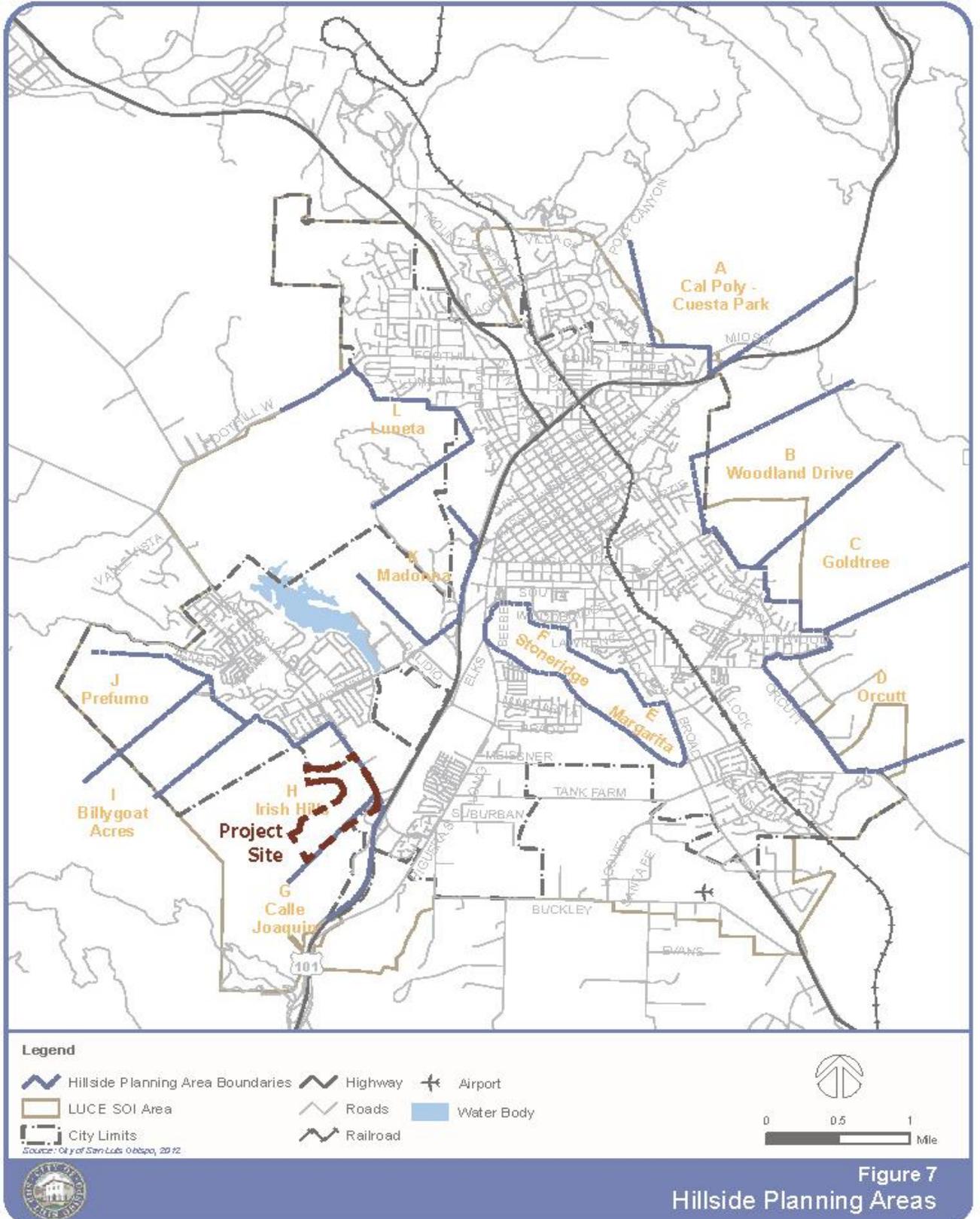
Analysis: The urban reserve line will be modified to reflect the land use development pattern included in the approved version of the Specific Plan so development will be included within both the urban reserve line and development limit line. As noted in Specific Plan Area Program 3.5.2a, development above the 150-foot elevation contour will be limited in scale, use appropriate earth colors for wall surfaces, and shield light fixtures, to blend in with its surroundings.

6.4.7. Hillside Planning Areas - *The project is part of the Irish Hills (H) Hillside Planning Area. The City shall urge the County to implement the following hillside policies. Specific policies to address particular concerns for the areas as shown on Figure 7 are listed below. For each of these areas, land above the development limit line should be secured as permanent open space.*

- H. **The Irish Hills area should secure permanent open space with no building sites above the 150-foot elevation, in conjunction with any subdivision or development of the lower areas. (See also Section 8, Special Focus Areas.)***

Analysis: Part of the project application will be to amend the Specific language in LUE 6.4.7 H. to allow development above the 150-foot elevation. As noted in Specific Plan Area Program 3.5.2a, development above the 150-foot elevation contour will: minimize the use of tall retaining walls, limit roof heights to 238' (height of adjacent Mountainbrook Church), use appropriate earth colors used for wall surfaces, and shield light fixtures.

Land Use Element: Hillside Planning Areas, Figure 7



6.6. Creeks Wetlands, and Flooding Policies

San Luis Obispo's aquatic ecosystems consist of creeks, Laguna Lake, floodplains, marshes, wetlands, serpentine seeps, and springs. These aquatic ecosystems provide habitat, recreation, water purification, groundwater recharge, and soil production as well as natural flood protection by reducing the force of floodwaters as they spread and decelerate over floodplains. Creeks, which are the most obvious of these systems because they flow under and through the City, provide wildlife habitat, backyard retreats, and viewing and hiking pleasures, in addition to carrying storm water runoff. When some creeks overflow during major storms, they flood wide areas beyond their channels (Figure 8). San Luis Obispo wants to avoid injury or substantial property losses from flooding, while keeping or improving the creeks' natural character, scenic appearance, recreational value, and fish and wildlife habitat.

6.6.1. Creek and Wetlands Management Objectives

The City shall manage its lake, creeks, wetlands, floodplains, and associated wetlands to achieve the multiple objectives of:

- A. Maintaining and restoring natural conditions and fish and wildlife habitat;*
- B. Preventing loss of life and minimizing property damage from flooding;*
- C. Providing recreational opportunities which are compatible with fish and wildlife habitat, flood protection, and use of adjacent private properties.*
- D. Recognizing and distinguishing between those sections of creeks and Laguna Lake which are in urbanized areas, such as the Downtown core, and sections which are in largely natural areas. Those sections already heavily impacted by urban development and activity may be appropriate for multiple use whereas creeks and lakeshore in a more natural state shall be managed for maximized ecological value.*

Analysis: Froom Creek has a history of periodic flooding. With this information, and taking into consideration the unique characteristics of the Specific Plan area, a program has been developed (Specific Plan Program 3.2.2a) to restore Froom Creek to its historic location on the property, keeping its current hydrologic connection to San Luis Obispo Creek, connection to the wetlands habitat near Calle Joaquin, and function as corridor for steelhead.

Development of the Specific Plan area will enhance and restore the historic creek corridor alignment, and allow it to traverse future development areas. The restored creek corridor will be enhanced with native plant communities that will thrive, be non-invasive, and require little maintenance. This would increase the functions and values of the riverine system including enhancing wildlife habitat and resolving the periodic flooding issues, while also providing an opportunity for people of all ages and abilities the chance to experience the unique ecological and pastoral qualities of the creek setting.

6.6.2. Citywide Network

The City shall include the lake, creeks, and wetlands as part of a citywide and regional network of open space, parks, and – where appropriate – trails, all fostering understanding, enjoyment, and protection of the natural landscape and wildlife.

6.6.3. Amenities and Access

The City shall require new public or private developments adjacent to the lake, creeks, and wetlands to respect the natural environment and incorporate the natural features as project amenities, provided doing so does not diminish natural values. Developments along creeks should include public access across the development site to the creek and along the creek, provided that wildlife habitat, public safety, and reasonable privacy and security of the development can be maintained, consistent with the Conservation and Open Space Element.

Analysis: A public pedestrian trail is proposed along Froom Creek in the Specific Plan Area.

6.6.4. Open Channels

The City shall require all open channels be kept open and clear of structures in or over their banks. When necessary, the City may approve structures within creek channels under the limited situations described in the Conservation and Open Space Element.

Analysis: Froom Creek will be restored through the site as a public amenity with an improved riparian corridor habitat value. The creek will be maintained as an open channel with a 35-foot setback.

6.6.5. Runoff Reduction and Groundwater Recharge

The City shall require the use of methods to facilitate rainwater percolation for roof areas and outdoor hardscaped areas where practical to reduce surface water runoff and aid in groundwater recharge.

Analysis: Best Management Practices (BMPs) to facilitate percolation are discussed in Section 6.5.5 of the Specific Plan. They include rain gardens and diverting roof drainage to onsite landscaped areas.

6.6.6. Development Requirements

The City shall require project designs that minimize drainage concentrations and impervious coverage. Floodplain areas should be avoided and, where feasible, any channelization shall be designed to provide the appearance of a natural water course.

Analysis: Figure 6-7 in the Specific Plan conceptually illustrates the overall drainage plan for the site. Development will be set back from the restored Froom Creek and areas in the floodplain built to Code requirements above the flood elevation. Water quality treatment areas for stormwater are intended to naturally treat runoff from roadways and other hardscape areas, near or adjacent to the sources of development. An offsite detention basin is proposed to accommodate runoff storage volume.

6.6.7. Discharge of Urban Pollutants

The City shall require appropriate runoff control measures as part of future development proposals to minimize discharge of urban pollutants (such as oil and grease) into area drainages.

Analysis: Section 6.5.5 of the Specific Plan identifies water quality treatment components consisting of vegetated swales, bioswales, pervious paving, rain gardens and other elements designed to promote biofiltration.

6.6.8. Erosion Control Measures

The City shall require adequate provision of erosion control measures as part of new development to minimize sedimentation of streams and drainage channels.

Analysis: The creek channel design will be relatively wide with undulating sloping banks (2:1 maximum). Substantial riparian planting and strategically placed boulder clusters are proposed to minimize erosion.

6.7. Creeks and Flooding Programs

6.7.1. Previously Developed Areas

To limit the potential for increased flood damage in urbanized areas, the City shall ensure new development complies with the City's flood plain ordinance, setbacks, specific plans, and design standards to minimize flood damage and flood plain encroachment.

Analysis: The Specific Plan includes Program 3.2.2a, which includes performance standards to accommodate 100-year storm flows within the creek banks, and to direct storm drainage overflow into the adjacent existing wetlands during storm events.

7.4. Airport Safety Zones

Density and allowed uses within the Airport Safety Zones shall be consistent with the San Luis Obispo County Regional Airport Land Use Plan unless the City overrides a determination of inconsistency in accordance with Section 21676 and 21676.5 et. seq. of the Public Utilities Code. If the City overrides a determination, all land uses shall be consistent with the State Aeronautics Act and guidance provided in the California Airport Land Use Planning Handbook guidelines, City policies, and noise standards as substantiated by the San Luis Obispo County Airport Master Plan activity forecasts as used for noise planning purposes.

7.5. Airport Noise Compatibility

The City shall use the aircraft noise analysis prepared for the Airport Master Plan Environmental Impact Report as an accurate mapping of the long-term noise impact of the airport's aviation **activity that is tied to the ultimate facilities development depicted in the FAA-approved Airport** Layout Plan. The City shall use the 60 dB CNEL aircraft noise contour (FAA and State aircraft noise planning standard) as the threshold for new urban residential areas. Interiors of new residential structures shall be constructed to meet a maximum 45 dB CNEL.

Analysis: Figure 3, Aviation Safety Areas, of the current Airport Land Use Plan (ALUP) shows that portions of Airport Safety Areas S-1b and S-1c are in the northeastern portion of the Specific Plan area. However, with two new Specific Plan projects being reviewed by the City of San Luis Obispo, a corrected version of the analog map used in ALUP Figure 3 has been utilized to review the consistency of projects with the ALUP. That new map has corrected the locations of the safety areas to the true GIS bearings of Runways 7-25 and 11-29.

When the project site is overlain on the corrected safety areas map, it is located outside of both Safety Areas S-1b and S-1c, but is included in Safety Area S-2. The Airport Land Use Commission (ALUC) conceptually reviewed the project on April 19, 2017 and determined that the use of the corrected map was appropriate. The ALUP is currently being updated. A draft Safety Areas map has a compressed S-2 safety area boundary. On this map, the project site is entirely outside of the S-2 safety area.

The proposed project complies with the density and coverage restrictions of Safety Area S-2. Residential proposed density (534 units) and potential density (578 units) are below the 660-unit threshold based on the strictest interpretation of Safety Area S-2 standards (6 units/acre x 110 acres). Non-residential density would be 750 persons (150 persons/acre x 5 acres). Proposed site coverage is about 21%; allowable density under the strictest standard would be 22%. Through the adoption of the Specific Plan (identified by the term Detailed Area Plan in the ALUP), additional density allowances would be possible and building coverage restrictions would not apply.

ALUP Figure 1, Airport Noise Contours, shows that the site is outside of the airport noise contours. The project will comply with City General Plan noise requirements.

