

## **San Luis Ranch Annexation – Plan for Services PRELIMINARY DRAFT**

In accordance Government Code 56653, the following Plan for Services has been prepared for the San Luis Ranch property, located at 1035 Madonna Road, in anticipation of its annexation into the City of San Luis Obispo.

The sections below follow the key provisions included in Government Code 56653.

### **(1) Services to be extended to the affected territory.**

The City will provide the full range of urban services to the annexation site including the following:

- Law Enforcement
- Fire Protection
- Parks and Recreation
- Public Facilities Maintenance
- Public Transit
- Solid Waste and Recycling
- Municipal Services, Development Review and Code Enforcement
- Water and Wastewater
- Storm Water Facilities
- Affordable Housing

### **(2) The level and range of those services.**

#### Law Enforcement

The annexation area will be served by the San Luis Obispo Police Department (SLOPD). The SLOPD provides a variety of law enforcement and community services. The City operates out of one main police station, which is located at 1042 Walnut Street at the intersection of Santa Rosa Street (Highway 1) and U.S. Highway 101. The building was constructed in 1969 and is currently at full occupancy and in need of rehabilitation and growth. Full-time Police Department staff includes 85.5 employees, 60 of whom are sworn police officers who provide law enforcement, supervision, and management duties.

The annexation area is located less than 3 miles from the Police Department, and is within a 5-minute response time from the station. In addition, units are often patrolling in more proximate areas that may result in a shorter response time. Finally, the County also has law enforcement services available that could provide mutual aid response in an emergency, if needed.

According to the Safety Element of the City's General Plan, the Department has a 30% available-time objective for patrol officers. "Available time" is the portion of time that a patrol unit is not already on call or otherwise unavailable to respond to a new emergency call for service.

The Final EIR for the San Luis Ranch project indicates that future development will increase the City's population by approximately 1,300 residents at buildout of the plan. The City expects that service demands will gradually increase as development occurs in the San Luis Ranch area in proportion to the amount of new development over the life of the plan. Development of the Specific Plan Area will likely drive the need for additional personnel and equipment to maintain performance at 30% available time for all patrol officers. Potential changes in needs for the SLOPD staffing plan are considered as part of overall City budget priorities. Additionally, equipment enhancement programs exist and are also considered in the context of the City budget process and available grants.

The level of service provided to the annexed area will be the same as provided to the rest of the City.

### Fire Protection

San Luis Obispo City Fire Department (SLOFD) provides emergency and non-emergency fire, rescue, and medical services, with support from CALFIRE through mutual aid agreements. Emergency services include fire response, advanced life support ("paramedic") emergency medical response, hazardous materials response, technical rescue response, and public assistance. All City engine companies include paramedic staff and equipment capabilities. Non-emergency services include fire and life safety inspections, building inspections, fire code investigations, code compliance, and public education. The SLOFD currently operates four fire stations with a total of 54 full-time employees. Four of these employees are administrative personnel, two are vehicle and equipment mechanics, six are fire prevention and educational staff, and the remaining 42 are firefighters with emergency response capabilities.

According to the City of San Luis Obispo's General Plan Safety Element, sufficient Fire Department resources should be deployed to facilitate a travel time of emergency response apparatus to all City emergencies requiring the use of lights and siren of 4 minutes or less, 95 percent of the time. In 2016, the City Council directed staff to adopt the more recognized standard of a travel time of 4 minutes or less 90 percent of the time.

The Fire Department operates four fire stations intended to provide coverage to the entire City, with personnel and equipment distributed as appropriate among these stations. Fire Station #1 is located on the corner of Broad Street and South Street and houses the administrative offices, the Fire Prevention Bureau, a maintenance shop and training facility. Fire Station #2 is located near the California Polytechnic State University (Cal Poly) campus at 126 North Chorro Street. Fire Station #3 is located at 1280 Laurel Lane. Fire Station #4 is located at the corner of

Madonna and Los Osos Valley Road (1395 Madonna Road), within 0.5 miles of the annexation site, and would be the primary station that would serve the site. It is within the desired 4-minute response time. The station is staffed with a three-person paramedic engine company (Type I pumper/fire engine). Additional equipment housed at Fire Station #4 includes an unstaffed Type III fire apparatus.

