

### III. PROJECT DESCRIPTION

The proposed Four Creeks Rezoning Project involves the rezoning and/or development of three primary project components: Tumbling Waters, Creekstön, and four separately owned parcels located on Broad Street (herein after referred to as Broad Street Parcels). In order to clearly present all available information, project components and the proposed improvements associated with each component are described separately within Section III and various other sections of the EIR, as appropriate. However, for the purposes of environmental review, the potential impacts of the project components will be analyzed collectively as “the project.”

#### A. GENERAL BACKGROUND

Project Title: Four Creeks Rezoning Project

Project Applicants:

<u>Tumbling Waters</u> Orcutt Associates, LLC 12730 High Bluff Drive, Ste. 180 San Diego, CA 92130 Mr. Randy Jenson	<u>Creekstön</u> W.E.T, Inc. 3233 Davis Canon Road San Luis Obispo, CA 93401 Mr. William Tickell	<u>Broad Street Parcels</u> City of San Luis Obispo 990 Palm Street San Luis Obispo, CA 93401
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Property Owners:

<u>Tumbling Waters</u> Ground Zero, LLC 1010 Peach Street San Luis Obispo, CA 93401 Mr. Robert Schiebelhut	<u>Creekstön</u> W.E.T, Inc. 3233 Davis Canon Road San Luis Obispo, CA 93401 Mr. William Tickell	<u>Broad Street Parcels</u> Three parcels under separate ownership. No development is proposed at this time; property subject to zoning changes only.
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Project Representative:

<u>Tumbling Waters</u> RGC CourtHomes, Inc. 4063 Birch Street Newport Beach, CA 92660 Mr. James E. Murar	<u>Creekstön</u> Oasis Associates, Inc. 3427 Miguelito Court San Luis Obispo, CA 93401 Ms. Carole Florence	<u>Broad Street Parcels</u> City of San Luis Obispo 990 Palm Street San Luis Obispo, CA 93401 Mr. Michael Codron
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City Case Number: ER 114-02 (City Initiated Rezoning), PD 151-03 (Tumbling Waters), and PD 164-02 (Creekstön)

State Clearinghouse Number: 2004071043

City General Plan Designation:	Services and Manufacturing
Zoning:	Service Commercial with Special Considerations (C-S-S) Manufacturing Planned Development (M-PD)
Assessor's Parcel Numbers:	053-061-046, -047, and -048 053-221-016, -018, -019, -020, -027, -030, -033, and -036
Project Location:	The project site consists of 11 parcels, ranging in size from 0.32 to 7.32 acres totaling approximately 18.5 acres, located southeast of the intersection of Orcutt Road and Broad Street (State Highway 227) in the City of San Luis Obispo. The addresses include 861, 953, and 791 Orcutt, and 3330, 3370, 3388, 3398, 3366, and 3360 Broad Street (refer to Figures III-1 and III-2). Bishop Creek runs along the western border of the site, and Alrita-Carla Creek runs along the southern border. Sydney Creek and "Escorp Drainage" also traverse the site.

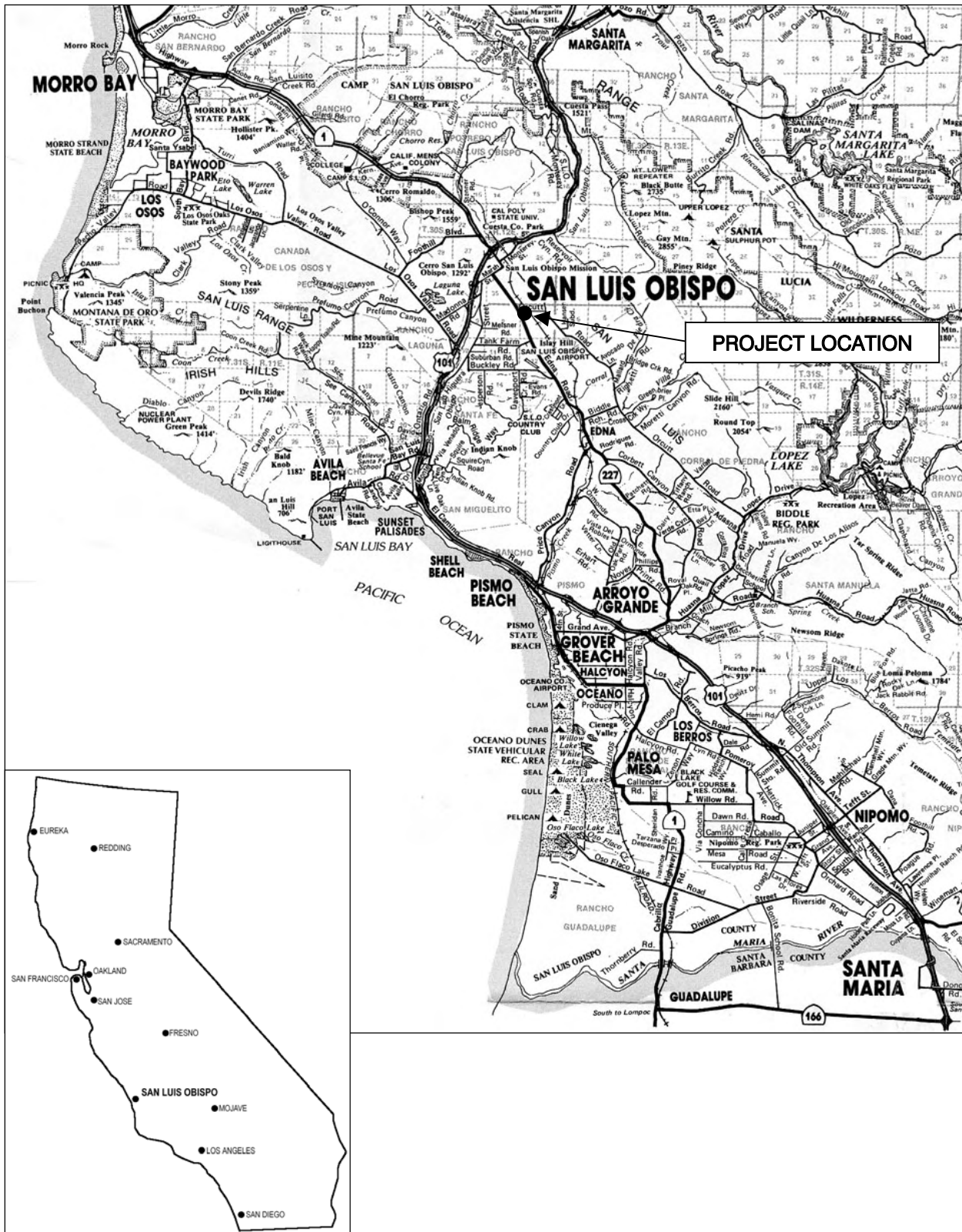
## **B. PROJECT OBJECTIVES**

The applicants are proposing to amend the designation on the City's General Plan Land Use Map and rezone approximately 18 acres of land from the C-S-S (Service-Commercial Special Considerations) and M-PD (Manufacturing Planned Development) to R-4-S (High Density Residential Special Considerations) and R-4-PD (High Density Residential Planned Development). Existing land zoned C-S-S along Orcutt Road and Broad Street would be rezoned to C-S-PD to allow for mixed-use development. Figure III-3 and Table III-1 show the proposed zoning changes. These land use designation and zoning changes would allow for the implementation of two development plans (Tumbling Waters and Creekstön), covering different portions of the proposed project site (refer to Figure III-4).

## **C. PROJECT HISTORY**

### **1. Historic Uses**

With the exception of the four residential lots in the southwest corner of the site, the parcels are presently vacant and unimproved, and appear to have been used primarily for agriculture in the past. A farm residence and several outbuildings were located in the north-central part of the site from at least 1949 until approximately 1990. The coastal tracks of the Union Pacific Railroad (UPRR) form the eastern property boundary; an abandoned right-of-way used by the Pacific Coast Railway (PCRW) is present in the southwestern part of the project. Railway-related activities, including track and vegetation maintenance, likely occurred within the PCRW area.

