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>
<thead>
<tr>
<th>Grade Level</th>
<th>Generation Rates</th>
<th>Multi-Family Units</th>
<th>Additional Students</th>
</tr>
</thead>
<tbody>
<tr>
<td>K-6</td>
<td>0.116</td>
<td>130</td>
<td>15.08</td>
</tr>
<tr>
<td>7-8</td>
<td>0.032</td>
<td>130</td>
<td>4.16</td>
</tr>
<tr>
<td>9-12</td>
<td>0.066</td>
<td>130</td>
<td>8.58</td>
</tr>
<tr>
<td>Total (K-12)</td>
<td>0.214</td>
<td>130</td>
<td>27.82</td>
</tr>
</tbody>
</table>

Source: SLCUSD 2015b.

Published SLCUSD figures from 2014-2015 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.
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).*
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.