The level of service provided to the annexed area will be the same as provided to the rest of the City.

### Parks and Recreation

The City of San Luis Obispo would provide parks and recreation services to the site, which will be intended to serve not only those people living in the area, but the entire community.

The City currently has over 30 parks (including seven community parks, 10 neighborhood parks, and eight mini parks), one ten hole golf course, one community center, and multiple focused use facilities (such as the Senior Center, SLO Skate Park, Damon Garcia Sports Fields, Sinsheimer Stadium, and the SLO Swim Center). Currently, there are approximately 152 acres of parkland in the City, of which approximately 34 acres are neighborhood parks. In addition to developed parks, the City owns and/ or manages over 6,970 acres of open space within and adjacent to the City, providing passive recreational activities accommodate hiking and mountain biking (City of San Luis Obispo, Land Use and Circulation Element Update Environmental Impact Report [LUCE Update EIR], 2014).

The Parks and Recreation Element of the General Plan establishes a standard of 10 acres of parkland per 1,000 City residents. This suggests an overall need for 12.9 acres of parkland, based on a projected buildout population of 1,293.

The project includes 3.4 acres of developed parkland within the San Luis Ranch Specific Plan Area. It also includes open space and bike/pedestrian trails, which are intended to link to other trails within the City and region, including the Bob Jones Trail. The parkland proposed for the project site would be within 0.5 to 1.0 mile of the proposed residential development. Although the 3.4 acres of developed parkland would not meet the performance standard included in Policy 8.1.4 of the City's General Plan Land Use Element, which requires 5.8 acres of parkland, nor would it meet the 10 acres/1,000 population standard, the project was determined to be consistent with City policies through the provision of in-lieu fees to compensate for the acreage shortfall. These fees would be used to improve existing facilities elsewhere in the City, notably Laguna Lake Park, which is directly adjacent to the annexation area. The City's Parks and Recreation Committee determined that this approach would provide a superior level of service to the community as a whole rather than requiring all acreage to be provided within the San Luis Ranch Specific Plan Area. The Planning Commission and City Council concurred with this approach.

The City Council approved a Term Sheet to be used as the basis for a Development Agreement, which among other issues addresses park services. The Term Sheet requires that developer fulfill its Quimby Act, General Plan Park Element, and other applicable City park and recreation obligations by constructing the appropriate onsite park and recreation improvements to the satisfaction of the Parks and Recreation Commission. Should the amount of acreage dedicated to parks and recreation amenities be insufficient to meet Developer's obligation, Developer shall dedicate property off-site, and/or pay applicable fees to accomplish the same.

Further, public and private parks will be subject to Parks and Recreation Commission review and approval. Plans will include (at a minimum) landscape, irrigation, hardscape, park furniture, and play equipment, along with proposed public art, all consistent with applicable City regulations.

#### Public Facilities Maintenance

The City will maintain public facilities in the annexation area for which it accepts title and maintenance responsibility, including public streets and appropriate utility infrastructure. A Homeowners Association or entity such as a Community Facilities District will be responsible for maintenance of a variety of facilities, including but not limited to storm drainage, sewer laterals, pocket parks, streets/alleys, parking lots, pedestrian/bike paths, street lighting, landscaping, common area and linear park improvements.

As noted in the Term Sheet for the project, the developer will be required to construct all infrastructure, including but not limited to that required by the subdivision map(s), as outlined in the FEIR for the Project, conditions of approval for the Project, the Specific Plan, or any other related policies or standards, subject to any reimbursement requirements identified in the Development Agreement or other Project entitlements. Infrastructure shall include, but shall not be limited to, improvements for streets and sidewalks, parks and recreation facilities, stormwater management and wetlands, grading and floodplain management, storm drain, sanitary sewer, domestic and recycled water infrastructure, and transit to support the development of the Project as shown in the approved entitlements, including but not limited to the Project's Specific Plan, FEIR, conditions of approval, or other related development standards. City shall consider granting easements across City property that may be required for the orderly development of the Project.

The City and Developer shall mutually agree on the timing of infrastructure improvements to be constructed by Developer. Construction of these improvements shall not commence any later than the triggering date or event for these improvements as determined by the certified FEIR or other conditions of approval. A financing plan for the improvements shall be included in the Development Agreement. The financing plan shall identify Developer funding, City impact fees, other private investment, land-secured (special district) funding, and non-Developer funding from City or other public agencies.