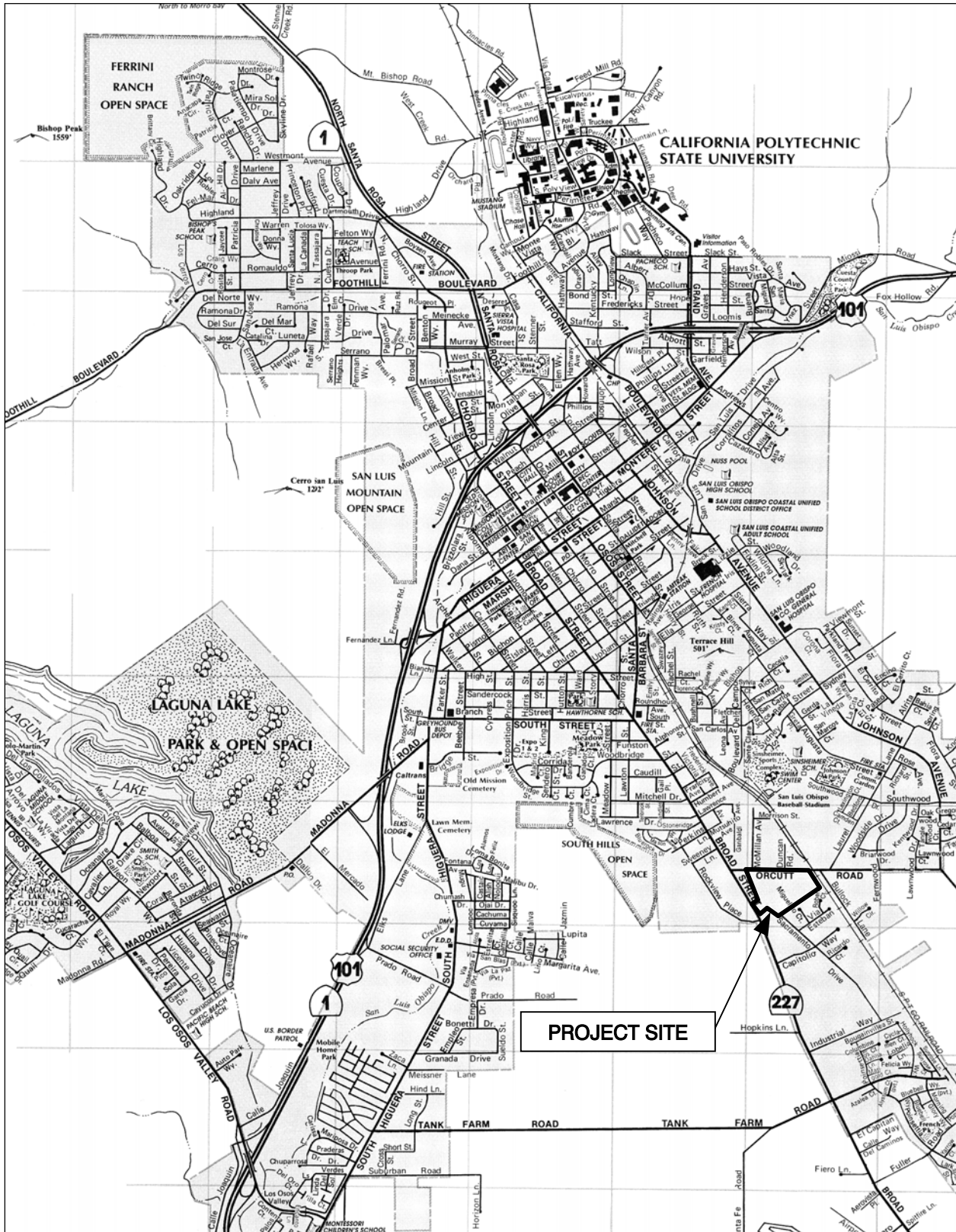


Source: Compass Maps



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**PROJECT VICINITY MAP**  
**FIGURE III-1**

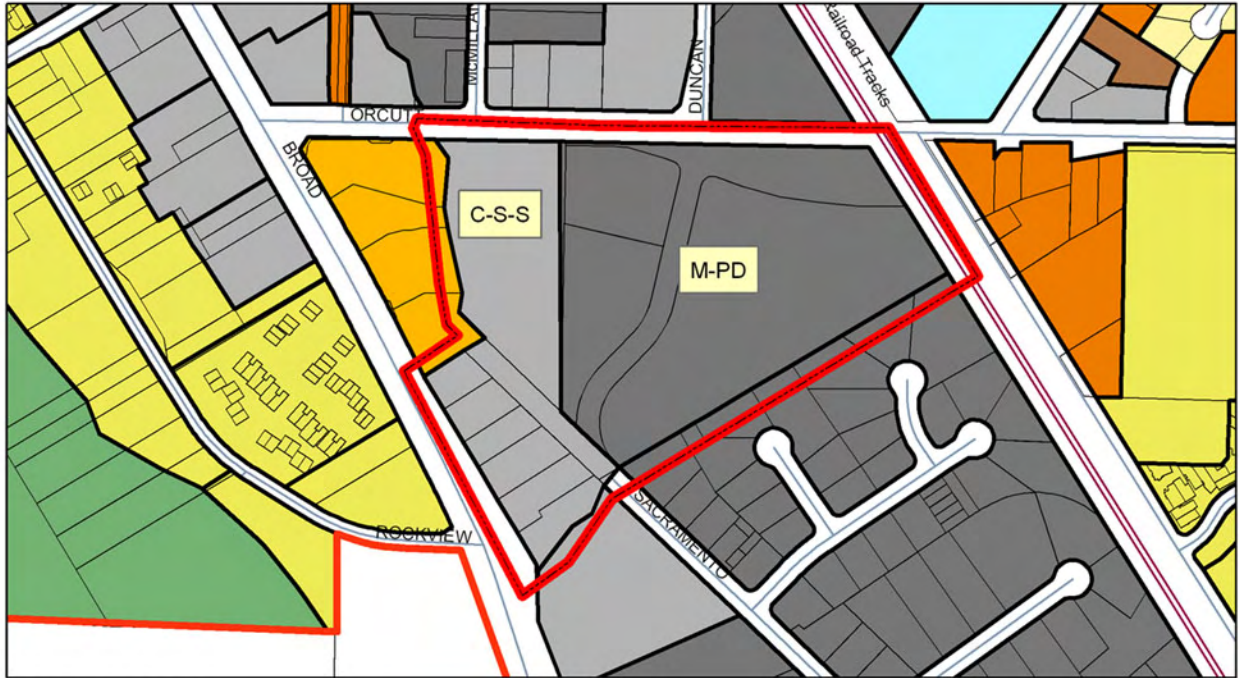


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**PROJECT LOCATION MAP**  
**FIGURE III-2**