8.1. Specific Plan Areas

8.1.1. Specific Plan / General Plan Amendment

The City shall require the completion and approval of a specific plan and associated General Plan Amendment prior to annexation (if applicable) and development of land within an area designated as a Specific Plan Area on Figure 10. The required General Plan Amendment will modify the General Plan Land Use Diagram to reflect the land use diagram from the approved specific plan, based on the land uses listed under "Performance Standards" for each site.

Analysis: Chapter 2 of the Specific Plan includes a land use proposal for the site. With annexation, the land use designations and corresponding zoning categories for site areas would be implemented with annexation (Pre-Zoning) in keeping with the Specific Plan. A General Plan Amendment is proposed to allow development based on the land uses shown on Figure 2-1 in the Specific Plan. Another component of the General Plan Amendment will be to amend the Specific language in LUE 6.4.7 H. to allow development above the 150-foot elevation.

9.7. Sustainable Design

The City shall promote and, where appropriate, require sustainable building practices that consume less energy, water and other resources, facilitate natural ventilation, use daylight effectively, and are healthy, safe, comfortable, and durable. Projects shall include, unless deemed infeasible by the City, the following sustainable design features.

A. Energy-Efficient Structure

Utilize building standards and materials that achieve or surpass best practices for energy efficiency.

B. Energy-Efficient Appliances

Utilize appliances, including air conditioning and heating systems that achieve high energy efficiency. Incorporation of alternative energy systems (e.g. passive and/or active solar, heat pumps) is encouraged.

C. Natural Ventilation

Optimize potential for cooling through natural ventilation.

D. Plumbing

Utilize plumbing fixtures that conserve or reuse water such as low flow faucets or grey water systems and implement a builder incentive program that will encourage new homes to be built with onsite water/heat recycling systems to help achieve the goal of net zero water and energy use.

E. Efficient Landscaping

Include landscaping that reduces water use through use of drought-tolerant / native plant species, high efficiency irrigation (drip irrigation), and reduction or elimination of the use of turf. Collection and use of site runoff and rainwater harvesting in landscape irrigation is encouraged.

F. Solar Orientation

Optimize solar orientation of structures to the extent possible.

G. Privacy and Solar Access

New buildings outside of the downtown will respect the privacy and solar access of neighboring buildings and outdoor areas, particularly where multistory buildings or additions may overlook backyards of adjacent dwellings.

H. Solar Ready

The City shall encourage new development to be built “solar ready” so that owners may easily install solar infrastructure, as appropriate.

I. Solar Canopies

The City shall encourage the inclusion of solar canopies that include solar panels (such as structures over parking lots) on new construction, as appropriate.

Analysis: Chapter 4, Design Guidelines, of the Specific Plan provides a discussion of how the project will incorporate energy saving and sustainable features into the development areas.

10.1. Neighborhood Access

All residences should be within close proximity to food outlets including grocery stores, farmers’ markets, and community gardens.

Analysis: The Specific Plan area is immediately south of the Irish Hills Shopping Center which includes grocery stores and a variety of other services, to serve the needs of residents. In addition, the Life Plan Community will have convenience foods and restaurants to serve its residents.

10.4. Encouraging Walkability

The City shall encourage projects which provide for and enhance active and environmentally sustainable modes of transportation, such as pedestrian movement, bicycle access, and transit services.

Analysis: As shown in Specific Plan Figure 5-12, the Specific Plan area will include on-site pedestrian trails with connections to off-site trails in the open space area beyond, and Class II

& III bicycle lanes along project public streets. All residents will have access to transit service, and residents of the Life Plan Community will have other group transportation options. Vehicular, bicycle, and pedestrian access to the adjacent shopping center is accommodated, but is subject to the approval of the adjacent land owners.

Circulation Element

4.1.4 New Development

The City shall require that new development provide bikeways, secure bicycle storage, parking facilities and showers consistent with City plans and development standards. When evaluating transportation impacts, the City shall use a Multimodal Level of Service analysis.

Analysis: As shown in Specific Plan Figure 5-12, the Specific Plan area will include Class II & III bicycle lanes along project public streets. Bicycle parking and other facilities to meet City standards will be developed for all components of the project.

5.1.2 Sidewalks and Paths

The City should complete a continuous pedestrian network connecting residential areas with major activity centers as well as trails leading into city and county open spaces.

5.1.4 Pedestrian Access

New or renovated commercial and government public buildings should provide convenient pedestrian access from nearby sidewalks and pedestrian paths, separate from driveways and vehicle entrances.

Analysis: As shown in Specific Plan Figure 5-12, the Specific Plan area will include on-site pedestrian trails with connections to off-site trails in the open space area beyond. In addition, there may be a pedestrian linkage to the Irish Hills Plaza from the Specific Plan Area. Individual projects within the development will include pedestrian pathways to connect with the larger network.

5.1.5 Pedestrian Crossings

To improve pedestrian crossing safety at heavily used intersections, the City should institute the following:

- *Install crossing controls where warranted by the California Manual on Uniform Traffic Control Devices (MUTCD) that provide adequate time for pedestrians to cross the street.*
- *On Arterial Streets, Parkways or Regional Routes with four or more travel lanes, install medians at pedestrian crossings where roadway width allows.*

Analysis: The controlled intersection for the project at LOVR and Auto Park Way will include crossing controls as mandated by the City.

9.1.1. New Development

The City shall require that new development assumes its fair share of responsibility for constructing new streets, bike lanes, sidewalks, pedestrian paths and bus turn-outs or reconstructing existing facilities.

Streets Classification Diagram (Figure 1) shows Los Osos Valley Road (LOVR) as a Parkway Arterial.

9.2.6 Streetscapes and major roadways.

In the acquisition, design, construction or significant modification of major roadways (highways / regional routes and arterial streets), the City will promote the creation of “streetscapes” and linear scenic parkways or corridors that promote the City’s visual quality and character, enhance adjacent uses, and integrate roadways with surrounding districts. To accomplish this, the City shall:

- A. Establish streetscape design standards for major roadways.*
- B. Establish that where feasible roundabouts shall be the City’s preferred intersection alternative due to improved aesthetics, reduction in impervious surface areas, and additional landscaping area.*
- C. Encourage the creation and maintenance median planters and widened parkway plantings;*
- D. Retain mature trees in the public right-of-way.*
- E. Emphasize the planting and maintaining California Native tree species of sufficient height, spread, form and horticultural characteristics to create the desired streetscape canopy, shade, buffering from adjacent uses, and other desired streetscape characteristics, consistent with the Tree Ordinance or as recommended by the Tree Committee or as approved by the Architectural Review Commission.*
- F. Encourage the use of water-conserving landscaping, street furniture, decorative lighting and paving, arcaded walkways, public art, and other pedestrian-oriented features to enhance the streetscape appearance, comfort and safety.*
- G. Identify gateways into the City including improvements such as landscaped medians, wayfinding and welcoming signage, arches, lighting enhancements, pavement features, sidewalks, and different crosswalk paving types.*
- H. Encourage and where possible, required undergrounding of overhead utility lines and structures.*
- I. When possible, signs in the public right-of-way should be consolidated on a single, low-profile standard.*

Analysis: The project will fund roadways and utilities, and comply with City requirements for new streets, bike lanes, sidewalks, pedestrian paths and bus turn-outs. Chapter 5, Circulation, of the Specific Plan provides streetscape beautification guidelines.

Figure 3, Scenic Roadways, shows LOVR as roadway of medium scenic value. Highway 101, near the site, is considered to have high scenic value; the highway has some intermittent views of the project.

15.0.1 Views

The City will preserve and improve views of important scenic resources from streets and roads. In particular, the route segments shown in Figure 6 and the Conservation and Open Space Element are designated as scenic roadways.

- Development projects shall not wall off scenic roadways and block views.*
- Development projects, including signs, in the viewshed of a scenic roadway shall be considered “sensitive” and require architectural review.*

15.1.2. Development Along Scenic Routes

The City will preserve and improve views of important scenic resources from streets and roads. Development along scenic roadways should not block views or detract from the quality of views.

- A. *Projects, including signs, in the viewshed of a scenic roadway should be considered as "sensitive" and require architectural review.*
- B. *Development projects should not wall off scenic roadways and block views.*
- C. *As part of the city's environmental review process, blocking of views along scenic roadways should be considered a significant environmental impact.*
- D. *Signs along scenic roadways should not clutter vistas or views.*
- E. *Street lights should be low scale and focus light at intersections where it is most needed. Tall light standards should be avoided. Street lighting should be integrated with other street furniture at locations where views are least disturbed. However, safety priorities should remain superior to scenic concerns.*
- F. *Lighting along scenic roadways should not degrade the nighttime visual environment and night sky per the City's Night Sky Preservation Ordinance.*

Analysis: The project will not create a solid wall of development obstructing views of the upper hillside open space beyond. Visual simulations prepared illustrate how the height and scale of proposed development will include visual gaps in massing to provide view corridors.

15.1.3 Public Equipment and Facilities

The City and other agencies should be encouraged to avoid cluttering scenic roadways with utility and circulation-related equipment and facilities.

- A. *Whenever possible, signs in the public right-of-way should be consolidated on a single low-profile standard.*
- B. *Public utilities along scenic highways should be installed underground.*
- C. *The placement of landscaping and street trees should not block views from Scenic Routes. Clustering of street trees along scenic roadways should be considered as an alternative to uniform spacing*
- D. *Traffic signals with long mast arms should be discouraged along scenic roadways.*

Analysis: The site will be limited to the one street intersection along LOVR which limits the visual impacts to the corridor and the need for multiple road signs. Clustering of street trees will be utilized to promote open view corridors.

16.0.7 Development Project Costs

Development projects should bear the costs of new transportation facilities or upgrading existing facilities needed to serve them.

Analysis: The developer will pay applicable traffic impact fees and bear its fair share of the costs of new transportation facilities.

Housing Element

- **Goal 2. Affordability** - Accommodate affordable housing production that helps meet the City's quantified objectives.
- **Program 2.10.** *Continue to coordinate public and private sector actions to encourage the development of housing that meets the City's housing needs.*

Analysis: Consistent with Program 2.10, the applicant team is working closely with the City of San Luis Obispo to provide a Life Plan Community which provides a unique type of housing that addresses pressing housing needs for retirement aged residents of San Luis Obispo. There are presently 107 Life Plan Communities in the state of California, including four in nearby Santa Barbara, but none yet in San Luis Obispo. The project serves senior households of various income levels, including some that would meet City affordability requirements.

The Madonna portion of the project will also address workforce housing need by providing for-sale and rental multiple family units with an average floor area of about 1,500 square feet. In addition, an affordable housing project is proposed on a portion of the R-4 zoned property near LOVR.

Program 2.14. *In conjunction with local housing providers and the local residential design community, continue to provide technical assistance as requested by the public, builders, design professionals and developers regarding design strategies to achieve affordable housing.*

Analysis: The project will meet the City's Inclusionary Housing requirement within the project. The affordable housing requirement will be met either by dedicating land to the San Luis Obispo Housing Authority, or other City recognized affordable housing developer, to develop and provide ongoing management for an affordable housing project.

Policy 3.3. *Encourage seismic upgrades of older dwellings to reduce the risk of bodily harm and the loss of housing in an earthquake.*

Policy 3.5. *Preserve historic homes and other types of historic residential buildings, historic districts and unique or landmark neighborhood features.*

Program 3.11. *Continue to identify residential properties and districts eligible for local, State or Federal historic listing and prepare guidelines and standards to help property owner's repair, rehabilitate and improve properties in a historically and architecturally sensitive manner.*

Analysis: A historic and a structural analysis was done to evaluate the condition of the historical ranch buildings and their ability to be adaptively reused in the project. Some of those buildings that can be rehabilitated and re-purposed as habitable structures will be structurally reinforced to meet seismic requirements. Others may be reconstructed consistent with City and Secretary of the Interior Guidelines.

- **Goal 4. Mixed-Income Housing** - Preserve and accommodate existing and new mixed-income neighborhoods and seek to prevent neighborhoods or housing types that are segregated by economic status.

Policy 4.1: *Within newly developed neighborhoods, housing that is affordable to various economic strata should be intermixed rather than segregated into separate enclaves.*

Policy 4.2.: *Include both market-rate and affordable units in apartment and residential condominium projects and intermix the types of units. Affordable units should be comparable in appearance and basic quality to market-rate units.*

Analysis: The Life Plan Community provides a range of sizes and types of residential units to attract seniors of different income levels. The Madonna portion of the project will provide a mix of workforce housing units, some of which will be deed-restricted affordable units to meet Inclusionary Housing requirements in the project.

Goal 5. Housing Variety & Tenure - Provide variety in the location, type, size, tenure, and style of dwellings.

Policy 5.1.: *Encourage the integration of appropriately scaled, special needs housing into developments or neighborhoods of conventional housing.*

Program 5.5: *Review new developments for compliance with City regulations and revise projects or establish conditions of approval as needed to implement the housing variety and tenure policies.*

Analysis: Inherent to the design of the Life Plan Community is providing of range of sizes and types of residential units to house seniors through various stages of life. Consistent with Policy 5.1, the Life Plan Community component will be part of a larger community, but also semi-contained for the safety and security of its residents.

- **Goal 6. Housing Production** - Plan for new housing to meet the full range of community housing needs.