### Public Transit

The City expects to continue to provide citywide bus service through a contract operator and intends to extend service into the San Luis Ranch area as street connections and development are completed as resources and ridership allow. Potential bus routes and stops, including a transit hub, are provided in the Specific Plan; however, final routes, stops, and schedules are not included in the Specific Plan and will be determined in consultation with the transit authority. Regional transit agencies are expected to continue providing connections between San Luis Obispo and other points in the county. Existing transportation services provided by Amtrak, air carriers and bus charter companies are expected to continue. New development is responsible for providing transit facilities, such as turnouts, shelters and in some cases, smart signs that indicate how soon the next bus will arrive.

### Solid Waste and Recycling

The City of San Luis Obispo contracts with San Luis Garbage Company for garbage, green waste and recycling services. San Luis Garbage disposes of solid waste at the Cold Canyon Landfill, which is a regional facility. San Luis Garbage also serves commercial and residential properties within the City's urban reserve and no change in service is expected for annexed properties.

The City also runs a construction and demolition debris recycling program (Municipal Code Chapter 8.05). The goal of the program is to divert the bulk of the materials generated from projects within the City of San Luis Obispo that would otherwise go to the Cold Canyon landfill, which serves the City. The program helps the City meet State-mandated requirements for solid waste reduction. Development in the San Luis Ranch area will be required by ordinance to include facilities for recycling to reduce the waste stream generated by the project, consistent with the Source Reduction and Recycling Element of the General Plan. The incremental additional waste stream generated by development in the San Luis Ranch area is not anticipated to create significant impacts related to solid waste disposal.

The level of service provided to the annexed territory will be the same as that provided to the remainder of the City.

### Municipal Services, Development Review and Code Enforcement

The City of San Luis Obispo will provide for municipal services within the annexation area such as elections, public notices, development review, building permits and inspections, subdivision review, permitting and inspecting public improvements, and code enforcement. San Luis Obispo City government will provide for development review of all new development projects in accordance with the approved specific plans, and will coordinate with the County of San Luis Obispo with respect to on-going construction projects and active construction permits. Code enforcement activities in the annexed territory will be provided by a full-time staff member in

the Community Development Department, in coordination with the Police Department and the City Attorney's Office.

The level of service provided to the annexed territory will be the same as provided to the rest of the City and will be subject to applicable service fees. Government services are based at City Hall, 919 Palm Street, within the City of San Luis Obispo.

### Water and Wastewater

The following discussion is a summary of the discussion included in the certified Final EIR for the San Luis Ranch project. Please refer to that document for additional details.

#### **Water Supply**

The City of San Luis Obispo Utilities Department provides potable and recycled water to the community and is responsible for water supply, treatment, distribution, and resource planning. The City is the sole water provider within the City and the City's potable water is supplied from multiple surface water sources. In addition, groundwater and recycled water are used to supplement irrigation demand. Recycled water may also be used for all approved uses consistent with the City's Master Permit and Title 22.

The Water and Wastewater Element of the City's General Plan, updated in 2016, specifies that the City shall utilize multiple water resources to meet its water supply needs. Having several sources of water avoids dependence on any one source that may not be available during a drought or other water supply reduction or emergency. According to the Water and Wastewater Element, the City accounts for water supplies necessary to meet three specific community needs: 1) Primary water supply, 2) Reliability reserve, and 3) Secondary water supply. The primary water supply is the amount of water needed to serve the build-out population of the City as identified in the Land Use Element of the General Plan. The reliability reserve provides a buffer for future unforeseen or unpredictable long-term impacts to the City's available water supply. The secondary water supply is the amount of water remaining from the City's available water resources above those needed to meet the primary water supply and reliability reserve. The City's 2015 Urban Water Management Plan (UWMP) provides detailed information on water sources for the City.

*Surface Water Supply.* City surface water supply comes from three sources: Salinas Reservoir, Whale Rock Reservoir, and Nacimiento Reservoir. Each is described in more detail below.