Existing Zoning



Proposed Zoning

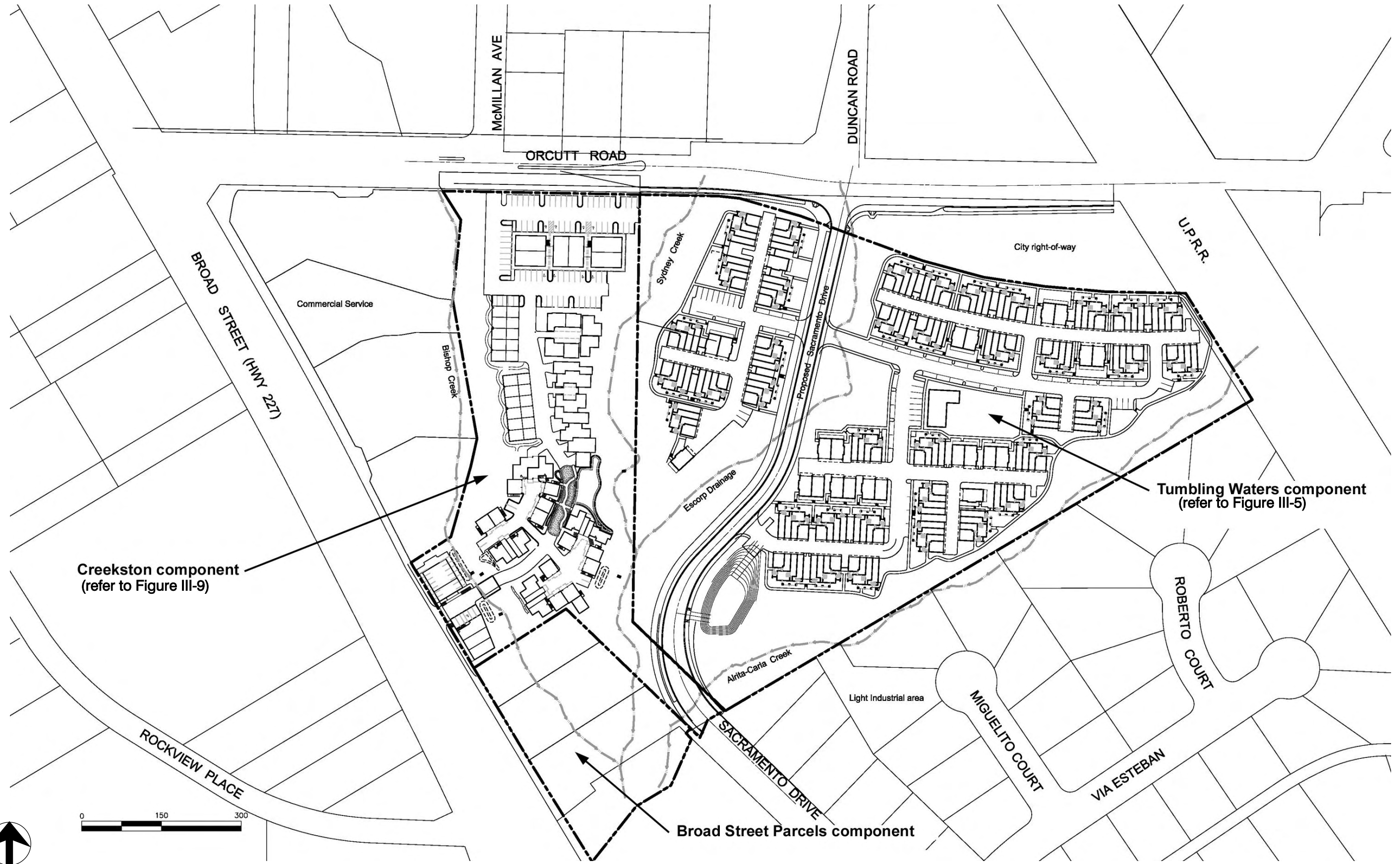
Source: City of San Luis Obispo



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PROPOSED LAND USE / ZONING CHANGES  
FIGURE III-3

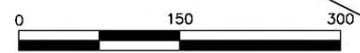
Back of Figure III-3



Creekston component  
(refer to Figure III-9)

Broad Street Parcels component

Tumbling Waters component  
(refer to Figure III-5)



PROPOSED PROJECT DEVELOPMENT  
FIGURE III-4

Back of Figure III-4



**TABLE III-1  
Proposed Zoning Changes**

Project Component	Parcel	Approximate Parcel Size (s.f.)	Current Zoning	Proposed Zoning	Proposed Uses
Tumbling Waters	053-061-046 Orcutt Road	80,470	M-PD	R-4-PD	Multi- and Single-Family Residential
Tumbling Waters	053-061-047 Orcutt Road	63,840	M-PD	R-4-PD	Multi- and Single-Family Residential
Tumbling Waters	053-061-048 Orcutt Road	319,060	M-PD	R-4-PD	Multi- and Single-Family Residential
Creekstön	053-221-016 3330 Broad Street	13,790	C-S-S	R-4-PD & C-S-PD	Mixed-Use, and Multi- and Single-Family Residential
Creekstön	053-221-030 3360 Broad Street	16,550	C-S-S	C-S-PD	Mixed-Use, and Multi- and Single-Family Residential
Creekstön	053-221-033 791 Orcutt Road	168,730	C-S-S	R-4-PD & C-S-PD	Mixed-Use, and Multi- and Single-Family Residential
Creekstön	053-221-036	29,590	C-S-S	R-4-S	Mixed-Use, and Multi- and Single-Family Residential
Broad Street Parcels	053-221-028 3370 Broad Street	21,270	C-S-S	R-4-S	High Density Residential
Broad Street Parcels	053-221-019 3388 Broad Street	21,090	C-S-S	R-4-S	High Density Residential
Broad Street Parcels	053-221-020 3398 Broad Street	20,980	C-S-S	R-4-S	High Density Residential
Broad Street Parcels	053-22-027 3366 Broad Street	14,230	C-S-S	R-4-S	High Density Residential

## 2. Previous Applications

A previous building permit was issued for the Creekstön portion of the project site, which included plans to construct a 62,000 square foot commercial office building. Plans for this development were changed after the San Luis Obispo City Council requested these parcels be rezoned to accommodate mixed use and high density housing. Previous land use applications for the project site also include Map 2134 that was recorded and approved by the City Council in March 2000. The right-of-way for Sacramento Drive was deeded to the City and bonds remain in place for Sacramento and Orcutt improvements.

## D. PROJECT COMPONENTS

### 1. Tumbling Waters

This component of the project would include 175 residential units on 11.63 acres, split by the Sacramento Drive right-of-way, which is currently undeveloped (refer to Table III-2 and Figure III-5). This component includes 7.5 acres of developable area, excluding creeks and existing right-of-way. Based on the City's method of calculating density, which takes bedrooms into account, 176 density units are proposed for an overall residential density of 23.5 units per acre.

**TABLE III-2  
Tumbling Waters Summary Table**

	Units	Approx. Sq. Ft.	Total
<b>Residential Units</b>			
Tumbling Waters Duplex Units			
• Floor Plan 1	5	1,349	6,745
• Floor Plan 2	18	1,465	26,370
<i>Total</i>	<i>23</i>	<i>1,440</i>	<i>33,115</i>
Tumbling Waters Fourplex Units			
• Floor Plan 1	8	773	6,184
• Floor Plan 2	30	929	27,870
• Floor Plan 3	38	1,105	41,990
• Floor Plan 5	38	1,261	47,918
• Floor Plan 6	38	1,456	55,328
<i>Total</i>	<i>152</i>	<i>1,180</i>	<i>179,290</i>
<b>Amenities</b>			
Village Plaza and Hall			6,153 square feet
Village Water Garden/Open Space			14,988 square feet
Pedestrian Pathways			3,700 linear feet
Parking			312 garage spaces 75 parking lot and street spaces

#### a. Residential Units

The homes within the Tumbling Waters project component would consist of two different residential product types: 152 fourplex units (three-story units over basement garages, ranging from 773 to 1,456 square feet) and 23 duplex units (two-story units over basement garages, ranging from 1,349 to 1,465 square-foot), for a total of 175 homes. All of the homes would have interior access from the garages and there would be no outside stair access. Seven different floor plans are proposed with three to four different architectural elevations (refer to Appendix B). Building coverage would be 32 percent of the net acreage.

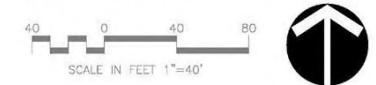


**LOT STATISTICS**

LOT #	SQ. FT.	ACREAGE	Notes
1	65,883 sq. ft.	1.51 acres	Openspace Lot
2	13,189 sq. ft.	0.30 acres	
3	15,363 sq. ft.	0.35 acres	
4	758 sq. ft.	0.02 acres	Openspace Lot
5	6,856 sq. ft.	0.16 acres	Driveway Lot
6	29,591 sq. ft.	0.68 acres	
7	13,031 sq. ft.	0.30 acres	
8	9,112 sq. ft.	0.21 acres	Openspace Lot
9	19,247 sq. ft.	0.44 acres	
10	19,952 sq. ft.	0.46 acres	
11	6,226 sq. ft.	0.14 acres	
12	13,952 sq. ft.	0.31 acres	
13	18,738 sq. ft.	0.43 acres	
14	19,792 sq. ft.	0.45 acres	Driveway Lot
15	10,512 sq. ft.	0.24 acres	Openspace Lot
16	4,476 sq. ft.	0.10 acres	Openspace Lot
17	6,546 sq. ft.	0.15 acres	Driveway Lot
18	6,153 sq. ft.	0.14 acres	Village Hall & Plaza Lot
19	7,383 sq. ft.	0.17 acres	Openspace Lot
20	9,852 sq. ft.	0.23 acres	
21	2,918 sq. ft.	0.07 acres	Openspace Lot
22	5,700 sq. ft.	0.13 acres	
23	10,873 sq. ft.	0.25 acres	
24	10,605 sq. ft.	0.24 acres	
25	25,056 sq. ft.	0.58 acres	
26	3,883 sq. ft.	0.09 acres	Driveway Lot
27	10,635 sq. ft.	0.24 acres	
28	14,265 sq. ft.	0.33 acres	
29	1,831 sq. ft.	0.04 acres	Openspace Lot
30	15,174 sq. ft.	0.35 acres	
31	15,775 sq. ft.	0.36 acres	Basin Lot
32	65,880 sq. ft.	1.51 acres	Openspace Lot
<b>LOT TOTAL</b>	<b>11.0 acres</b>		
<b>R.O.W.</b>	<b>0.7 acres</b>		
<b>GROSS ACREAGE</b>	<b>11.7 acres</b>		