Program 6.14.: *Specific plans for any new expansion area identified shall include R-3 and R-4 zoned land to ensure sufficient land is designated at appropriate densities to accommodate the development of extremely low, very-low and low income dwellings. These plans shall include sites suitable for subsidized rental housing and affordable rental and owner-occupied dwellings, and programs to support the construction of dwellings rather than payment of in-lieu housing fees. Such sites shall be integrated within neighborhoods of market-rate housing and shall be architecturally compatible with the neighborhood.*

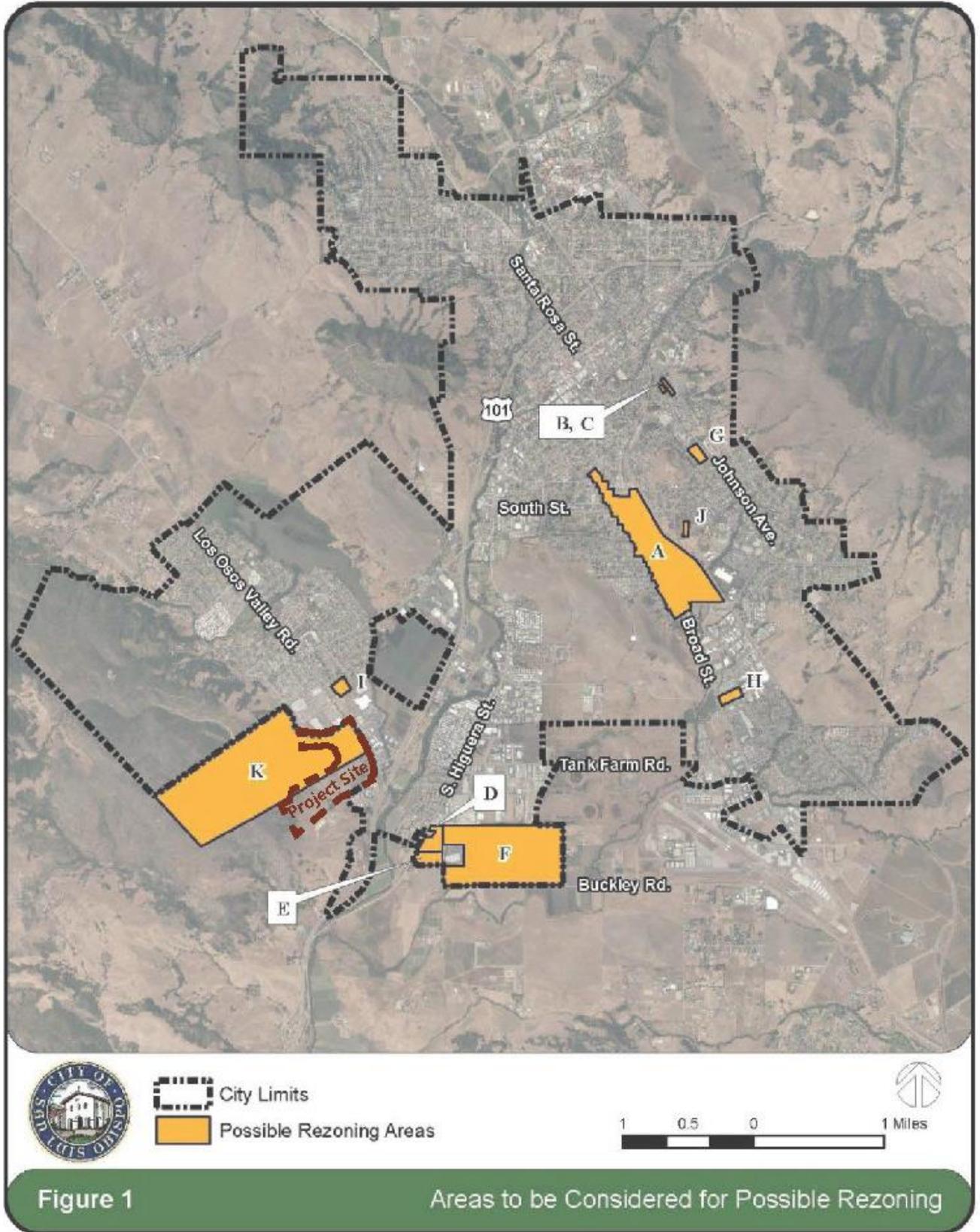
Program 6.15.: *Consider General Plan amendments to rezone commercial, manufacturing or public facility zoned areas for higher-density, infill or mixed use housing where land development patterns are suitable and where impact to Low-Density Residential areas is minimal. For example, areas to be considered for possible rezoning include, but are not limited to the following sites (shown in Figure 1 and further described in Appendix D, Table D-2):*

- Area K. 12165 Los Osos Valley Road (adjacent to Home Depot)

Program 6.17.: *Encourage residential development through infill development and densification within City Limits and in designated expansion areas over new annexation of land.*

Analysis: The project site is a designated expansion area in the LUCE and will be developed principally with residential development.

Housing Element: Areas to be Considered for Possible Rezoning, Figure 1



- **Goal 7. Neighborhood Quality** - Maintain, preserve and enhance the quality of neighborhoods, encourage neighborhood stability and owner occupancy, and improve neighborhood appearance, function and sense of community.

Policy 7.2.: *Higher density housing should maintain high quality standards for unit design, privacy, security, on-site amenities, and public and private open space. Such standards should be flexible enough to allow innovative design solutions in special circumstances, e.g. in developing mixed-use developments or in housing in the Downtown Core.*

Policy 7.4.: *Within expansion areas, new residential development should be an integral part of an existing neighborhood or should establish a new neighborhood, with pedestrian and bicycle linkages that provide direct, convenient and safe access to adjacent neighborhoods, schools and shopping areas.*

Policy 7.7.: *The physical design of neighborhoods and dwellings should promote walking and bicycling and preserve open spaces and views.*

Policy 7.8.: *Encourage strategies and programs that increase long-term residency and stabilization in neighborhoods.*

Program 7.10.: *Continue to work directly with neighborhood groups and individuals to address concerns. Identify specific neighborhood needs, problems, trends and opportunities for improvements.*

Analysis: Consistent with Policy 7.2, the Life Plan Community portion of the project will be of a superior design quality and includes a variety of amenities for its residents including restaurants, a theater, meeting rooms, recreation facilities, and a range of services catered to seniors. Consistent with Policies 7.4 & 7.7, the project is adjacent to an established City open space area that includes trails and will include internal pedestrian linkages that will connect to the open space trails. In accordance with Policy 7.8, residents are entering to a contract to be able to live the remainder of their lives within the project, which is consistent with the policy goals of long-term residency and a stable neighborhood.

The Madonna portion of the project will provide workforce housing with services provided by the adjacent shopping center, proximity to employers, and opportunities for active recreation with open space trails for biking and hiking.

- **Goal 8. Special Needs Housing** - Encourage the creation and maintenance of housing for those with special housing needs.

Policy 8.1.: *Encourage housing development that meets a variety of special needs, including large families, single parents, disabled persons, the elderly, students, the homeless, or those seeking congregative care, group housing, single-room occupancy or co-housing accommodations, utilizing universal design.*

Policy 8.8.: *Disperse special needs living facilities throughout the City where public transit and commercial services are available, rather than concentrating them in one district.*

Policy 8.10.: Encourage a variety of housing types that accommodate persons with disabilities and promote aging in place, including a goal of “visitability” in new residential units, with an emphasis on first-floor accessibility to the maximum extent feasible.

Program 8.15.: Continue to look for opportunities in specific plan areas suitable for tenant-owned mobile-home parks, cooperative or limited equity housing, manufactured housing, self-help housing, or other types of housing that meet special needs.

Analysis: Consistent with Policy 8.1, the project meets the needs of seniors; and Consistent with Policy 8.8, the project will have access to bus and other transit facilities and disperses, rather than concentrates senior housing. The Life Plan Community by design will promote aging in place as called for in Policy 8.10.

Policy 9.2.: Residential site, subdivision, and neighborhood designs should be coordinated to make residential sustainability work. Some ways to do this include:

- A. Design subdivisions to maximize solar access for each dwelling and site.
- B. Design sites so residents have usable outdoor space with access to both sun and shade.
- C. Streets and access ways should minimize pavement devoted to vehicular use.
- D. Use neighborhood retention basins to purify street runoff prior to its entering creeks. Retention basins should be designed to be visually attractive as well as functional. Fenced-off retention basins should be avoided.
- E. Encourage cluster development with dwellings grouped around significantly-sized, shared open space in return for City approval of smaller individual lots.
- F. Treat public streets as landscaped parkways, using continuous plantings at least six feet wide and where feasible, median planters to enhance, define, and to buffer residential neighborhoods of all densities from the effects of vehicle traffic.

Analysis: The project will address the noted residential design goals as follows:

- A. Specific Plan Policies 4.7.1 & 4.7.2 call for subdivision and site design in the Specific Plan area to follow energy efficient design with an emphasis on daylighting and solar exposure.
- B. Specific Plan Section 4.4.1, Site Design, provides guidance for residents in the higher density housing projects within the Specific Plan area to have private outdoor use areas, as well as common shared open spaces. Sun exposure to both these types of spaces would change over the course of the day, but shading would be afforded by roof overhangs, trellises, and canopies.
- C. Local streets throughout the development utilize a narrower section to minimize the amount of pavement needed in the development.
- D. Water quality treatment elements are proposed to treat runoff from roadways, other hardscape features and developed projects near or adjacent to the source of the constructed environment. Generally, water quality treatment components consist of vegetated swales, bioswales, pervious paving, rain gardens and other elements designed to promote biofiltration.
- E. The site plan for the Life Plan Community groups buildings together with intervening open space areas to protect natural resources. Within the Madonna portion of the project, smaller lot sizes are utilized to allow individuals to purchase their own homes for more reasonable prices and to minimize the need to maintain large yards.

- F. All of the proposed streets within the development include parkways, except for the private streets that service the Life Plan Community residences. Commercial Collector "A" will include a 5-foot wide median and buffered bike lanes.

Policy 9.4.: *To promote energy conservation and a cleaner environment, encourage the development of dwellings with energy-efficient designs, utilizing passive and active solar features, and the use of energy-saving techniques that exceed minimums prescribed by State law.*

Policy 9.11.: *Continue to promote building materials reuse and recycling in site development and residential construction, including flexible standards for use of salvaged, recycled, and "green" building materials. Continue the City's construction and demolition debris recycling program as described in Chapter 8.05 of the Municipal Code.*

Analysis: Overall sustainability goals, including energy efficient designs and using recycled materials, are discussed in Chapter 4 of the Specific Plan.

Policy 11.2.: *Prevent new housing development on sites that should be preserved as dedicated open space or parks, on sites subject to natural hazards such as unmitigatable geological or flood risks, or wild fire dangers, and on sites subject to unacceptable levels of man-made hazards or nuisances, including severe soil contamination, airport noise or hazards, traffic noise or hazards, odors or incompatible neighboring uses.*

Analysis: The site plan for the Life Plan Community groups buildings together with intervening open space areas to protect natural resources.

Appendix A

1. Population Trends and Characteristics a) Age Composition

San Luis Obispo's age profile is shown in Table A-4 and graphically in the form of a population pyramid in Figure A-1. When compared with the County and State, San Luis Obispo has significantly lower percentages of children, teens and adults in the primary childbearing years of 25-44. The City however has a relatively high proportion of senior citizens. While smaller than the County, there are 1.0 percent more seniors age 65 years or older in the City than in the State.

Analysis: The Life Plan Community provides a unique type of housing that addresses pressing housing needs for retirement aged residents of San Luis Obispo.

e) Possible Rezonings

Table D-1 shows the location of parcels which may be appropriate for rezoning to accommodate housing development within the planning period, including 12165 Los Osos Valley Road. All of these properties have residential development capacity and are served by streets, utilities, and public services. Most of these areas are suitable for higher residential density development (R-3 and R-4) or mixed uses.

Through zoning, the City sets the range of allowed uses, residential and commercial density, building height, and other development standards. Where sites are appropriate for multiple

uses, including residential, the City's General Plan emphasizes housing development over development of non-residential uses.

Analysis: The Specific Plan area with the level of residential development planned will fulfill Housing Element goals to look to underutilized sites for housing projects. The site was identified as an expansion area in the 2014 LUE. Providing a greater level of housing is consistent with earmarking the site for further development potential.

Noise Element

1.9 Sound Walls

In the Irish Hills Special Design Area and the Margarita and Orcutt expansion areas, dwelling shall be set back from Regional Routes and Highways, Parkway Arterials, Arterials, Residential Arterials, and Collector streets so that the interior and exterior noise standards can be met without the use of noise walls.

1.13 Noise Studies

Where a project may expose people to existing noise levels or projected build-out noise levels exceeding acceptable limits, the City shall require the applicant to provide a noise study early in the review process so that noise mitigation may be included in the project design. The City will maintain standards and procedures for the preparation of noise studies.

Analysis: Noise-sensitive uses such as residences and hotels have maximum noise exposure levels of 60 dB for outdoor use areas and 45 dB for interior spaces. Noise Element contours for 1990 conditions show that the 60-dB noise contour is outside all planned building footprints. However, the 60-dB noise contour at build-out does affect the footprints of two tiers of housing units closest to the Highway 101 noise source. Specific Plan Figure 4-1 shows how 1990 and build-out noise contours from the Noise Element affect the project site.

Consistent with Policy 1.13, which directs an applicant to provide a noise study early in the review process where a project may expose people to projected build-out noise levels exceeding acceptable limits, the applicant team commissioned a noise study to evaluate actual noise levels at the site. The contours plotted for current (2017) and buildout (2037) conditions from the noise study prepared by 45 dB Acoustics are shown in Specific Plan Figure 4-2 and show that all planned building footprints are beyond the 60-dB noise contour. The project will comply with Policy 1.9 as no noise walls are required to create complying outdoor noise levels at the site.