Salinas Dam, which created Salinas Reservoir (Santa Margarita Lake), was built in 1942 by the War Department to supply water to Camp San Luis Obispo and to meet the water needs of the City of San Luis Obispo. Salinas Reservoir captures water from a 112-square mile watershed and can store up to 23,843 acre-feet (AF). Since the late 1940s, the San Luis Obispo County Flood

Control and Water Conservation District has operated this water supply for the City under a lease from the U.S. Army Corps of Engineers (USACE). Water from the reservoir is pumped through Cuesta Tunnel, a one-mile tunnel through the mountains of the Cuesta Ridge, and then flows by gravity to the City's Water Treatment Plant on Stenner Creek Road. Whale Rock Reservoir is a 40,662 AF facility created by Whale Rock Dam, an earthen dam on Old Creek near the town of Cayucos. Whale Rock Dam captures water from a 20.3 square mile watershed, and water is delivered through 17.6 miles of 30-inch pipeline with the assistance of two pumping stations. The City of San Luis Obispo owns 55.05 percent of the water storage rights at the reservoir. The remaining water storage rights are divided between the two State agencies with California Polytechnic State University (Cal Poly) owning 33.71 percent and the California Men's Colony owning 11.24 percent. Nacimiento Reservoir (Lake Nacimiento), which is owned and operated by the Monterey County Water Resources Agency, provides flood protection and groundwater recharge for the Salinas Valley. Since 1959, the San Luis Obispo County Flood Control and Water Conservation District has had an entitlement to 17,500 AFY from the reservoir for use in the County of San Luis Obispo. Approximately 1,750 AFY have been designated for uses around Lake Nacimiento, leaving 15,750 AFY for allocation to other areas within the County. The City's contractual water right from Nacimiento Reservoir is 5,482 AFY (City of San Luis Obispo UWMP, 2016a).

*Recycled Water.* The primary non-potable water source in the City is the Water Resource Recovery Facility (WRRF; formerly the Water Reclamation Facility), which has a design flow rate of 5,700 AFY (5.1 million gallons per day [gpd]). Water recycling has been envisioned as part of the City's overall water supply strategy since the 1980s. In 1994, the City completed a major capital improvement project at the WRRF. The improvement project included addition of tertiary treatment and other unit processes required to meet stringent effluent quality limits, set forth by the Regional Water Quality Control Board (RWQCB) with the intention of protecting and enhancing the receiving waters of San Luis Obispo Creek. The City completed construction of the project in 2006 and recycled water deliveries began in May of the same year. The City is currently planning a series of upgrades to the WRRF, which will help the City implement its long-term strategy for resource management. The City's WRRF effluent meets the criteria for Municipal and Domestic Water Supply (MUN). The MUN designation is the main driver for treatment upgrades at the WRRF. These new requirements have been placed in the WRRF's recently revised National Pollutant Discharge Elimination System (NPDES) permit to meet nutrient and disinfection by-products limits.

The City is required to release 1,807 AFY of flow to San Luis Creek for environmental enhancement. According to the Water and Wastewater Element of the General Plan, the City has used a market assessment, potential customer surveys, and water demand estimates for specific plan areas to estimate a City demand of approximately 1,000 AFY of recycled water. The recorded City recycled water usage for calendar year 2014 was 153 AFY and for calendar year 2015 was 187 AFY.

*Groundwater.* The principal source of groundwater for the City is the San Luis Obispo

Groundwater Basin, and the majority of groundwater use from the basin is for agricultural purposes and private property uses. In 2011, the City relied on groundwater to supply approximately two percent of the City’s annual water demand. However, the City discontinued use of the groundwater as part of its drinking water system in April 2015 due to new regulations requiring additional treatment of the wells prior to use. Previously used wells remain in operable standby condition should the use of groundwater be required in the future to meet City needs. Although the City does not consider groundwater a source of domestic use supply due to limitations on its use, three non-potable wells remain in use for construction and irrigation purposes.