**PRODUCT SUMMARY**

	Units	Sq. Ft.	Total Sq. Ft.	Density Equivalent	Density Count	Parking Required
<b>Duplex Units</b>						
Plan 1	5	1,349	6,745	1.00	5.00	11
Plan 2	18	1,465	26,370	1.50	27.00	49
<b>Total</b>	<b>23</b>	<b>1,440</b>	<b>33,115</b>	<b>1.39</b>	<b>32.00</b>	<b>60</b>
<b>Fourplex Units</b>						
Plan 1	8	773	6,184	0.66	6.60	17
Plan 2	33	929	27,670	0.66	19.80	51
Plan 3	38	1,105	41,990	0.66	26.40	68
Plan 5	38	1,261	47,918	1.00	40.00	88
Plan 6	38	1,456	55,328	1.50	60.00	108
<b>Total</b>	<b>152</b>	<b>1,180</b>	<b>179,290</b>	<b>0.96</b>	<b>145.16</b>	<b>315</b>
<b>Grand Total</b>	<b>175</b>	<b>1,214</b>	<b>212,405</b>	<b>1.012</b>	<b>177</b>	<b>375</b>
<b>Parking</b>						
Provided in Garages:	Duplex Units					46
	Fourplex Units					266
	<b>Total Garage Parking</b>					<b>312</b>
Additional Parking Required						63
Additional Parking Provided						75



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b. Village Core and Activity Areas

The “Village Core”, located in the center of the proposed residential development, would include a “Village Green” for individual and group activities (refer to Figure III-5). Located within the village green would be a 2,750 square-foot multipurpose building and fitness center (“Village Hall”), a “Tot Lot Playground”, “Village Water Gardens”, and a paved outdoor plaza (“Village Plaza”) that includes a school bus drop-off/pick-up and that can be closed-off for community events.

c. Pedestrian Circulation

As part of the proposed development, approximately 3,700 feet of pedestrian walking paths would circumnavigate the entire village adjacent to the creek setback areas and open space. Six areas along the perimeter path would be enhanced as “Meditation/Tranquility Gardens” (refer to Figure III-6). In addition, the paths would lead to a community park and a footbridge is proposed that would span Sydney Creek to the west and allow residents to walk to the commercial areas located to the west of the site. The perimeter path would also connect to all homes and the Village Green through a series of interconnecting pedestrian paths, and would provide access to the Class 1 twelve-foot wide bikeway/walkway that is proposed for construction adjacent to and west of Sacramento Drive. City-standard sidewalks would be constructed along Sacramento Drive and Orcutt Road.

d. Circulation and Parking

Sacramento Drive currently provides access to the light industrial area located to the south of the project site and terminates on the south side of Alrita-Carla Creek. As part of the proposed project, Sacramento Drive would be extended through the development, connecting to Orcutt Road at Duncan Road (refer to Figure III-7). The applicant is proposing to retain the City’s proposed alignment for Sacramento Drive, but reduce the City’s proposed width of the roadway from 44 feet to 24 feet, which would be appropriate for residential uses only. This would reduce the existing 60-foot City right-of-way to 40 feet, resulting in 20 feet of right-of-way abandonment. A ten-foot public utility easement would remain on both sides of Sacramento Drive, and a Class 1 bikeway would be removed from the street and created just to the west of Sacramento Drive within this easement. There would be no parking on Sacramento Drive and it would remain a public street. Vehicular access to the Tumbling Waters Village would be provided from Sacramento Drive in two locations. The major intersection at the entrance to Tumbling Waters would be constructed with enhanced paving, with the intention of providing a means to calm traffic.

All streets and motorcourts within the proposed development would be private and maintained by the homeowners association. The major streets would be 32 feet (parking allowed on one side of the street) and 36 feet (parking allowed on both side of the street) in width. The streets would contain tree pockets located between every two or three parking spaces to minimize the size of the street. The motorcourts would be 20 feet in width, but access to the garages would include a minimum of a two-foot drive apron on each side of the motorcourt section. The minimum area for turning movement between garage doors would be 24 feet, which has been designed to meet fire department requirements. With the exception of Sacramento Drive, each street or motorcourt within Tumbling Waters would end at open space.

The portion of Orcutt Road that fronts the project site would be improved to its designed width, and the City-owned property for the future expansion of Orcutt Road would be retained. The applicant proposes to construct a berm within the City-owned property, to serve as a noise barrier. This berm would be landscaped by the applicant and maintained by the homeowners association.

Per City requirements, a development of this size is required to have 375 parking spaces. As proposed, the project would provide garage spaces for 312 vehicles (46 spaces in the duplex units and 266 fourplex unit spaces) and an additional 75 parking spaces would be located along roadways, including eight spaces situated in front of the Village Hall and at the footbridge on the west side of the development.

e. Grading and Drainage

Grading for the project (refer to Figure III-8) would occur in a single phase and would result in an estimated 20,000 cubic yards of earthwork over an approximate six-week period. Roads, building pads, and other improvements would be located on areas of relatively level topography with slopes ranging from two to four percent.

Surface water currently flowing to the property from areas north of Orcutt Road would be contained in culvert extensions to accommodate street improvements, as shown in Figure III-7. Flows to Sydney Creek would continue through the project in the existing creek channel. Flows to Escorp Drainage would be directed through a system of culverts, open channels, and natural drainage channels, through the site to Sydney Creek. Surface water entering the site at Alrita-Carla Creek would cross the site in the existing natural channel to a 20-foot box culvert or arched pipe proposed under the Sacramento Drive road extension.

Two landscaped detention basins (east of Sacramento Drive) and an underground detention system (west of Sacramento Drive) are proposed for onsite drainage. Flow would be regulated and released at two locations along Alrita-Carla Creek and one location along the Escorp Drainage, ultimately flowing into Sydney Creek.