Safety Element

Flooding

A portion of the project is within the 100-year flood zone (Figure 1 - Flood Hazards Map).

The City's Flood Damage Prevention Regulations and Federal Flood Insurance standards require new building floors to be above the 100-year flood level, while not displacing floodwaters in a way that would raise flood levels.

2.1 Policy S: Flood Hazard Avoidance and Reduction

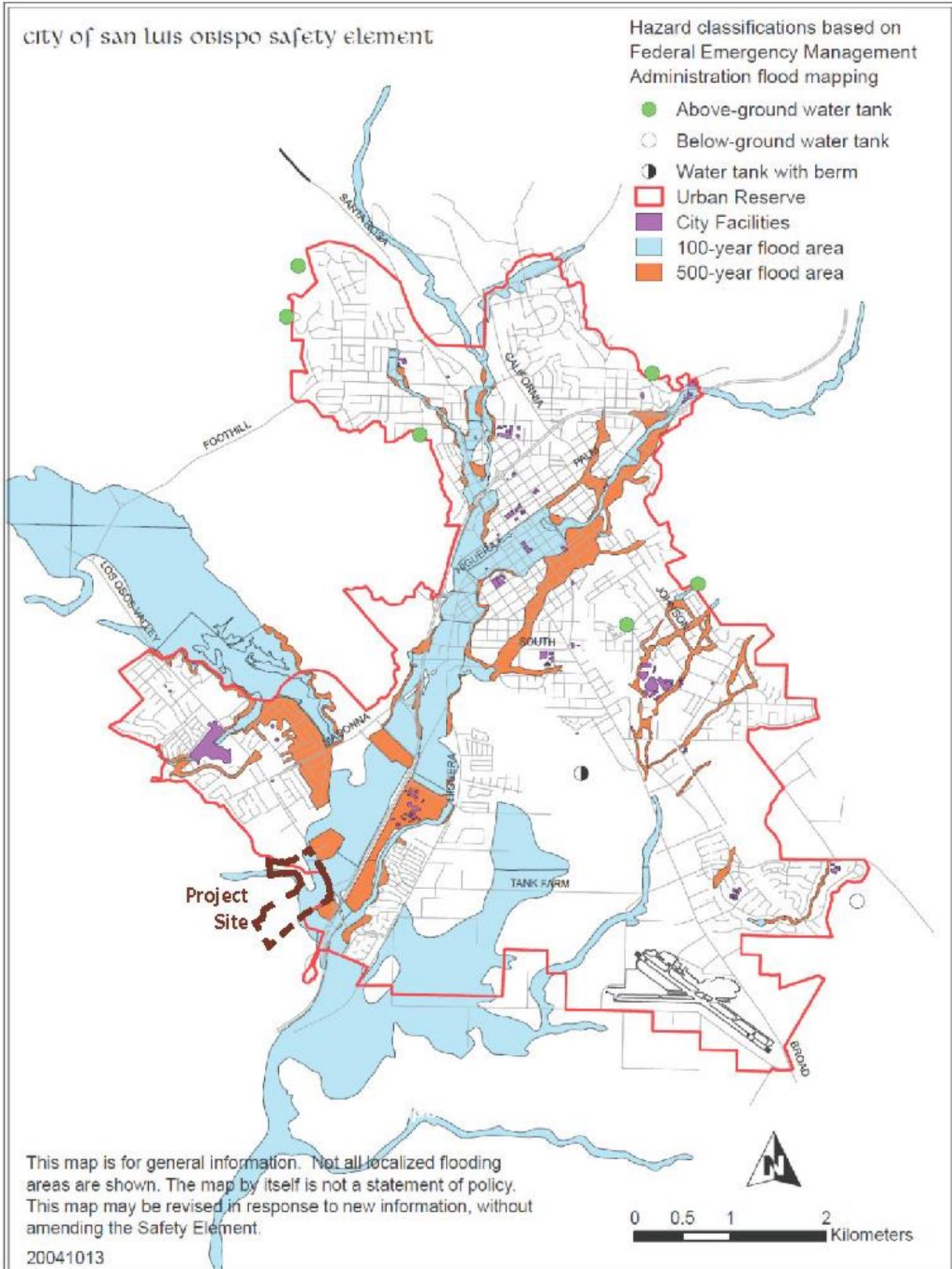
- *No new building or fill should encroach beyond, or extend over, the top-of-bank of any creek.*
- *Within new development areas, such as the potential expansion areas shown in Figure 2 of the Land Use Element, substantial displacement of flood waters should be avoided by:*
 - *Keeping a substantial amount of flood-prone land in the vicinity as open space;*
 - *Enlarging man-made bottlenecks, such as culverts, which contribute to flood waters backing up from them;*
 - *Accommodating in such places uses which have relatively low ratios of building coverage to site area, for which shallow flooding of parking and landscape areas would cause minimum damage.*
 - *Requiring new buildings to be constructed above the 100-year flood level.*
- *Creek alternations shall be considered only if there is no practical alternative, consistent with the Conservation and Open Space Element.*
- *Development close to creeks shall be designed to avoid damage due to future creek bank erosion. Property owners shall be responsible for protecting their developments from damage caused by future bank loss due to flood flows.*

Analysis: A key component of the project proposal is to restore Froom Creek to its historic drainage pattern as a public amenity with an improved riparian corridor habitat value. The creek channel design will be relatively wide with undulating sloping banks (2:1 maximum). Substantial riparian planting and strategically placed boulder clusters are proposed to minimize erosion and provide habitat.

To address the potential for periodic flooding from Froom Creek, the Specific Plan includes Program 3.2.2a, which includes performance standards to accommodate 100-year storm flows within the creek banks, and to direct storm drainage overflow into the adjacent existing wetlands during storm events.

All new buildings will be developed to comply with the City's Flood Damage Prevention Regulations and Federal Flood Insurance standards so that their finish floor level is above the 100-year flood elevation. In addition, all structures will be set back 35 feet from the top of bank.

Safety Element: Flood Hazard, Figure 1



Fire

Portions of the project site contain local moderate and very high fire hazard severity zones for the State Area of Responsibility (Figure 2 – Fire Hazard Severity Zones).

Policy 3.0: Adequate Fire Services

Development should be approved only when adequate fire suppression services and facilities are available or will be made available concurrent with development, considering the setting, type, intensity, and form of the proposed development.

Policy 3.1: Wildland Fire Safety

New subdivisions shall be prohibited in areas of “Very High” wildland fire hazard as shown in Figure 2 unless part of conservation or open space acquisition program. Development of existing parcels shall require a development plan to manage fuels, maintain a buffer zone, and provide adequate fire protection to the approval of the Chief Building Official. The development plan must be consistent with Policies required by the City’s Conservation and Open Space Element.

Analysis: Portions of the site in the Local Very High Fire Hazard Severity Zone will be left as open space. As appropriate, and consistent with Fire Safe Design Principles, project landscaping and maintenance will comply with fuel modification requirements, and building construction will utilize ignition resistant materials.

Earthquakes and Other Geologic Hazards

Faults

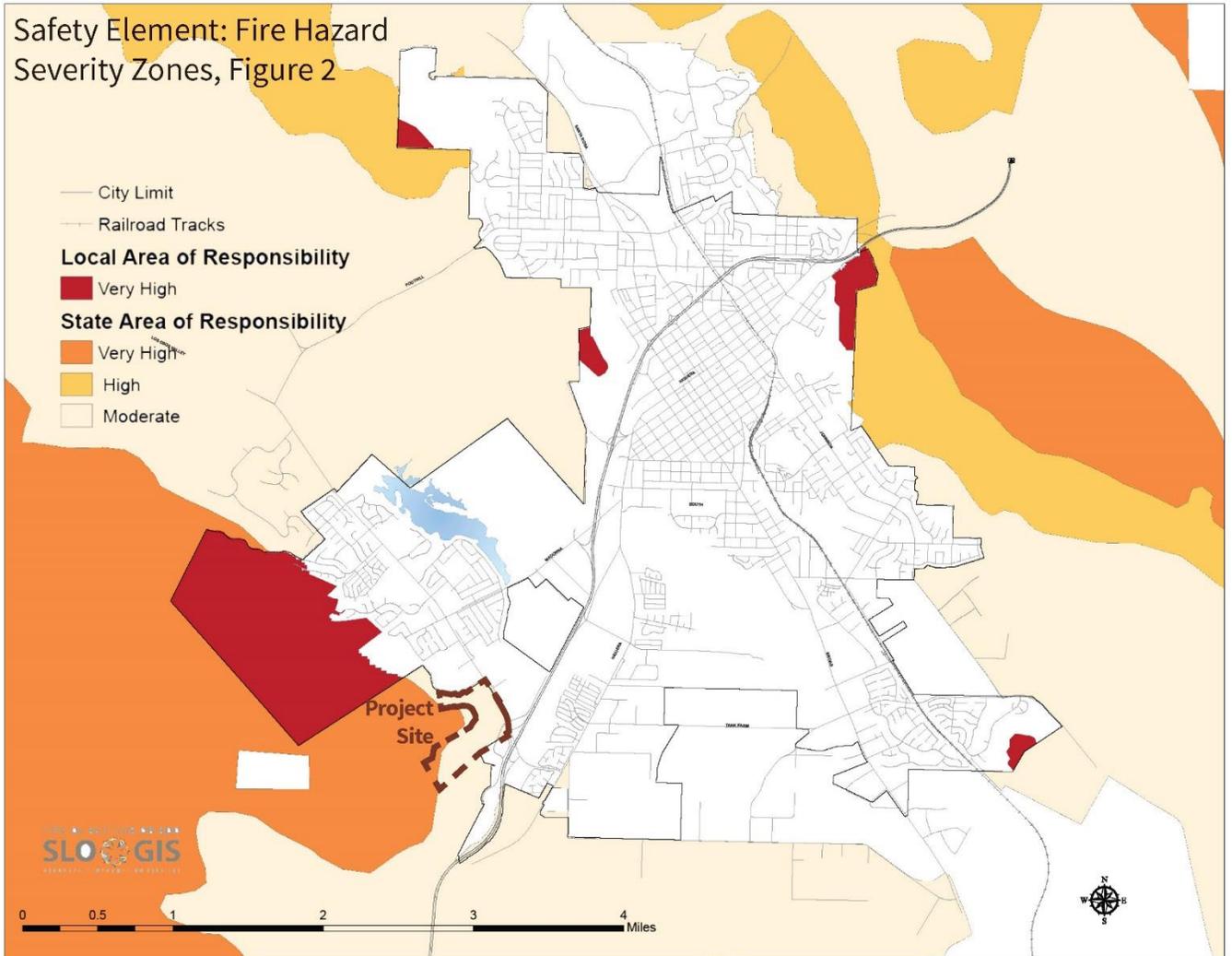
A portion of the project contains active faults (Figure 3 - Earthquake Faults – Local Area Map)

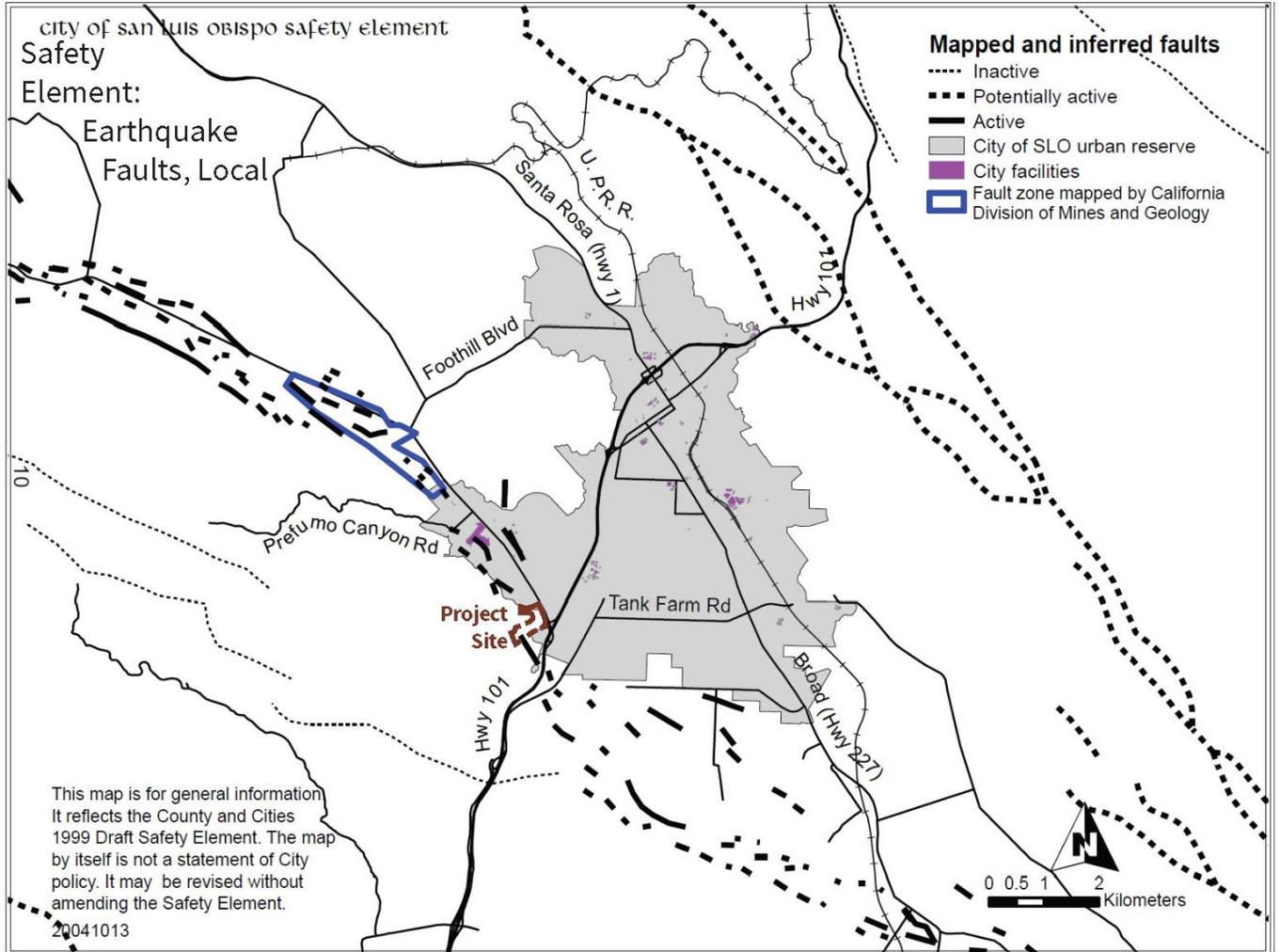
5.5 Policy S: Avoiding Faults

Development shall not be located atop known faults. Applications for the following types of discretionary approvals within 100 meters (330 feet) of any fault that is previously known or discovered during site evaluation shall be subject to review and recommendation by a State-registered engineering geologist: change to a more intensive land-use designation; subdivision into five or more parcels; development of multifamily, commercial, industrial, or institutional buildings.