*Water Resource Availability.* To ensure water supply reliability, the City has determined the amount of water available from the resources identified above, on an annual basis. The method to determine the available yield from each resource varies based on water right, contractual agreement, or the amount of water actually supplied to the City. “Safe annual yield” refers to the annual amount of water which can be withdrawn annually from the Salinas and Whale Rock Reservoirs under critical drought conditions. Safe annual yield analyses of water supply sources are based on rainfall, evaporation, and stream flow experienced during a historical period. The City’s safe annual yield analysis is based on data from 1943 through 1991 including drought periods in 1946-51, 1959-61, 1976-77, and 1986-91. The Nacimiento Reservoir is operated as a water supply project for Monterey County and thus, safe annual yield is not used for the City’s contractual water supply from this source. As described above, for the Nacimiento Reservoir, “dependable yield” is the City’s contractual water right from this resource. The original amount contracted from the Nacimiento Reservoir for primary supply was 3,380 AFY until March 2016, when City Council approved the addition of 2,102 AFY from Nacimiento Reservoir to the City’s secondary water supply. Recycled water is counted as part of the City’s available water resources based on the annual usage. As the City has discontinued groundwater use, this supply is not included in the estimate of available water resources to meet community needs. **Table 1** provides a summary of the City’s available water resources.

<b>Table 1. City Water Resource Availability</b>	
<b>Water Resource</b>	<b>Annual Availability (AF)</b>
Salinas and Whale Rock Reservoirs <sup>1</sup>	6,940
Nacimiento Reservoir <sup>2</sup>	5,482
Recycled Water <sup>3</sup>	187
Siltation from 2010 to 2060 <sup>4</sup>	(500)
<b>Total</b>	<b>12,109</b>
<i>Source: City of San Luis Obispo 2015 Urban Water Management Plan; City of San Luis Obispo, Water Sources. Utilities Department. <a href="http://www.slocity.org/government/department-directory/utilities-department/water/water-sources">http://www.slocity.org/government/department-directory/utilities-department/water/water-sources</a>, accessed June 2016.</i>	
<i>1. Safe Annual Yield determined from computer model, which accounts for siltation loss through 2010 (per WWME Policy A 4.2.1).</i>	
<i>2. Dependable Yield is the contractual amount of water the City has rights to from Nacimiento Reservoir</i>	

3. The quantity of recycled water is the actual prior year's recycled water usage (calendar year 2015) per Policy A 7.2.2 of the General Plan Water and Wastewater Element.  
 4. Reservoir siltation is a natural occurrence that reduces storage capacity over long periods, resulting in the reduction of safe annual yield.

As shown in **Table 1**, the City has an annual water supply availability of 12,109 AFY.

*Water Demand.* Water use in the City includes single-family, multi-family, commercial (including institutional and industrial), and irrigation customers. No agricultural uses are supplied by City water and the City does not sell water to other agencies. The City does not have additional water demands such as water use for saline barriers or groundwater recharge. During 2015, 68 percent of water use in the City was for single and multi-family residential uses. In 2015, the City's potable water use was 4,908 AF. The 2016 annual potable water availability includes the City's primary water supply, reliability reserve, and secondary water supply, totaling 12,109 AFY. **Table 2** shows the City's current water demand and water availability.

<b>Table 2. City Water Resource Availability vs. Demand</b>	
<b>Water Availability and Demand</b>	<b>Acre-Feet per Year (AFY)</b>
<b>Water Availability</b>	
- Primary Water Supply <sup>1</sup>	7,496
- Reliability Reserve <sup>2</sup>	1,201
- Secondary Water Supply <sup>3</sup>	3,412
Total Water Availability	12,109
<b>Water Demand</b>	
Citywide Water Demand (in 2015)	4,908
San Luis Ranch Municipal Water Demand	217
Total Water Demand	
<b>Net Difference</b>	<b>12,109</b>
Source: City of San Luis Obispo 2016.	
1. Primary water supply is the amount of water needed to serve the buildout population of the City as identified in the Land Use Element of the General Plan.	
2. Reliability reserve provides a buffer for future unforeseen or unpredictable long-term impacts to the City's available water supply.	
3. Secondary water supply is the amount of water remaining from the City's available water resources above those needed to meet the primary water supply and reliability reserve.	

*Current Agricultural Water Demand at the Project Site.* Approximately 109 acres of the

131-acre site are currently used for the production of irrigated row crops including celery, broccoli, lettuce, Asian vegetables, and peas. The 109 acres of agricultural uses on the site rely on groundwater irrigation wells from the San Luis Obispo Groundwater Basin. The property’s current demand on the groundwater basin is approximately 458 AFY, based on factors included in the Santa Barbara County Environmental Thresholds and Guidelines Manual (2008), which is the best available use factor data in the vicinity of the project area.