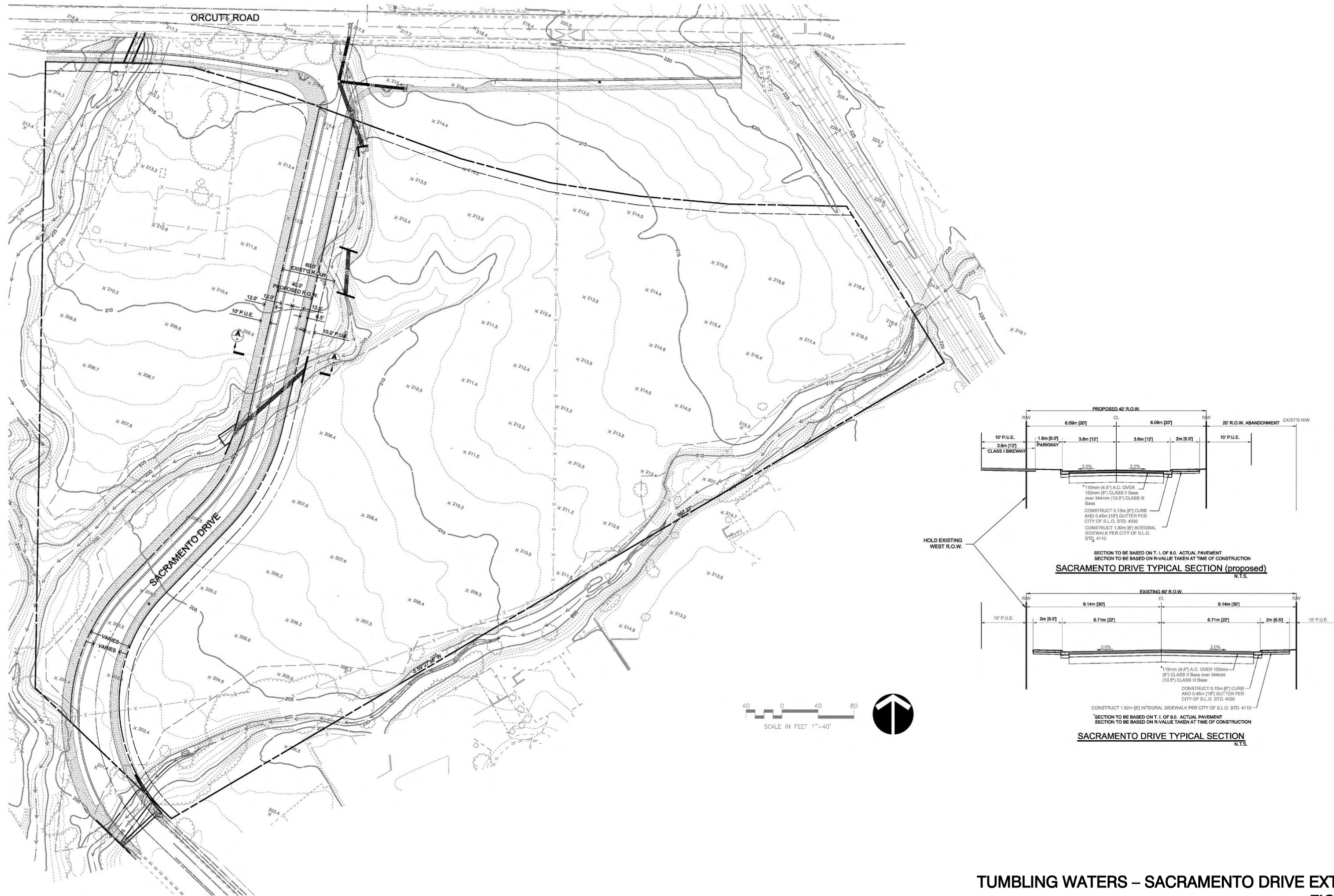


TUMBLING WATERS – LANDSCAPE DEVELOPMENT PLAN  
FIGURE III-6

Source: Oasis Landscape Architecture and Planning

Back of Figure III-6



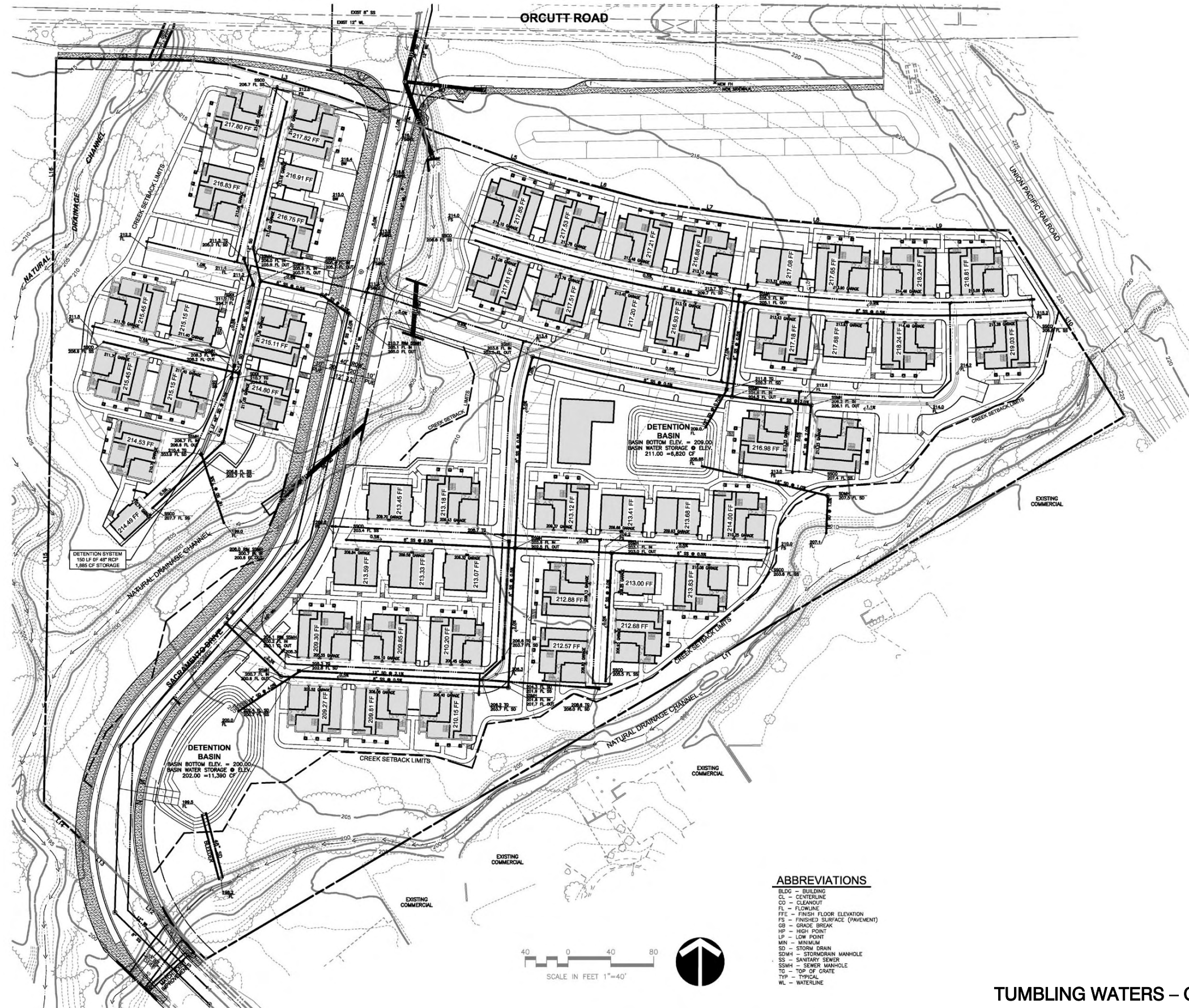


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Final EIR

TUMBLING WATERS – SACRAMENTO DRIVE EXTENSION  
FIGURE III-7

Back of Figure III-7



TUMBLING WATERS – GRADING, DRAINAGE AND UTILITY PLAN  
FIGURE III-8

Back of Figure III-8

**2. Creekstön**

This component of the proposed project would include a total of 86 residential units, approximately 7,200 square feet of commercial floor area, and a 2,500 square foot day care facility on 5.3 acres (refer to Table III-3 and Figure III-9). Sydney Creek runs along the eastern boundary of the Creekstön development, and Bishop Creek runs along the western boundary. The net site area, excluding creeks and right-of-way, is 3.6 acres. Based on the City’s method for calculating density, the project would include 90.25 density units for an overall residential density of 25.1 dwelling units per acre. The applicant is requesting a density bonus in order to develop above the 24-unit per acre maximum for the R-4 zone. The developer would be automatically entitled to a density bonus of 25% by making 17 of the proposed units (20%) affordable to households of very low, low, or moderate incomes, as defined by the City’s Affordable Housing Standards.

**TABLE III-3  
Creekstön Summary Table**

	Units	Sq. Ft.	Total
<b>Mixed-Use</b>			
Orcutt Road			
• Residential Lofts	6	528 to 1,974	4,020
• Service Commercial	n/a	5,000	5,000
• Daycare Facility	n/a	2,500	2,500
<i>Total</i>	n/a	n/a	11,520
Broad Street			
• Residential Lofts	7	866	6,062
• Service Commercial	n/a	2,200	2,200
<i>Total</i>	n/a	n/a	8,262
<b>Residential Units</b>			
Courtyard Homes	26	1,040 to 6,490	69,280
Zero-Lot Line Single Family	7	2,830 to 4,150	24,080
Residential Lofts	40	866	34,640
<i>Total</i>	73	n/a	128,000
<b>Amenities</b>			
Retention Pond and Windmill		3,000 square feet	
Parking		189 vehicle parking spaces 30 bicycle spaces 10 motorcycle spaces	

**a. Mixed Use**

The portions of the Creekstön component fronting Orcutt Road and Broad Street are proposed mixed-use building types (refer to Appendix B for architectural elevations). At the ground levels are Service Commercial (C-S) spaces that the applicant has intended for a small local market,

deli, office space, or coffee house. In addition, in the C-S space along Orcutt Road, the applicant is proposing a 2,500 square-foot daycare facility.

As proposed, there would be seven residential lofts above the Broad Street commercial uses and parking spaces. Each one-bedroom unit would be 866 square-feet in size. Along Orcutt Road, the applicant is proposing six two-bedroom residences, ranging from 528 to 1,974 square-feet. It is the applicant's intention to utilize this mixed-use building design and provide the immediate community with services and the possibility of employment within walking distance from home or at home.

b. Courtyard Homes

The applicant is proposing 20 courtyard homes to the east of the Broad Street mixed-use buildings and 6 courtyard homes south of the Orcutt Road mixed use buildings. The site plan includes five groupings with a mix of attached and detached homes, clustered in groups of four or five around a central space. The homes range in size from 1,040 to 6,490 square-feet. Portions of these buildings are within the required top-of-bank setbacks from both Bishop Creek, to the west, and Sydney Creek, to the east.

c. Lofts

Along Bishop Creek, in the westernmost portion of the project site, the applicant is proposing the development of two buildings, each 57 feet in height, which would require building height exceptions. Each structure would have 20 one or two-bedroom lofts, 866 square-feet in size. Portions of these buildings are within the required top-of-bank setbacks from Bishop Creek.