Analysis: Reference documents, including Figure 3 in the Safety Element, show the Los Osos Fault near the proposed project. Because of the potential for the fault to extend across a portion of the site, a Subsurface Fault Investigation by a State-registered engineering geologist was conducted. That report found traces of the Los Osos Fault through the site and includes recommendations for setbacks of occupied buildings from the surveyed fault. The fault setbacks recommended are based on industry standards for this type of fault and reflect the unique deformation patterns, rock types, and soil characteristics discovered with trenching activities conducted on the site.

Safety Element: Fire Hazard
Severity Zones, Figure 2





Landslide/Liquefaction

A portion of the project has moderate landslide potential, and high liquefaction potential (Figure 5 - Ground Shaking & Landslide Hazards Map).

5.6 Policy S: Avoiding Slope Instability

Development shall not be located on or immediately below unstable slopes, or contribute to slope instability. Any development proposed in an area of moderate or high landslide potential shall be subject to review and recommendation by a State-registered engineering geologist.

Analysis: A Preliminary Engineering Geologic Investigation by GeoSolutions dated 4-14-17 noted that slopes at the site appear generally stable and the potential for rockfall at the overall site is considered low. However, one area of the site near the border of the Life Plan Community shows a potential rockfall hazard. This occurs where the Franciscan complex intersects Quaternary stream deposits. Mitigation is recommended in the report for loose rocks in the area to be removed and minor grading conducted to protect proposed buildings.

5.7 Policy S: Avoiding Liquefaction Hazards

Development may be located in areas of high liquefaction potential only if a site-specific investigation by a qualified professional determines that the proposed development will not be at risk of damage from liquefaction. The Chief Building Official may waive this requirement upon determining that previous studies in the immediate area provide sufficient information.

Analysis: The Soils Engineering report by GeoSolutions dated 6-28-16 concluded that the potential for seismic liquefaction of soils at the site was low given the consistency and relative density of in situ soils. The report also notes that the potential for seismically induced and differential settlement at the site is low assuming all the recommendations of the report are followed in terms of site preparation and foundation design.

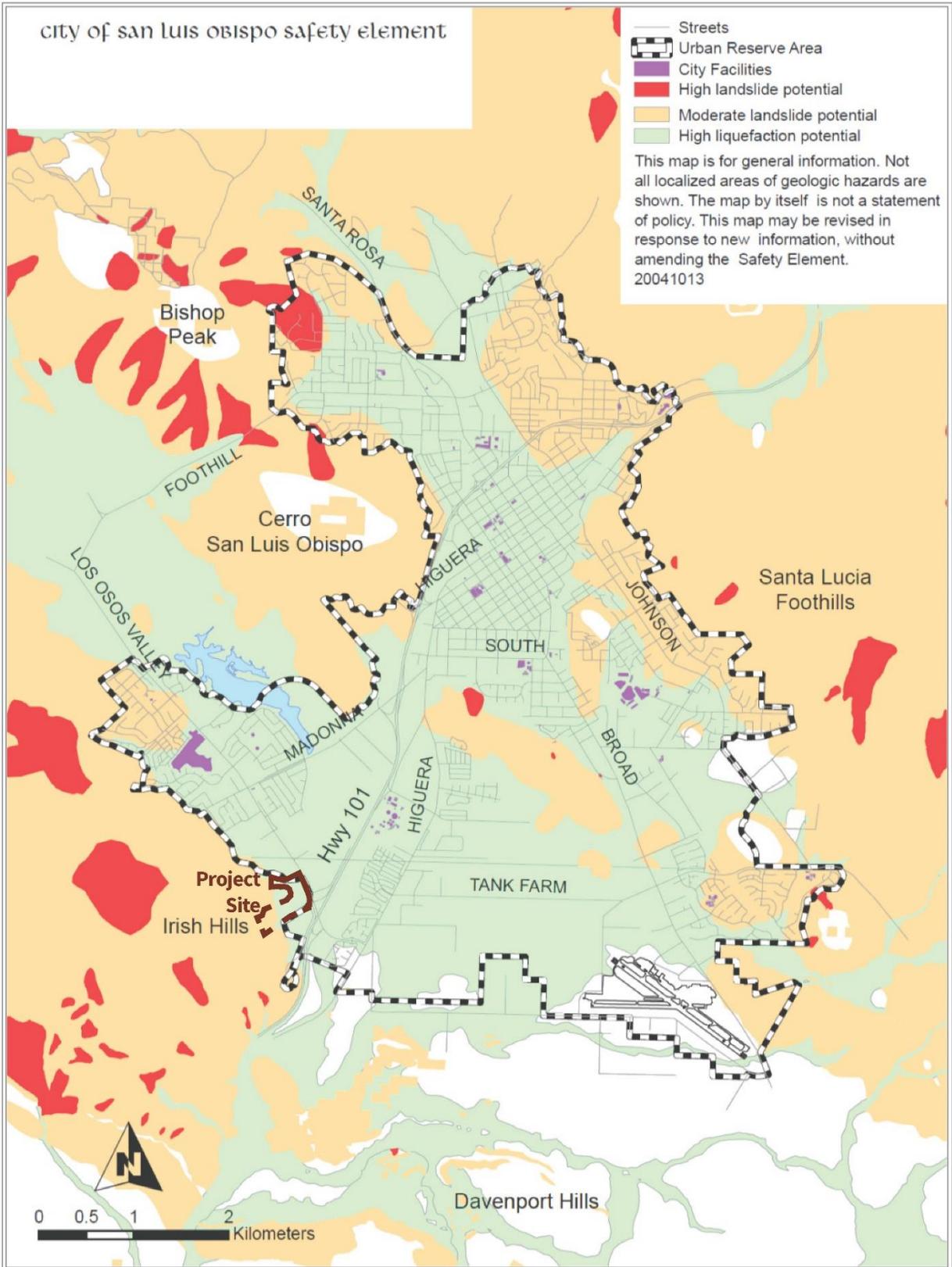
Airport Hazards

8.0 Policy S: Airport Land Use Plan

Development should be permitted only if it is consistent with the San Luis Obispo County Airport Land Use Plan. Prospective buyers of property that is subject to airport influence should be so informed.

Analysis: As previously discussed, the project site is located within the S-2 safety zone. The proposed project complies with the density and coverage restrictions of the S-2 zone. However, it is likely that the site will be completely outside of ALUC jurisdiction when an updated ALUP is eventually adopted.

Safety Element: Ground Shaking and Landslide Hazards, Figure 5



Conservation & Open Space Element

CULTURAL HERITAGE

3.3.1. Historic preservation.

Significant historic and architectural resources should be identified, preserved and rehabilitated.

3.3.2. Demolitions.

Historically or architecturally significant buildings should not be demolished or substantially changed in outward appearance, unless doing so is necessary to remove a threat to health and safety and other means to eliminate or reduce the threat to acceptable levels are infeasible.

Analysis: The condition of onsite historic structures varies considerably. Some, like the farm house, are currently habitable and adaptively reused. Others are barely standing (structurally unsound) with dry rot and other condition issues. A structural analysis was commissioned by Stork, Wolf, & Associates to determine the feasibility of rehabilitating certain structures for reuse in the project.

3.3.3. Historical documentation.

Buildings and other cultural features that are not historically significant but which have historical or architectural value should be preserved or relocated where feasible. Where preservation or relocation is not feasible, the resource shall be documented and the information retained in a secure but publicly accessible location. An acknowledgment of the resource should be incorporated within the site through historic signage and the reuse or display of historic materials and artifacts.

Analysis: A pre-historic and historic report for the property dated 2-20-15 was completed by First Carbon Solutions. The historic portion of the report documents all the remaining on-site buildings of the dairy complex in detail. All buildings will be properly documented consistent with Secretary of the Interior standards (Specific Plan Policy 3.3.1). Specific Plan Policy 3.3.2 notes that interpretative signage will be installed to provide information on historic buildings for information and documentation to the public. Program 3.3.2a states that historic dairy equipment may be used in onsite displays or donated to local historic society. Program 3.3.2b stipulates that old wood and other building features from demolished or refurbished buildings will be harvested for potential use elsewhere on-site.

3.3.4. Changes to historic buildings.

Changes or additions to historically or architecturally significant buildings should be consistent with the original structure and follow the Secretary of the Interior's (SOI) Standards for the Treatment of Historic Buildings. New buildings in historical districts, or on historically significant sites, should reflect the form, spacing and materials of nearby historic structures. The street appearance of buildings which contribute to a neighborhood's architectural character should be maintained.

3.3.5. Historic districts and neighborhoods.

In evaluating new public or private development, the City should identify and protect neighborhoods or districts having historical character due to the collective effect of Contributing or Master List historic properties.

Analysis: The project site contains an assemblage of structures that were part of the Froom Ranch dairy operations. Those buildings that can be structurally reinforced and adaptively reused will be rehabilitated consisted with SOI standards.

3.5.1. Archaeological resource protection.

The City shall provide for the protection of both known and potential archaeological resources. To avoid significant damage to important archaeological sites, all available measures, including purchase of the property in fee or easement, shall be explored at the time of a development proposal. Where such measures are not feasible and development would adversely affect identified archaeological or paleontological resources, mitigation shall be required pursuant to the Archaeological Resource Preservation Program Guidelines.

3.5.2. Native American sites.

All Native American cultural and archaeological sites shall be protected as open space wherever possible.

3.5.3. Non-development activities.

Activities other than development which could damage or destroy archaeological sites, including off-road vehicle use on or adjacent to known sites, or unauthorized collection of artifacts, shall be prohibited.

3.5.4. Archaeologically sensitive areas.

Development within an archaeologically sensitive area shall require a preliminary site survey by a qualified archaeologist knowledgeable in Native American cultures, prior to a determination of the potential environmental impacts of the project.

3.5.12. Cultural resources and open space.

Within the city limits the City should require, and outside the city limits should encourage the County to require, public or private development to do the following where archaeological or historical resources are protected as open space or parkland:

- 1. Preserve such resources through easements or dedications. Subdivision parcel lines or easements shall be located to optimize resource protection. Easements as a condition of development approval shall be required only for structural additions or new structures, not for accessory structures or tree removal permits. If a historic or archaeological resource is located within an open space parcel or easement, allowed uses and maintenance responsibilities within that parcel or easement shall be clearly defined and conditioned prior to map or project approval.*
- 2. Designate such easements or dedication areas as open space or parkland as appropriate.*
- 3. Maintain such resources by prohibiting activities that may significantly degrade the resource.*

Analysis: Archaeological resources will be left in situ and development will avoid disturbing those parts of the site where resources were identified.

3.6.8. Promote adaptive reuse of historic buildings.

The City will, consistent with health, safety and basic land-use policies, apply building and zoning standards within allowed ranges of flexibility, to foster continued use and adaptive reuse of historic buildings.

Analysis: Some historic resources are proposed to be rehabilitated and adaptively reused in the project.

ENERGY

4.2. Goal. Sustainable energy use.

Increase use of sustainable energy sources such as solar, wind and thermal energy, and reduce reliance on non-sustainable energy sources to the extent possible with available technology and resources.

4.4.1. Pedestrian- and bicycle-friendly design.

Residences, work places and facilities for all other activities will be located and designed to promote travel by pedestrians and bicyclists.

4.4.3. Compact, high-density housing.

The City will promote higher-density, compact housing to achieve more efficient use of public facilities and services, land resources, and to improve the jobs/housing balance.