*Projected Water Demand from San Luis Ranch Development.* As shown in **Table 3**, based on the City’s water demand factors, the total water use by the project would be 217.6 AFY. Existing onsite wells will continue to be used for irrigation of ongoing agricultural uses on the project site.

<b>Table 3. San Luis Ranch Projected Municipal Water Demand</b>			
<b>Land Use</b>	<b>Water Use Factor</b>	<b>Quantity</b>	<b>Water Demand (AFY)</b>
Single Family (traditional)	0.3 AFY/unit	200 units	60.0
Single Family (small lot)	0.21 AFY/unit	100 units	21.0
Multi-Family	0.18 AFY/unit	280 units	50.4
Commercial	0.3 AFY/1,000 SF	150,000 SF	45.0
Parkland	2 AFY/acre	3.4 acres	6.8
Hotel	0.122 AF/room/day	200 rooms	24.4
Office	0.1 AF/day/1,000 SF	100,000 AF	10.0
<b>Total</b>			<b>217.6</b>
<i>Based on the City Water Use Factors and the Final Water Supply Assessment (Cannon, 2016).</i>			

Table 4.13-6 in the Final EIR also estimates that by implementation measures from State and local water saving programs, overall water demand would be reduced by about 35 AFY, resulting in a net water demand with conservation of about 182 AFY. Consistent with Ahwahnee Water Principles and the City’s General Plan, COS Policy 10.2.2, the project would also be required to irrigate parks, open space, and landscaping with recycled water. Project irrigation design would be required to use available tools to ensure water efficiency, including utilizing dedicated landscape water meters, soil moisture sensors, central irrigation controllers and master valves combined with flow sensors as well as weather based irrigation controllers that are tied to California Irrigation Management Information System (CIMIS) weather data for the larger landscape areas.

**Table 4** compares the City’s available water supply, demand, and projected municipal usage in San Luis Ranch. The table should be considered a worst-case scenario, since it bases existing availability on just the City’s primary water supply, and not secondary supplies or reserves.

<b>Table 4. Comparison of City Water Supply to Projected Use</b>				
<b>City Primary Water Supply</b>	<b>City 2015 Water Use</b>	<b>City Net Water Availability</b>	<b>Projected Demand (with proposed water saving measures)</b>	<b>Project Demand (by City use factors)</b>
7,496 AFY	4,908 AFY	2,588 AFY	182.3 AFY	217.6 AFY
<i>Source: Cannon, 2016.</i>				

Projected municipal water demand from the project would be 217.6 AFY or 8.4 percent of the City of San Luis Obispo’s current available potable water supply of 2,588 AFY. The 182.3 AFY of water demand generated by the specified components of the project, including implementation of required water conservation measures, represents 7.0 percent of the City’s current surplus of 2,588 AFY in water supply above current demand levels. Accordingly, the City has sufficient existing water supply to provide potable water to new development within the annexation area.

As described in Section 4.13 of the Final EIR, The total estimated water demand from cumulative projects in the City (including San Luis Ranch) would be 2,359 AFY, which represents approximately 91 percent of the current City’s existing water availability of 2,588 AFY. As this figure includes the maximum development potential of the project site, the project’s impact on water supply would not be cumulatively considerable such that water demand would exceed supply when combined with all possible future development within the City. Accordingly, the City has sufficient existing and future water supply to provide potable water to the project in combination with planned future development in the City.

**Wastewater Collection**

The City’s wastewater collection system conveys approximately 4.1 million gallons per day (mgd) to the City’s Water Reclamation Facility (WRF). The current treatment capacity of the WRF during dry weather conditions is 5.1 mgd of wastewater. Therefore, the estimated remaining capacity is 1.0 mgd or 19.6 percent of the total wastewater treatment capacity. The City’s Wastewater Master Plan identified that the WRF will be at capacity when the City’s population reached 50,000.

