10 Appendix
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

Legend:
- Hillside Planning Area Boundaries
- LUGE SSI Area
- City Limits
- Highway
- Roads
- Railroad
- Water Body
- Airport

Figure 7
Hillside Planning Areas
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/care 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 a 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 congregate 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

This map is for general information. Not all localized flooding areas are shown. The map by itself is not a statement of policy. This map may be revised in response to new information, without amending the Safety Element.

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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

- **Local Area of Responsibility**
  - Very High

- **State Area of Responsibility**
  - Very High
  - High
  - Moderate

- City Limit
- Railroad Tracks

Project Site
This map is for general information. It reflects the County and Cities 1999 Draft Safety Element. The map by itself is not a statement of City policy. It may be revised without amending the Safety Element.

20041013
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 consistent 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 Manager 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.

VIEWS  
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.
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.

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.