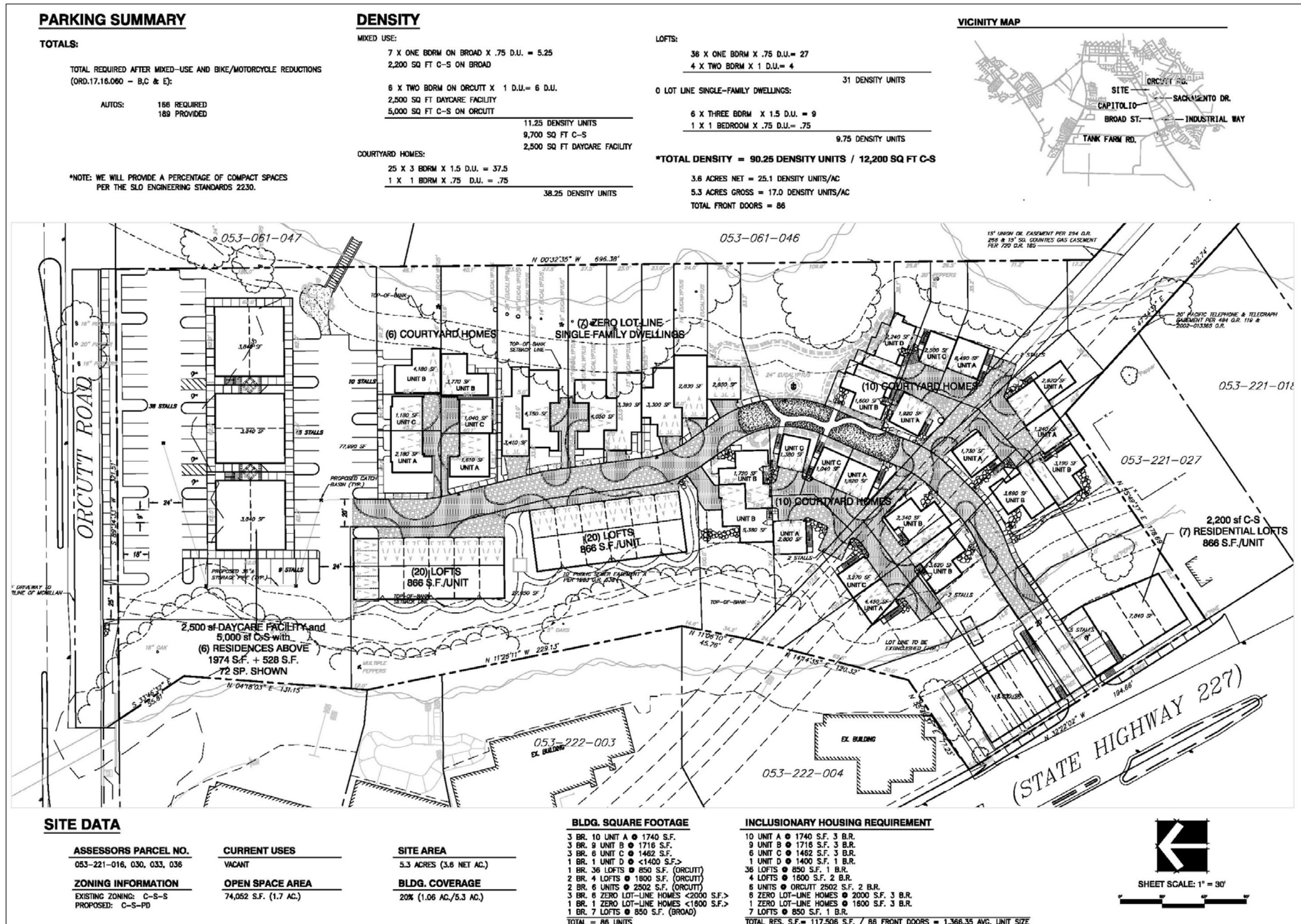
d. Zero Lot Line Single Family Dwellings

A total of seven homes are proposed at the eastern center of the site plan. These 2,830 to 4,150 square-foot, three-bedroom residences share a common wall and creek orientation.

e. Phasing/Sales

Building is proposed over six phases, which would start from the Broad Street frontage and move towards Orcutt Road. Phase One would include all of the rough grading and would occur over an approximate 12-week period.

The loft apartments and mixed-use residences would be subdivided as condominiums and rented. The courtyard homes and zero lot line homes would be owned in fee by the buyers. This would not preclude rentals of the units, but owner-occupied, market rate, affordable, and work-force housing is the applicant's intended objective.



Source: Oasis Landscape Architecture and Planning

CREEKSTON – SITE PLAN  
FIGURE III-9

Back of Figure III-9



f. Circulation and Parking

Vehicle and pedestrian access to the majority of the courtyard homes would be from Broad Street, over a proposed two-lane crossing over Bishop Creek. Access to the lofts, the zero lot line single-family homes, and the remaining courtyard homes would be from Orcutt Road. The centerline of this entrance driveway would match the centerline of McMillan Road.

The applicant is requesting a 20% parking reduction as part of the Planned Development zoning. Such an exception is authorized by the City's Zoning Regulations and can be achieved by providing additional bicycle parking, having shared parking arrangements, and by having mixed-uses share parking. The total number of parking spaces required by City ordinance is 248. An allowed 30 percent reduction for the mixed-use portion of the development, 30 extra bicycle spaces, and 10 extra motorcycle spaces bring the total required parking count down to 166 spaces.

The applicant is proposing a total of 189 parking spaces, with the intention of fostering community through parking design. The courtyard homes consolidate garages and eliminate 46 garage facades from facing the street. No on-street parking is proposed, meaning homes and porches would face each other without the interruption of parked cars and pedestrian safety would be increased.

g. Amenities

Amenities of the Creekstön development include the design goal of creating a pedestrian scale community with a village atmosphere. Attention was given to the space between buildings to provide opportunities for interaction among residents. As proposed, the applicant would restore/enhance portions of Bishop Creek and Sydney Creek in accordance with City standards. Landscaping would be a combination of drought-tolerant native species, edible fruit trees, and garden plots to be irrigated by onsite wells (refer to Figure III-10).

h. Grading and Drainage

Grading for the project (refer to Figure III-11) would occur over six phases and would result in an estimated 7,150 cubic yards of earthwork. Roads, building pads, and other improvements would be located on areas of relatively level topography with slopes ranging from two to four percent.

Surface water currently flowing to the property from areas north of Orcutt Road would flow to Sydney Creek and Bishop Creek, continuing through the project in the existing creek channel.

Onsite drainage from the northern portions of the site would flow through an underground detention system to a proposed storm water retention pond located midway into the project between courtyard 'A' homes and courtyard 'B' homes. A portion of the pond would be located on the opposite side of the "greenway" that separates the project's vehicular traffic. Water would be present year-round in the retention pond. During dry months, a proposed windmill waterfall using well water would replenish evaporation. When winter storm surges fill the retention pond beyond capacity, overflow to the recreational basin would take an additional volume of water for infiltration before final, regulated discharge into Sydney Creek.

In addition to the retention pond, three proposed landscaped bioswales located east of the Broad Street mixed use buildings would regulate flow and discharge runoff into Bishop Creek at three different locations. An additional bioswale, located behind courtyard lot seven, would regulate flow and discharge runoff into Sydney Creek.