4.5.3. Solar Access Easements.

Solar access easements will be required in all new subdivisions, as provided in the State of California Solar Rights Act, unless any of the following applies:

- A. The subdivision incorporates a building development plan that will assure desirable solar access.*
- B. Desirable solar exposure will be protected by the City's Zoning Regulations.*
- C. The subdivision establishes yard or height standards designed to assure desirable solar access, supplementary to the Zoning Regulations, which would make a system of easements for each lot unnecessary.*

4.5.5. Solar access exceptions.

Exceptions to the standards for desirable solar access may be made if any of the following applies:

- A. Shading would be an insignificant part of the total solar exposure, in terms of area, duration or both.*
- B. Structures on protected properties have an insignificant probability of being modified or replaced, and likely collector locations are sufficiently protected, in spite of shading that would normally be unacceptable, or such structures already have adequately protected collectors.*
- C. Shading is between lots in a subdivision for which a customized system of solar access easements will provide an adequate level of protection.*
- D. Use of solar energy is unfeasible due to topographical conditions.*

4.6.17. Require solar power for new dwellings.

Within new single-family residential projects of 20 or more dwelling units, 5% of the total number of dwellings shall be built with photovoltaic solar collectors beginning in 2008; this percentage shall increase 4% each year until 2020. Multi-family residential developments shall be exempt from this requirement, except for common-use facilities such as recreation rooms, spas or swimming pools. In these cases, the common facilities shall be built with photovoltaic solar collectors.

MATERIALS+

5.5.7. Energy efficiency and Green Building in new development.

The City shall encourage material and energy-efficient “green buildings” as certified by the U.S. Green Building Council’s LEED

5.5.8. Recycling Facilities in New Development.

During development review, the City shall require facilities in new developments to accommodate and encourage recycling.

Analysis: Chapter 4, Design Guidelines, of the Specific Plan provides a discussion of how the project will incorporate energy saving and sustainable features into the development areas.

NATIVE MATERIALS

6.3.1. Old mineral-extraction sites.

The City will implement the following policies and will encourage other agencies with jurisdiction to do so:

- A. Land use designations for old mineral-extraction sites shall reflect risks associated with them, and should generally be limited to “Open Space”, “Agriculture”, or “Park” designations on the Land Use Element map.
- B. Previously active mineral-extraction sites should be secured and reclaimed in conjunction with any development approvals for the land on which they are located. Securing them means preventing access that entails unacceptable risk. Reclamation means re-establishing ground contours and vegetation to the extent feasible, use of erosion control measures to enhance and protect soil stability, water and air quality, wildlife habitat values and views.

Analysis: The project site includes a red rock quarry. The property owner continues to keep an active Surface Mining and Reclamation Act (SMARA) permit and performance bond. Prior to any construction activities near the mine, the pit area would be fenced off for security and public safety. Remediation activities include pit reclamation, removal of or grinding of the concrete rubble, recontouring, surface scarification and hydro-seeding.

NATURAL COMMUNITIES

7.3.1. Protect listed species.

- C. *The City will comply with State and Federal requirements for listed species.*
- E. *City actions that could impact listed species shall be consistent with mitigation policies in Chapter 8.25.3. Subject to the approval of agencies with jurisdiction, the City may approve a project where mitigation requires relocation of listed species, but only if there is no practical alternative and relocation is limited to individuals or small parts of a larger population, not the entire remaining population of a species. (If an agency with*

jurisdiction determines that relocation of an entire population is needed for its survival regardless of a project's development, the City will help with the relocation)

7.3.2. Species of local concern.

- A. *Maintain healthy populations of native species in the long term, even though they are not listed for protection under State or Federal laws. These "species of local concern" are at the limit of their range in San Luis Obispo, or threats to their habitat are increasing.*

7.3.2. Wildlife habitat and corridors.

- *Require public and private developments, including public works projects, to evaluate animal species and their movements within and through development sites and create habitats and corridors appropriate for wildlife.*
- *Plan for connectivity of open spaces and wildlife habitat and corridors using specific area plans, neighborhood plans, subdivision maps or other applicable planning processes, consistent with Open Space Guidelines*

7.5.1. Protection of significant trees.

Significant trees, as determined by the City Council upon the recommendation of the Tree Committee, Planning or Architectural Review Committee, are those making substantial contributions to natural habitat or to the urban landscape due to their species, size, or rarity. Significant trees, particularly native species, shall be protected. Removal of significant trees shall be subject to the criteria and mitigation requirements in Chapter 8.6.3. Oak Woodland communities in the Greenbelt and in open space areas shall be protected.

Analysis: The project site plan has been designed to accommodate site constraints. Froom Creek and site wetlands will be site amenities and protected with required setbacks. These areas provide travel corridors and habitat value for wildlife. In addition, serpentine rock outcroppings, and areas containing bog thistle, riparian scrub, oak woodlands, and tree groves will be protected in open space easements. Large portions of the serpentine bunchgrass plant community will be protected in place as part of open space easements. Where there are any impacts to the special status plants within the serpentine bunchgrass grassland areas mapped on the site, a combination of mitigation strategies such as onsite and offsite habitat restoration and creation will be followed.

7.5.2. Use of native California plants in urban landscaping.

Landscaping should incorporate native plant species, with selection appropriate for location.

Analysis: Specific Plan Program 4.7.5a calls for landscaping plans to use native and non-invasive drought tolerant plant materials. These principles are reiterated for riparian corridors in Specific Plan Programs 3.2.2c/d.

7.5.4. Preservation of grassland communities and other habitat types.

Grassland communities and other habitat types in the Greenbelt and in designated open space areas shall be preserved.

Analysis: Specific Plan Policy 3.2.7 notes that impacts to the serpentine bunchgrass plant community containing special status plant species will be avoided or minimized. Where there is any habitat area lost, there would be mitigation required to offset the impact.

7.7.6. Replace invasive, non-native vegetation with native vegetation.

The City and private development will protect and enhance habitat by removing invasive, non-native vegetation that detracts from habitat values and by replanting it with native California plant species. The Natural Resources Manger will prioritize projects and enlist the help of properly trained volunteers to assist in non-native vegetation removal and replanting when appropriate.

Analysis: Specific Plan Policy 3.2.6 reiterates habitat will be protected and enhanced through re-introduction of native California vegetation and removal of non-native species.

7.7.7. Preserve ecotones.

Condition or modify development approvals to ensure that “ecotones,” or natural transitions along the edges of different habitat types, are preserved and enhanced because of their importance to wildlife. Natural ecotones of particular concern include those along the margins of riparian corridors, marshlands, vernal pools, and oak woodlands where they transition to grasslands and other habitat types.

7.7.8. Protect wildlife corridors.

Condition development permits in accordance with applicable mitigation measures to ensure that important corridors for wildlife movement and dispersal are protected. Features of particular importance to wildlife include riparian corridors, wetlands, lake shorelines, and protected natural areas with cover and water. Linkages and corridors shall be provided to maintain connections between habitat areas.

Analysis: Specific Plan Figure 3-1, Site Constraints Map, identifies the boundaries of different natural plant communities and water features. Preservation of oak woodland areas, and creek corridors and wetlands with appropriate setbacks, allow for natural ecotones and wildlife corridors to be maintained.

7.7.9. Creek Setbacks.

As further described in the Zoning Regulations, the City will maintain creek setbacks to include: an appropriate separation from the physical top of bank, the appropriate floodway as identified in the Flood Management Policy, native riparian plants or wildlife habitat and space for paths called for by any City adopted plan (Figure 4). In addition, creek setbacks should be consistent with the following:

- A. The following items should be no closer to the wetland or creek than the setback line: buildings, streets, driveways, parking lots, aboveground utilities, and outdoor commercial storage or work areas.*
- B. Development approvals should respect the separation from creek banks and protection of floodways and natural features identified in part A above, whether or not the setback line has been established.*
- C. Features which normally would be outside the creek setback may be permitted to encroach where there is no practical alternative, to allow reasonable development of a parcel, consistent with the Conservation and Open Space Element.*

- D. Existing bridges may be replaced or widened, consistent with policies in this Element. Removal of any existing bridge or restoration of a channel to more natural conditions will provide for wildlife corridors, traffic circulation, access, utilities, and reasonable use of adjacent properties.*

Analysis: Froom Creek will be restored through the site as a public amenity with an improved riparian corridor habitat value. The creek will be maintained as an open channel with a 35-foot setback. Other site drainages will maintain a 20-foot setback. A public pedestrian trail is proposed along the Froom Creek corridor.

OPEN SPACE

8.2.2. GOAL: Open space within the urban area.

Within the urban area, the City will secure and maintain a diverse network of open land encompassing particularly valuable natural and agricultural resources, connected with the landscape around the urban area. Particularly valuable resources are:

- A. Creek corridors, including open channels with natural banks and vegetation.*
- B. Laguna Lake and its undeveloped margins.*
- C. Wetlands and vernal pools.*
- D. Undeveloped land within the Urban Reserve not intended for urban uses.*
- E. Grassland communities and woodlands.*
- F. Wildlife habitat and corridors for the health and mobility of individuals and of the species.*
- G. The habitat of species listed as threatened or endangered by the State or Federal governments.*
- H. Prime agricultural soils and economically viable farmland (Figure 10).*
- I. Groundwater recharge areas.*
- J. Historically open-space settings for cultural resources, native and traditional landscapes.*
- K. Hills, ridgelines and the Morros.*
- L. Scenic rock outcroppings and other significant geological features.*
- M. Unique plant and animal communities, including "species of local concern."*

8.3.1. Open space within the urban area.

The City will preserve the areas listed in Goal 8.2.2, and will encourage individuals, organizations, and other agencies to do likewise. The City will designate these areas as Open Space or Agriculture in the General Plan.

Analysis: Approximately one-half of the project site will be protected and zoned as open space. Creek corridors, wetland areas, serpentine outcroppings, oak woodlands, and most unique plant communities will be included in the dedicated open space areas. Figure 10 of the Conservation and Open Space Element shows that portions of the lower elevations of the site near LOVR are classified as "farmland of local potential". The site was used as a dairy between the late 1800s and the 1950s, and for cattle ranching in more recent decades, but has not been used for arable production. A portion of the area shown in this category is now jurisdictional wetlands.

8.3.2. Open space buffers.

When activities close to open space resources within or outside the urban area could harm them, the City will require buffers between the activities and the resources. The City will actively encourage individuals, organizations and other agencies to follow this policy. Buffers associated with new development shall be on the site of the development, rather than on neighboring land containing the open space resource. Buffers provide distance in the form of setbacks, within which certain features or activities are not allowed or conditionally allowed. Buffers shall also use techniques such as planting and wildlife-compatible fencing. Buffers shall be adequate for the most sensitive species in the protected area, as determined by a qualified professional and shall complement the protected area's habitat values.

Buffers shall be required in the following situations:

- A. Between urban development -- including parks and public facilities—and natural habitats such as creeks, wetlands, hillsides and ridgelines, Morros, scenic rock outcrops and other significant geological features, and grassland communities, to address noise, lighting, storm runoff, spread of invasive, nonnative species, and access by people and pets (see also the Safety Element for “defensible space” next to wildland fire areas).*
- D. Between new development and cultural resources, to address visual compatibility and access by people.*
- E. Between new development and scenic resources or the greenbelt, to address view blockage, lighting and noise, and visual transition from urban character to rural character.*
- F. Urban development or uses located adjacent to the Urban Reserve Line (URL) to provide a transition to open space or greenbelt areas. Transition areas should add to the preservation of open space lands or resources. At a minimum, a 50 foot transition area (preserved in essentially a natural state) shall be provided within the project along the project boundary with the URL, unless the transition area is defined elsewhere in this Element.*

Analysis: Restored Froom Creek will have substantial setbacks providing buffers and protection for the riparian corridor. Historic buildings will be adaptively reused within a trailhead park which will provide an appropriate separation from new development in the nearby vicinity. Most of the southwestern portion of the site will be preserved as open space with development well set back from property boundaries allowing for a natural and subtle transition to the adjacent open space areas.

8.3.3. Open space for safety.

Secure open space where development would be unsafe. Generally, the following locations are considered to be unsafe:

- A. Areas within the most restrictive aviation safety zone as defined in the Airport Land Use Plan.*
- B. Land straddling active or potentially active earthquake faults.*
- C. Land where risks of ground shaking, slope instability, settlement, or liquefaction cannot be adequately mitigated.*
- D. Areas subject to flooding, where the frequency, depth, or velocity of floodwaters poses an unacceptable risk to life, health, or property.*
- E. Areas of high or extreme wildland fire hazard.*

Analysis: The project will address the noted safety concerns as follows:

- A. The site currently is in the S-2 Airport Safety Zone and proposed development will conform to applicable standards.
- B. Development will be set back from the traces of the Los Osos Fault through the site. The recommended fault setbacks are based on industry standards for this type of fault and intended to protect people and structures from damage during a seismic event.
- C. A Preliminary Engineering Geologic Investigation by GeoSolutions dated 4-14-17 noted that slopes at the site appear generally stable and the potential for rockfall at the overall site is considered low. However, one area of the site near the border of the Life Plan Community shows a potential rockfall hazard. This occurs where the Franciscan complex intersects Quaternary stream deposits. Mitigation is recommended in the report for loose rocks in the area to be removed and minor grading conducted to protect proposed buildings.

The Soils Engineering report by GeoSolutions dated 6-28-16 concluded that the potential for seismic liquefaction of soils at the site was low given the consistency and relative density of in situ soils. The report also notes that the potential for seismically induced and differential settlement at the site is low assuming all the recommendations of the report are followed in terms of site preparation and foundation design.

