

Froom Ranch – Plan for Services

- **Enumeration and description of services to be extended to the affected territory.**

Chapter 6 of the Froom Ranch Specific Plan (FRSP) provides a detailed discussion of the infrastructural needs and public utilities that will be extended to serve the project.

- **The level and range of such services.**

Public utilities include a potable and recycled water system, a wastewater system, stormwater facilities and utilities such as natural gas, electrical, telephone, and cable service. The size, location, and alignment of all on- and off-site water supply, recycled water, wastewater, and energy infrastructure are detailed in the adopted Specific Plan which was developed with City staff from various departments and ultimately approved by the City Council.

- **An indication of when such services can feasibly be extended to the affected territory.**

Specific approvals (e.g. building permits) can be issued only when adequate wastewater, water supply, and stormwater facilities and supplies are available for the proposed development. Chapter 9 of the FRSP includes a project phasing plan. Phase 1 will include the Los Osos Valley Road improvements, public utility connections, on-site private and public streets, Froom Creek restoration, and drainage basin construction.

- **An indication of any improvement or upgrading of structures, roads, sewer or water facilities or other conditions the city could impose or require in the affected territory, should it come under city jurisdiction.**

A Final EIR was adopted for the project which includes a robust range of mitigation measures for utilities and street improvements. The developer is responsible for extending all needed utilities to the project site and installing the internal lines and laterals to provide services to project components. Mitigation measures also require certain offsite improvements as well as contributing fair-share costs to facilities in the vicinity that the project impacts. In addition to mitigation measures, there are additional project conditions that further describe the details of improvements.

- **An indication of how such services will be financed.**

Developers in the Specific Plan Area will pay City established water and wastewater development impact fees. All on-site and off-site infrastructure and utility improvements will be the responsibility of the developer. Chapter 8 of the FRSP provides details on the timing and payment of facilities and fees.