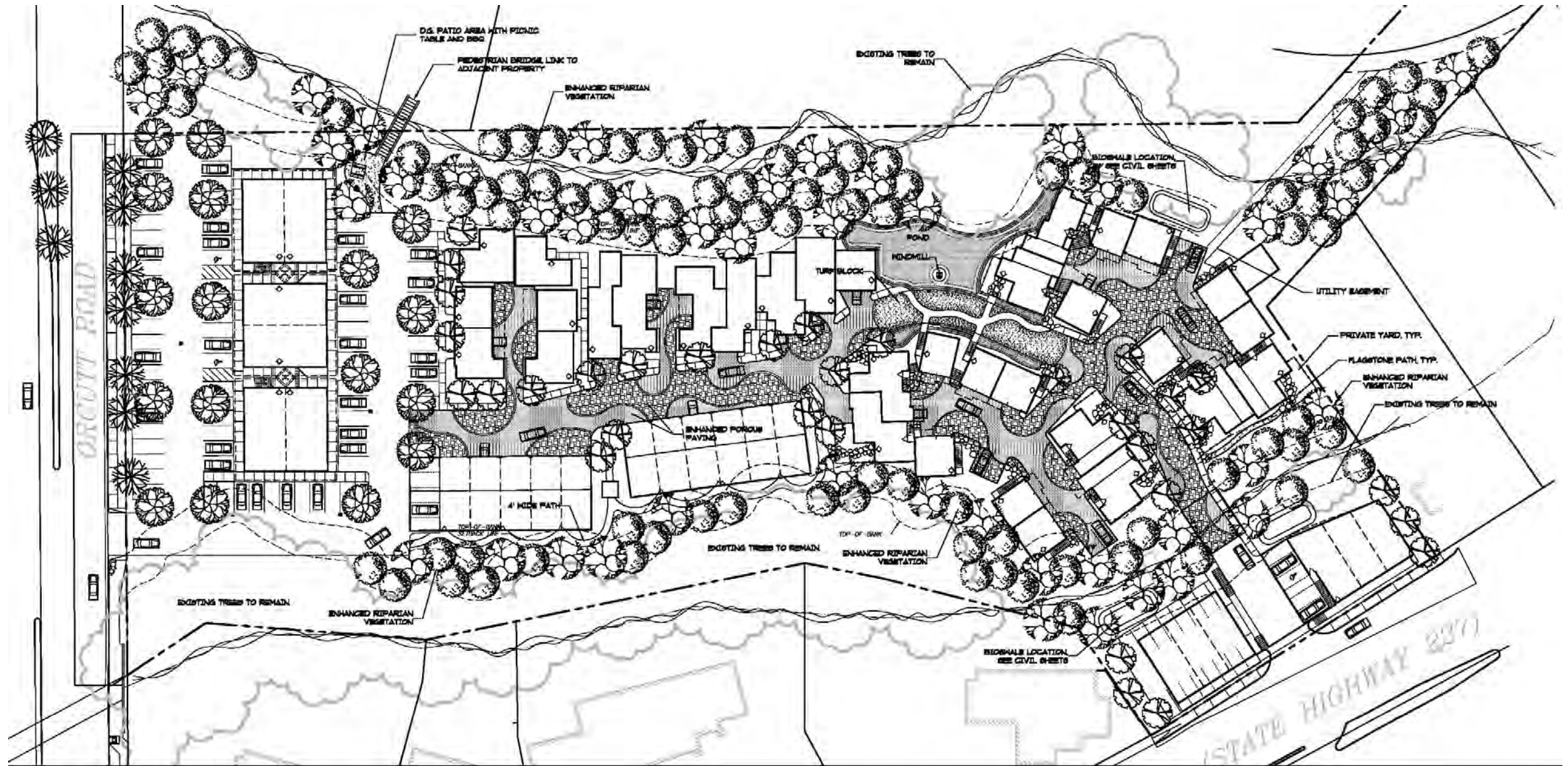
### **3. Broad Street Parcels**

The remaining land along Broad Street proposed for rezoning includes approximately 1.8 acres on four separate properties. The properties are currently developed with residential uses. Under the proposed zoning, a total of 24 two-bedroom units could be developed. As a conservative measure, in order to account for possible density bonuses, etc., this EIR assumes a maximum development potential of 36 two-bedroom units.

## **E. PERMIT REQUIREMENTS AND APPROVALS**

Required approvals and permits for the proposed project include the following:

- General Plan Amendment from Services and Manufacturing to High Density Residential for portions of the proposed project site
- Planned Development Rezoning; R-4-PD for the Tumbling Waters portion; R-4-PD and C-S-PD for the Creekstön portion)
- City Planning Commission approval of Use Permit for mixed use portions of the development
- Tentative Tract Map
- City Architectural Review Commission
- Environmental Review
- Caltrans review for any improvements to the Broad Street (State Highway 227) corridor
- Army Corps of Engineers Nationwide or Individual permit (depending on acreage of total wetland disturbance)
- Regional Water Quality Control Board Section 401 Water Quality Certification

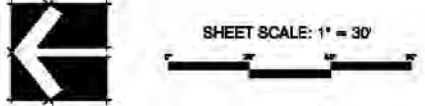


**PLANT LEGEND**

TREES			SHRUBS/PERENNIALS			SHRUBS/PERENNIALS			GROUNDCOVER / VINES		
BOTANICAL / COMMON NAME	SIZE	NOTES	BOTANICAL / COMMON NAME	SIZE	NOTES	BOTANICAL / COMMON NAME	SIZE	NOTES	BOTANICAL / COMMON NAME	SIZE	NOTES
<i>Arbutus Menziesii</i> MADROSE	24" BOX	PEDESTRIAN-SCALE EVERGREEN	<i>Agapanthus africanus</i> LILY OF THE NILE (BLUE)	1 GAL	FLOWERING	<i>Rhipidophloe indica</i> cliv. INDIA HANTHORN	5 GAL	FLOWERING	<i>Actinophloeus</i> sp. MANZANITA	1 GAL	NATIVE
<i>Cupressus nuxioides</i> MONTEREY CYPRESS	5 GAL	LARGE-SCALE EVERGREEN	<i>Anemone</i> sp. MANZANITA	5 GAL	NATIVE	<i>Pithecolobium</i> 'Variegata' VARIEGATED MOCK ORANGE	5 GAL		<i>Coprosma</i> 'Kirk's' KIRK'S COPROSMA	1 GAL	
<i>Jacaranda mimosifolia</i> JACARANDA	36" BOX	FLOWERING	<i>Ceanothus</i> sp. WILD LILAC	5 GAL	NATIVE	<i>Viburnum</i> 'Spring Bouquet' LAURESTINUS	3 GAL	FLOWERING	<i>Ceanothus</i> 'dormii' 'Lowland' BEARBERRY COTONEASTER	1 GAL	FLOWERING LARGE SCALE
<i>Magnolia grandiflora</i> SOUTHERN MAGNOLIA	5 GAL	LARGE-SCALE EVERGREEN	<i>Correa</i> sp. AUSTRALIAN FUCHSIA	5 GAL	DROUGHT-TOLERANT	<i>Xylocopa</i> 'congestus' 'Coopco's' XYLOCPA	3 GAL		<i>Dieris</i> 'bicolorata' BLOOD RED TRUMPET VINE	1 GAL	FLOWERING
<i>Manzanita</i> sp. MANTIN TREE	24" BOX	PEDESTRIAN-SCALE EVERGREEN	<i>Cistus</i> sp. ROCKROSE	5 GAL	DROUGHT-TOLERANT				<i>Festuca</i> 'ovina' 'Skyway Blue' BLUE FESCUE	1 GAL	NATIVE
<i>Melicope</i> 'quincunaria' CAPEPUT TREE	5 GAL	VERTICAL EVERGREEN	<i>Dianella</i> 'viridis' FORTNIGHT LILY	1 GAL	FLOWERING	<b>RIPARIAN VEGETATION</b>			<i>Rosa</i> 'chloana' ORNAMENTAL STRAWBERRY	PLANT	
<i>Platanus</i> 'racemosa' CALIFORNIA SYCAMORE	5 GAL	LARGE-SCALE NATIVE	<i>Hesperaloe</i> 'hybrida' DAYLILY	1 GAL	FLOWERING	<i>Platanus</i> 'racemosa' CALIFORNIA SYCAMORE	5 GAL	DECIDUOUS NATIVE	<i>Lonicera</i> 'suecica' cliv. TRAILING LANTANA	1 GAL	FLOWERING
<i>Quercus</i> 'agrifolia' COAST LIVE OAK	5 GAL	LARGE-SCALE NATIVE	<i>Lavandula</i> sp. LAVENDER	1 GAL	DROUGHT-TOLERANT FLOWERING	<i>Quercus</i> 'agrifolia' CALIFORNIA LIVE OAK	5 GAL	EVERGREEN NATIVE	<i>Rosa</i> 'Flower Carpet' CARPET ROSE (RED)	1 GAL	FLOWERING
<i>Pinus</i> 'canariensis' CANARY ISLAND PINE	5 GAL	VERTICAL EVERGREEN	<i>Liparis</i> 'japonica' MEX-LEAF PHEASANT	5 GAL		<i>Hemerocallis</i> 'arabifolia' TOTOY	5 GAL	LARGE 6-8" FLOWERING	<i>Rosa</i> 'floribunda' 'Princess' TRAILING ROSEMARY	1 GAL	FLOWERING
<i>Pistacia</i> 'chinesica' CHINESE PISTACHE	5 GAL	FALL COLOR	<i>Muhlenbergia</i> 'rigida' DEER GRASS	1 GAL	DROUGHT-TOLERANT	<i>Ribes</i> sp. CURRANT	5 GAL	LARGE 6-8" FLOWERING	<i>Solidago</i> 'heterophylla' AUSTRALIAN GUMMEL	1 GAL	FLOWERING
<i>Platanus</i> 'acerifolia' LONDON PLANE TREE	5 GAL	DECIDUOUS CANOPY	<i>Murus</i> 'complanatus' 'Coopco's' MYRTLE	5 GAL		<i>Sotoba</i> 'mexicana' ELDERBERRY	5 GAL	LARGE 6-8" FLOWERING	<i>Vitis</i> 'rotundifolia' PRINCENIA	1 GAL	SHADE TOLERANT
<i>Pyrus</i> 'calleryana' 'Redspire' ORNAMENTAL PEAR	5 GAL	FALL COLOR	<i>Nandina</i> 'domestica' 'Coopco's' HEAVENLY BAMBOO	5 GAL		<i>Myrica</i> 'californica' CALIFORNIA WAX MYRTLE	5 GAL	LARGE 6-8" FLOWERING			
<i>Ulmus</i> 'parvifolia' 'Drake' EVERGREEN ELM	5 GAL	DECIDUOUS CANOPY	<i>Phoradendron</i> 'virens' DWARF NEW ZEALAND FLAX	5 GAL	DROUGHT-TOLERANT						

**CONCEPT NOTES**

1. PLANT MATERIAL HAS BEEN CHOSEN FOR ITS COMPATIBILITY WITH THE MACRO/MICROCLIMATIC CONDITIONS OF THE REGION AND SITE, TOLERANCE OF DROUGHT, TOLERANCE OF DROUGHT CONDITIONS, LONGEVITY, SCREENING CAPABILITY AND OVERALL ATTRACTIVENESS.
2. IRRIGATION SYSTEM SHALL BE DESIGNED FOR MAXIMUM WATER EFFICIENCY AND SHALL INCLUDE AN AUTOMATIC CONTROLLER, BACKFLOW PREVENTION DEVICE AND LOW-GALLONAGE HEADS FOR TURF AND LARGE GROUNDCOVER AREAS. A DRIP-TYPE SYSTEM SHALL BE USED WHERE APPROPRIATE. TREES SHALL BE IRRIGATED ON SEPARATE SUGGLER SYSTEMS.
3. PLANT MATERIAL QUANTITIES, NARRATIVE SPECIFICATIONS, SITE DETAILS, AND MATERIAL DEFINITIONS WILL BE DETERMINED AND NOTED ON THE CONSTRUCTION DRAWINGS.