- D. A key component of the project proposal is to restore Froom Creek to its historic drainage pattern. To address the potential for periodic flooding from Froom Creek, the Specific Plan includes Program 3.2.2a, which includes performance standards to accommodate 100-year storm flows within the creek banks, and to direct storm drainage overflow into the adjacent existing wetlands during storm events. All new buildings will be developed to comply with the City's Flood Damage Prevention Regulations and Federal Flood Insurance standards so that their finish floor level is above the 100-year flood elevation. In addition, all structures will be set back 35 feet from the top of bank.
- E. Portions of the site in the Local Very High Fire Hazard Severity Zone will be left as open space. As appropriate, project landscaping and maintenance will comply with fuel modification requirements, and building construction will utilize ignition resistant materials.

8.5.1. Public access.

Public access to open space resources, with interpretive information, should be provided when doing so is consistent with protection of the resources, and with the security and privacy of affected landowners and occupants. Access will generally be limited to non-vehicular movement, and may be visually or physically restricted in sensitive areas. Public access to or through production agricultural land, or through developed residential lots, will be considered only if the owner agrees (Land for active recreation is typically designated "Park" in the General Plan Land Use Map). The City shall also designate open space areas that are not intended for human presence or activity.

Analysis: The project site borders dedicated City open space that is popular with hikers and mountain bikers and ultimately connects to the Johnson Ranch property to the south. A public trailhead park is planned within the northern portion of the project site that is intended to serve as a connection to the adjacent open space areas and established trail system.

8.6.2. Extent of open space loss.

The extent of loss or degree of harm to the resource shall be minimized, consistent with the justifications for any loss provided above. Where creeks must be modified for flood protection or bank stability, the modification shall be patterned after natural conditions to the maximum extent feasible.

Analysis: A key component of the project proposal is to restore Froom Creek to its historic drainage pattern site as a public amenity with an improved riparian corridor habitat value. This planned restoration is consistent with this policy to pattern changes after natural conditions and improve flood control.

8.6.3. Required mitigation.

Loss or harm shall be mitigated to the maximum extent feasible. Mitigation must at least comply with Federal and State requirements. Mitigation shall be implemented and monitored in compliance with State and Federal requirements, by qualified professionals, and shall be funded by the project applicant.

- G. Any development that is allowed on a site designated as Open Space or Agriculture, or containing open-space resources, shall be designed to minimize its impacts on open space values on the site and on neighboring land.*
 - 1. Hillside development shall comply with the standards of the Land Use Element, including minimization of grading for structures and access, and use of building forms, colors, and landscaping that are not visually intrusive. (See also Chapter 9.2.1)*
 - 2. Creek corridors, wetlands, grassland communities, other valuable habitat areas, archaeological resources, agricultural land, and necessary buffers should be within their own parcel, rather than divided among newly created parcels (Figure 8). Where creation of a separate parcel is not practical, the resources shall be within an easement. The easement must clearly establish allowed uses and maintenance responsibilities in furtherance of resource protection.*

Analysis: Any impacts to wetlands or plant communities will be mitigated per the EIR analysis and required mitigation measures. Specific Plan Goal 3.5.a and associated programs reiterate General Plan LUE policies for hillside development in terms of building massing, grading, and visual impacts. Creek corridors and wetlands will remain as open space. Easements will be created for proposed open space areas within the project.

8.7.1. Protect open space resources.

The City will take the following actions to protect open space, and will encourage individuals, organizations, and other agencies to take the same actions within their areas of responsibility and jurisdiction:

- A. Maintain the urban reserve line location, except where a relatively small enlargement of the urban area is tied to permanent protection of substantial open land that did not previously have assured protection.*

- B. Promote open space protection by annexing and applying Conservation and Open Space (C/OS) and Agriculture zoning to private property where appropriate and consistent with General Plan goals and policies.*

Analysis: The urban reserve line will be amended with project approval to encompass the developed portions of the property. Open space areas will be zoned as Conservation and Open Space (C/OS).

8.7.2. Enhance and restore open space.

The City will do the following in support of open space enhancement and restoration, in coordination with other agencies and organizations, and will encourage individuals, organizations, and other agencies to take the same actions within their areas of responsibility:

- B. Establish self-sustaining populations of native species that were historically found in natural habitat areas.*
- 1. Revegetate disturbed and over-grazed upland areas, including grassland communities, using site-specific or region-specific plants so far as practical.*
 - 2. To reverse historical trends of creek channelization and modification, re-establish native riparian vegetation.*

Analysis: To the greatest extent feasible, the project attempts to preserve natural communities in place. Where there is any take to rare plants, the project will incorporate mitigation requirements of the EIR. The planting palette for the restored creek corridor will re-establish native riparian vegetation.

VIEWES

9.1.1. Preserve natural and agricultural landscapes.

The City will implement the following policies and will encourage other agencies with jurisdiction to do likewise:

- A. Natural and agricultural landscapes that the City has not designated for urban use shall be maintained in their current patterns of use.*
- B. Any development that is permitted in natural or agricultural landscapes shall be visually subordinate to and compatible with the landscape features. Development includes, but is not limited to buildings, signs (including billboard signs), roads, utility and telecommunication lines and structures. Such development shall:*
 - 1. Avoid visually prominent locations such as ridgelines, and slopes exceeding 20 percent.*
 - 2. Avoid unnecessary grading, vegetation removal, and site lighting.*
 - 3. Incorporate building forms, architectural materials, and landscaping, that respect the setting, including the historical pattern of development in similar settings, and avoid stark contrasts with its setting.*
 - 4. Preserve scenic or unique landforms, significant trees in terms of size, age, species or rarity, and rock outcroppings.*

Analysis: Rare and sensitive plant species, rock outcroppings, and significant trees will be protected. Where there are significant impacts to listed plant species or species of local concern, mitigation strategies such as onsite and offsite habitat restoration and creation will be followed. Specific Plan Goal 3.5.a and associated programs reiterate General Plan LUE policies for hillside development in terms of building massing, grading, and visual impacts.

9.1.2. Urban development.

The City will implement the following principle and will encourage other agencies with jurisdiction to do so: urban development should reflect its architectural context. This does not necessarily prescribe a specific style, but requires deliberate design choices that acknowledge human scale, natural site features, and neighboring urban development, and that are compatible with historical and architectural resources.

Analysis: Specific Plan Section 4.3 notes that no specific architectural style is required for the Madonna Froom Specific Plan area, but that architecture selected should incorporate features that are authentic to the style selected and compatible with the setting.

9.1.4. Streetscapes and major roadways.

In the acquisition, design, construction or significant modification of major roadways (highways/regional routes and arterial streets), the City will promote the creation of “streetscapes” and linear scenic parkways or corridors that promote the City’s visual quality and character, enhance adjacent uses, and integrate roadways with surrounding districts. To accomplish this, the City will:

- A. Establish streetscape design standards for major roadways.*
- B. Encourage the creation and maintenance median planters and widened parkway plantings.*
- C. Retain mature trees in the public right-of-way.*
- D. Emphasize the planting and maintenance of California Native tree species of sufficient height, spread, form and horticultural characteristics to create the desired streetscape canopy, shade, buffering from adjacent uses, and other desired streetscape characteristics, consistent with the Tree Ordinance or as recommended by the Tree Committee or as approved by the Architectural Review Commission.*
- E. Encourage the use of water-conserving landscaping, street furniture, decorative lighting and paving, arcaded walkways, public art, and other pedestrian-oriented features to enhance the streetscape appearance, comfort and safety.*
- F. Encourage and where possible, require undergrounding of overhead utility lines and structures.*

Analysis: Minor widening to Los Osos Valley Road is proposed to facilitate turning movements into the Specific Plan area as an intersection with Auto Park Way. Section 5.7 of the Specific Plan includes guidance about streetscape design standards including medians and landscaping.

9.2.1. Views to and from public places, including scenic roadways.

The City will preserve and improve views of important scenic resources from public places, and encourage other agencies with jurisdiction to do so. Public places include parks, plazas, the grounds of civic buildings, streets and roads, and publicly accessible open space. In particular, the route segments shown in Figure 11 are designated as scenic roadways.

- A. Development projects shall not wall off scenic roadways and block views.*
- B. Utilities, traffic signals, and public and private signs and lights shall not intrude on or clutter views, consistent with safety needs.*
- C. Where important vistas of distant landscape features occur along streets, street trees shall be clustered to facilitate viewing of the distant features.*
- D. Development projects, including signs, in the viewshed of a scenic roadway shall be considered “sensitive” and require architectural review.*

9.2.2. Views to and from private development.

Projects should incorporate as amenities views from and within private development sites. Private development designs should cause the least view blockage for neighboring property that allows project objectives to be met.

Analysis: Photo simulations have been produced to show the visual impacts of the scale, height and massing of proposed development. The goal of planned massing is to have variation in building heights and adequate spacing between structures to retain view corridors and minimize visual impacts.

9.2.3. Outdoor lighting.

Outdoor lighting shall avoid: operating at unnecessary locations, levels, and times; spillage to areas not needing or wanting illumination; glare (intense line-of-site contrast); and frequencies (colors) that interfere with astronomical viewing.

Analysis: Specific Plan Program 3.5.2a notes that all lighting will comply with the City's Night Sky Preservation Ordinance.

9.3.4. Environmental and architectural review.

Conduct environmental review and architectural review consistent with General Plan goals and policies regarding visual impacts and quality.

9.3.5. Visual assessments.

Require evaluations (accurate visual simulations) for projects affecting important scenic resources and views from public places.

Analysis: Photo simulations have been produced to show the visual impacts of the scale, height and massing of proposed development. An EIR will be prepared which thoroughly evaluates the project's visual impacts. The Architectural Review Commission will review all proposed development plans for the area.

WATER

10.2.2. Ahwahnee Water Principles.

In planning for its water operations, programs and services, the City will be guided by the Ahwahnee Water Principles and will encourage individuals, organizations, and other agencies to follow these policies:

- A. *Community design should be compact, mixed use, walkable and transit-oriented so that automobile-generated urban runoff pollutants are minimized and the open lands that absorb water are preserved to the maximum extent possible.*
- B. *Natural resources such as wetlands, flood plains, recharge zones, riparian areas, open space, and native habitats should be identified, preserved and restored as valued assets for flood protection, water quality improvement, groundwater recharge, habitat, and overall long-term water resource sustainability.*
- C. *Water holding areas such as creek beds, recessed athletic fields, ponds, cisterns, and other features that serve to recharge groundwater, reduce runoff, improve water quality and decrease flooding should be incorporated into the urban landscape.*

- D. All aspects of landscaping from the selection of plants to soil preparation and the installation of irrigation systems should be designed to reduce water demand, retain runoff, decrease flooding, and recharge groundwater.*
- E. Permeable surfaces should be used for hardscape. Impervious surfaces such as driveways, streets, and parking lots should be minimized so that land is available to absorb storm water, reduce polluted urban runoff, recharge groundwater and reduce flooding.*
- F. Dual plumbing that allows grey water from showers, sinks and washers to be reused for landscape irrigation should be included in the infrastructure of new development, consistent with State guidelines.*
- G. Community design should maximize the use of recycled water for appropriate applications including outdoor irrigation, toilet flushing, and commercial and industrial processes. Purple pipe should be installed in all new construction and remodeled buildings in anticipation of the future availability of recycled water.*
- H. Urban water conservation technologies such as low-flow toilets, efficient clothes washers, and more efficient water-using industrial equipment should be incorporated in all new construction and retrofitted in remodeled buildings.*

Analysis: The project will address the Ahwahnee Water Principles as follows:

- A. Development areas are clustered and about half of the site will be dedicated open space maintaining site permeability which is vital to groundwater recharge. Pedestrian paths are provided within the development and connect to off-site trails to promote walkability and encourage exercising.
- B. Froom Creek, other site drainages, and wetlands will be retained with development.
- C. Project plans include an off-site detention basin to meet storage volume demands of runoff from the project as well as that of the Irish Hills Plaza. Froom Creek will have a sinuous low flow channel that allows for pooling and be designed so that storm drainage will overflow into the adjacent existing wetlands during storm events. Individual projects will utilize a variety of techniques to manage and treat stormwater on-site such as bioswales, rain gardens, and detention basins.
- D. Specific Plan Policy 4.7.5 requires plant materials in the project to be selected to conserve water; the programs that follow the policy describe how to implement it.
- E. Specific Plan Program 4.7.5c directs that hardscape areas be minimized; Specific Plan Program 4.7.5d encourages the use of permeable pavers and other materials that maximize water infiltration.
- F. The use of grey water systems may be considered for specific developments within the project consistent with City requirements.
- G. New development will utilize a dual-water system to allow use of City recycled water for public landscaping in parks, landscaped buffers, the commercial mixed-use area, and common outdoor areas in multifamily residential projects.
- H. Specific Plan Policy 4.7.3 calls for new residential and commercial construction to use energy efficient appliances and lighting to achieve improved energy conservation.

10.3.1. Efficient water use.

The City will do the following in support of efficient water use, and will encourage individuals, organizations, and other agencies to do likewise:

A. Landscaping:

- 1. Choose plants that are suitable for the climate and their intended function, with emphasis on use of native and drought-tolerant plants.*
- 2. Prepare soils for water penetration and retention.*
- 3. Design and operate suitable and efficient irrigation systems.*

Analysis: Specific Plan Policy 4.7.5 requires plant materials in the project to be selected to conserve water; the programs that follow the policy describe how to implement it.

