

Distributed @ 12/11 meeting
by Public Comment Speaker, Item 2
Judy Riener

Judy Riener, Villaggio Board of Managers

We have looked at all the alternative sites named in the DEIR. In most cases, the parcel was too small to accommodate a Life Plan Community. In other cases, the developer was unfamiliar with LPCs, and not interested in what they perceived as a complex, risky project. John Madonna was the first owner/developer to embrace the LPC concept, and work with Villaggio to make this happen.

Examples:

Cal Poly—any development on their property must support Cal Poly's educational mission.

General Hospital – Historic building now houses Transitions Mental Health Apartments.

Wixom Ranch (Holland Ranch) no longer included in SLO Master Plan.

Dalidio Ranch/San Luis Ranch—Agricultural-oriented development.

Two different sites on Madonna Enterprises property. (Between Madonna Road and Foothill Road).

Avila Beach Tank Farm – environmental degradation greatly complicates development.

Avila Ranch - Righetti Ranch -single family residential, multifamily residential, neighborhood retail.

Righetti Ranch -single family residential, multifamily residential, neighborhood retail.

Spanish Oaks (Pismo Beach)- no longer under consideration by the city.

Prado Road - Tank Farm Road - sfrs, multifamily, neighborhood retail.

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