**CREEKSTON – PLANTING PLAN**  
**FIGURE III-10**

Source: Oasis Landscape Architecture and Planning

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**NOTES**

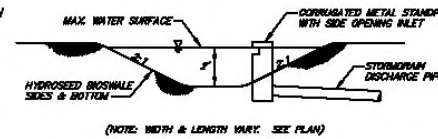
- 1 SEWER FORCE MAIN TO REMAIN. USE EXTREME CAUTION IN THIS AREA. THE PUBLIC SEWER MAIN THROUGH THE SITE SHALL BE LOCATED AND CLEARLY MARKED/STAKED IN THE FIELD (INCLUDING DEPTH TO TOP-OF-PIPE) PRIOR TO THE START OF ANY WORK. SAID MARKINGS SHALL REMAIN UNTIL APPROVAL TO REMOVE THE MARKINGS IS ISSUED BY THE PUBLIC WORKS INSPECTOR.
- 2 PUBLIC IMPROVEMENTS PER CONSTRUCTION PLANS FOR 791 ORCUTT ROAD APPROVED BY THE CITY ENGINEER ON 10/26/01.
- 3 GAS WARNING SIGN.
- 4 EXISTING GAS LINE TO REMAIN.
- 5 EXISTING GUARD RAIL. THIS BRIDGE TO BE REBUILT PER CIVIL PLANS.
- 6 10'-0" FORCED SEWER MAIN EASEMENT AND SEWER LINE.
- 7 EUCALYPTUS TREES TO BE REMOVED PER 791 ORCUTT ROAD PUBLIC IMPROVEMENT PLANS.
- 8 MULTI-TRUNKED PEPPER TREE TO BE REMOVED.
- 9 EX. FENCE LINE TO BE REMOVED.
- 10 WOOD FOOT BRIDGE TO BE REMOVED.
- 11 PROPOSED 2 LANE CREEK CROSSING.
- 12 ALL NEW PAVEMENT TO BE PEARMABLE PAVEMENT AS BEST AS PRACTICAL.

**LEGEND**

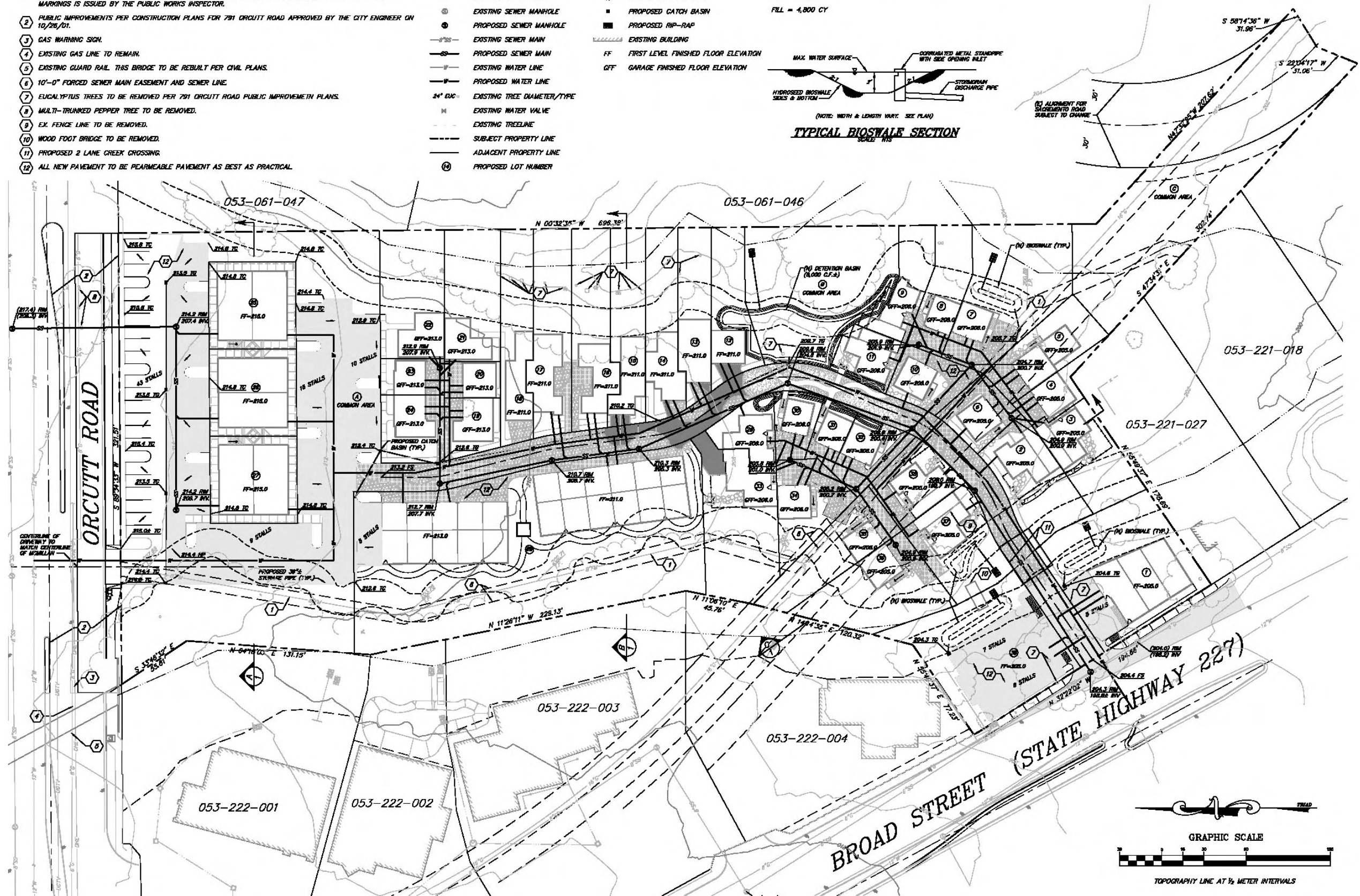
- |         |                             |     |                                      |
|---------|-----------------------------|-----|--------------------------------------|
| ⊗       | EXISTING FIRE HYDRANT       | ⊗   | PROPOSED FIRE HYDRANT                |
| ⊕       | EXISTING UTILITY POLE       | ⊕   | PROPOSED STREETLIGHT                 |
| ⊙       | EXISTING SEWER MANHOLE      | ■   | PROPOSED CATCH BASIN                 |
| ⊙       | PROPOSED SEWER MANHOLE      | ▬▬▬ | PROPOSED RIP-RAP                     |
| —       | EXISTING SEWER MAIN         | ▬▬▬ | EXISTING BUILDING                    |
| —       | PROPOSED SEWER MAIN         | FF  | FIRST LEVEL FINISHED FLOOR ELEVATION |
| —       | EXISTING WATER LINE         | GFF | GARAGE FINISHED FLOOR ELEVATION      |
| —       | PROPOSED WATER LINE         |     |                                      |
| 24" EUC | EXISTING TREE DIAMETER/TYPE |     |                                      |
| W       | EXISTING WATER VALVE        |     |                                      |
| ---     | EXISTING TRELIN             |     |                                      |
| ---     | SUBJECT PROPERTY LINE       |     |                                      |
| ---     | ADJACENT PROPERTY LINE      |     |                                      |
| Ⓜ       | PROPOSED LOT NUMBER         |     |                                      |

**PRELIMINARY EARTHWORK ESTIMATES**

CUT = 2,350 CY  
 FILL = 4,800 CY



**TYPICAL BIOSWALE SECTION**



CREEKSTON – GRADING, DRAINAGE, WATER AND SEWER PLAN  
 FIGURE III-11

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