Parks & Recreation Element

1.0 VISION

This section discusses the growth of the senior citizen population with the aging of the “Baby Boomer” generation and the need for specialized recreational facilities to serve them.

1.1 Executive Summary

Senior citizens are mentioned as one of the groups that the City’s recreation facilities and activities need to address.

Analysis: The proposed Life Plan Community (LPC) will have an exclusively senior population (62 years of age and older). The LPC includes many types of active and passive recreational opportunities, such as: an outdoor swimming pool, spa pool, gym, trails, pickle ball, bocce ball, community gardens, resident gardening plots, theater, outdoor seating areas, library, and craft rooms. The LPC will also have a connection to Irish Hills trails. While this is a private community, the project is addressing the recreational needs of its senior population consistent with documented goals and policies.

Policy 3.13.1.

The City shall develop and maintain a park system at a rate of 10 acres of parkland per 1,000 residents. Five acres shall be dedicated as a neighborhood park. The remaining five acres required under the 10 acres per 1,000 residents in the residential annexation policy may be located anywhere within the City’s park system as deemed appropriate.

Policy 3.15.3.

All residential annexation areas shall provide developed neighborhood parks at the rate of 5 acres per 1,000 residents.

Analysis: Based on the estimated 130 Specific Plan area dwelling units outside of the Life Plan Community at 2.29 persons per unit, a total of 2.9 acres of parkland is required. The Specific Plan area meets this requirement by providing 2.9 acres of parkland in the form of a public trailhead park.

Policy 3.13.2.

Parks shall be maintained in such a manner that priority will be given to the preservation of the natural beauty and safe use of the land within the system.

Policy 3.13.3.

Parks shall be designed to meet a variety of needs depending on park size, location, natural features and user demands.

Policy 3.13.8.

Park site acquisition should enhance the City’s recreational trails, pedestrian transportation, and open spaces in keeping with adopted policies.

Analysis: The park has been designed as a trailhead park taking advantage of its location bordering open space (Irish Hills Natural Reserve) with many popular biking and hiking trails.

The park will include facilities for trail enthusiasts as well as parking, restrooms and a tot lot. The intent of the design will be naturalistic honoring the beauty of its setting.

Policy 3.15.1

San Luis Obispo residents shall have access to a neighborhood park within .5 to 1.0-mile walking distance of their residence.

Analysis: The neighborhood park will be within the requisite distance cited above to project residents.

Policy 3.19.2

Needed special facilities are identified as off-leash dog area, disc golf, lighted tennis courts, bicycle motocross, bocce ball, community garden, and sand volleyball courts.

Analysis: The size and location of the neighborhood park is not suitable for some of the facilities listed. However, a small dog park area or community garden might be accommodated consistent with Policy 3.19.2.

Policy 3.20.2

Public trails shall be provided where appropriate to provide public access to City-owned open space. Use of trails for hiking, mountain biking or equestrian activity shall be determined as posted.

Policy 3.20.6

Open space and parks shall be connected where possible by trails or bike paths.

Analysis: The project will provide connections to existing open space trails as well as amenities to serve them. In addition, internal trails will link residents to these facilities.

Water and Wastewater Element

MULTI-SOURCE WATER SUPPLY

A 2.2.2 Water Service within the City

- *Appropriate use of privately-owned wells is allowed on individual parcels. The use of the water from a well shall only be utilized on the parcel on which it is situated.*

Analysis: On-site wells are proposed to be used as a water source during construction activities.

A 5.2.5 Paying for Water for New Development

New development shall pay its proportionate or “fair share” for water supplies, expanded treatment and distribution system capacity and upgrades.

RECYCLED WATER

A 7.0 Background

The Water Reuse Project also included the initial eight miles of the recycled water distribution system with two main branches, as described below:

- **West Branch:** *The west branch extends west from the WRF under Highway 101, then along Calle Joaquin to Los Osos Valley Road (LOVR) to near the westerly city limits on LOVR. There is a secondary branch which extends from LOVR along Madonna Road to Laguna Lake Park.*

Analysis: Recycled water will be used for public landscaping in parks, landscaped buffers, the commercial mixed-use area, and common outdoor areas in multifamily residential projects. Any irrigation needed to establish or maintain vegetation in the stormwater detention and riparian enhancement areas will be required to use recycled water.

WASTE WATER

B 2.2.1 Service Outside the City Limits

To receive City wastewater service, property must be annexed to the City. The City Council may authorize exceptions to this policy provided it is found to be consistent with the General Plan.

Analysis: The property will be annexed to the City prior to wastewater service and other utilities being operational to serve new development.

B 2.2.3 Wastewater Service for New Development

New development shall pay its proportionate or “fair share” of expanded treatment and collection system capacity and upgrades. New development will only be permitted if adequate capacity is available within the wastewater collection system and/or Water Reclamation Facility.

Analysis: The City’s recent wastewater treatment plant expansion has enough capacity to serve development needs anticipated through General Plan build-out. The cost of providing the additional capacity is incorporated into the City’s Wastewater Impact Fee structure.

APPENDIX C.2

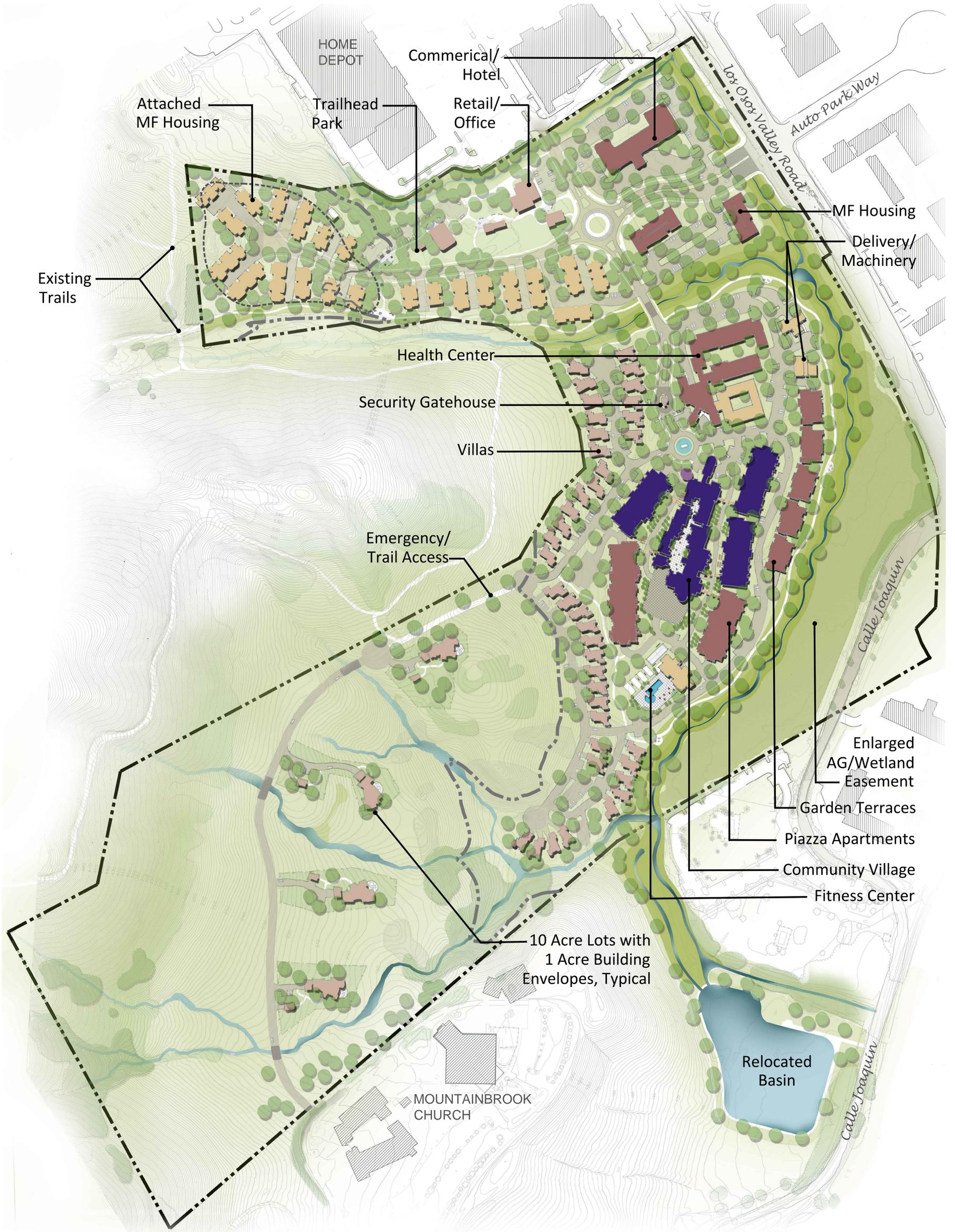
Applicant Prepared Alternatives

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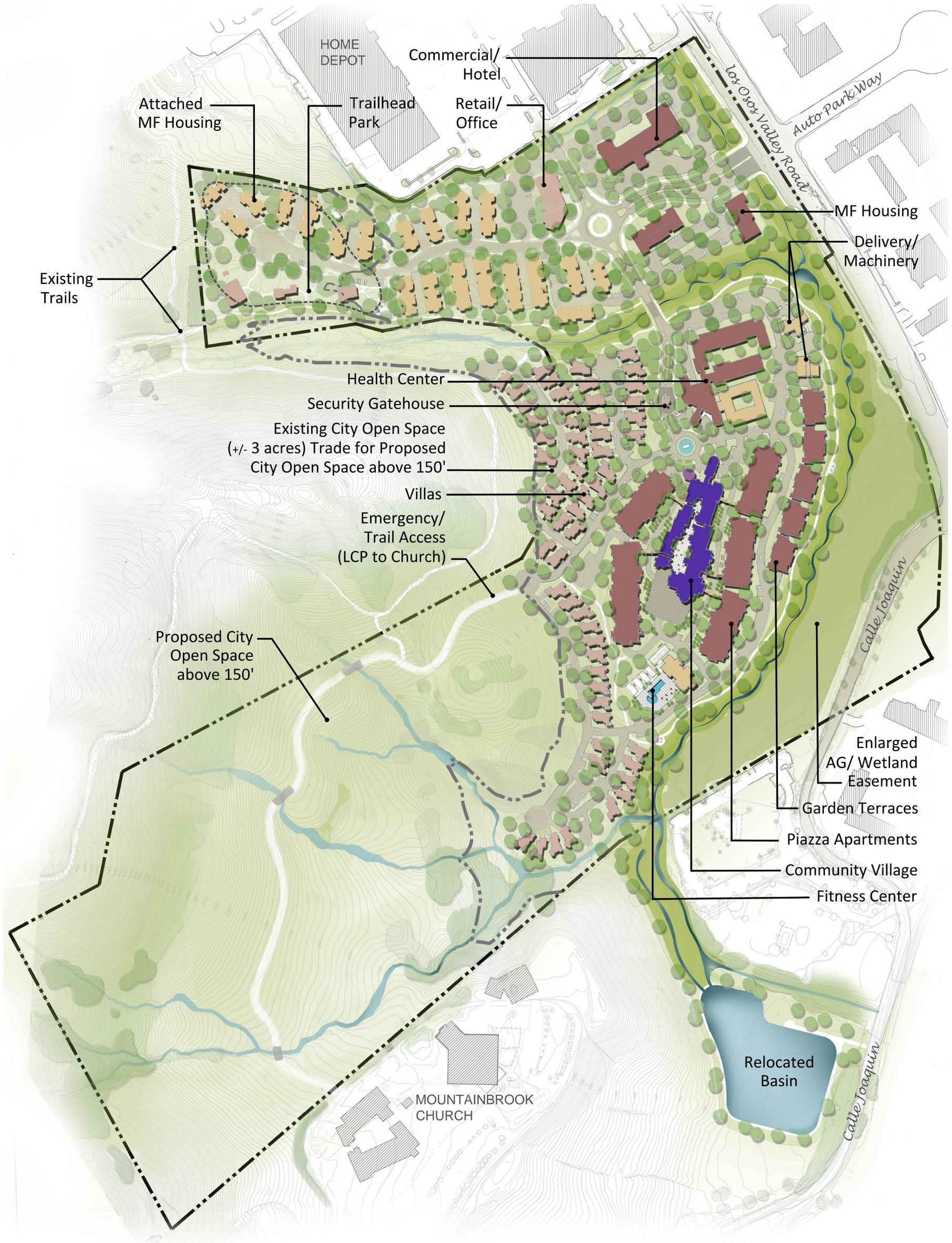
LEGEND

- | | | |
|---|--|---|
|  1 Story (18' to 20' high) |  3 Story (36' to 45' high) |  150' Topographic Elevation |
|  2 Story (24' to 30' high) |  Tower (45' to 55' high - tower feature only) |  Elevation varies (140' to 160') |



LEGEND

 1 Story (18' to 20' high)	 3 Story (36' to 45' high)	 Tower (60' high - tower feature only)	 150' Topographic Elevation
 2 Story (24' to 30' high)	 4 Story (45' to 55' high)		 Elevation varies (140' to 160')



LEGEND

 1 Story (18' to 20' high)	 3 Story (36' to 45' high)	 Tower (60' high - tower feature only)	 150' Topographic Elevation
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