The City owns and operates the Water Resource Recovery Facility (WRRF) located on Prado Road approximately 0.75 mile northwest from the Project site. The WRRF manages and treats wastewater in accordance with the standards of the State Water Resources Control Board (SWRCB) to remove solids, reduce the amount of nutrients, and eliminate bacteria in the

treated wastewater before it is discharged to San Luis Obispo Creek. The City provides municipal wastewater treatment within City limits and, through agreement, also provides service to California Polytechnic State University San Luis Obispo (Cal Poly) and the San Luis Obispo County Regional Airport (Airport).

The WRRF has a treatment capacity for dry-weather flow of 5.1 million gallons per day (MGD) (City of San Luis Obispo, 2014). As of 2015, the WRRF receives an average of 2.74 MGD of dry-weather flows (City of San Luis Obispo, 2015). Therefore, the estimated remaining capacity of the WRRF is 2.36 MGD or 46.3 percent of the total dry-weather wastewater treatment capacity.

Under buildout of the LUCE, which anticipates the San Luis Ranch development, future dry-weather flows to the WRRF are anticipated to reach 5.4 MGD, of which 0.471 MGD would be generated from Cal Poly and 4.93 MGD would be generated from the City. In anticipation of increased future use, the City is upgrading the WRRF to increase treatment capacity and meet the terms of the City’s new National Pollutant Discharge Elimination System (NPDES) permit to treat future flows and loading, as well as replace aging equipment, maximize the production of recycled water, and incorporate interpretive features and public amenities. The WRRF will be modified to increase capacity to 5.4 MGD, which will handle the full build-out dry-weather wastewater flows in the City. The program is expected to be completed in 2020 (City of San Luis Obispo, 2015).

During wet-weather conditions, wastewater flows can exceed the WRRF’s existing capacity. Planned improvement to the WRRF to increase treatment capacity to 5.4 MGD would help to address wet-weather conditions (City of San Luis Obispo, 2014).

Using wastewater generation factors provided by the City’s LUCE, development in the San Luis Ranch area is estimated to produce 0.10 MGD of increased wastewater flows, resulting in an incremental increase to wastewater flows Citywide (see **Table 5**). As noted above, this is already accounted for within the City’s buildout projections under the LUCE, and the WRRRF upgrade project would account for future development in this area.

<b>Table 5. San Luis Ranch Projected Wastewater Generation</b>			
<b>Land Use</b>	<b>Wastewater Generation Factor</b>	<b>Quantity</b>	<b>Wastewater Flow</b>
Single Family	150 gallons/unit/day	300 units	45,000 gallons/day
Multi-Family	105 gallons/unit/day	280 units	29,400 gallons/day
Commercial	60 gallons/1,000 SF/day	150,000 SF	9,000 gallons/day
Hotel	105 gallons per room/day	200 rooms	21,000 gallons/day
Total (GPD)			104,400 gallons/day
<b>Total (MGD – million gallons per day)</b>			<b>0.10 MGD</b>

*Based on factors included in the City of San Luis Obispo LUCE Final EIR, 2014.*

### Storm Water Facilities

Portions of the project site are located in a designated 100-year floodplain (1 percent probability of occurrence per year). The overall general flow of surface water is from northeast to southwest, along Cerro San Luis Channel and along the west side of U.S. 101, across the agricultural fields in a generally widening surface flow path, finally draining into Prefumo Creek. The project includes a floodplain management strategy with both preventative and corrective measures, including Low Impact Development (LID) measures. Drainage from the residential area, commercial areas, and hotel and office areas within the project site would be treated and detained on-site. Flows from these areas would be released to the project storm drain network which eventually outfalls to Prefumo Creek, or to Cerro San Luis Channel. New drainage facilities at Dalidio Drive in the vicinity of Cerro San Luis Channel Box Culvert would be installed to convey the offsite flows generated by the 10-year storm under Dalidio Drive to Cerro San Luis Channel. Improvements to Dalidio Drive would convey via surface flow larger storms from properties to the north across Dalidio Drive to Cerro San Luis Channel.

The project would provide regional detention for residential areas by taking water off of Cerro San Luis Channel and routing it through underground chambers within the project site. Flows would be released back to the channel at a rate which provides the required detention. For those areas not included in this regional detention (high density residential [NG-30] adjacent to the post office southwest corner of Madonna and Dalidio Road, commercial, hotel, office and Agricultural Heritage Facilities and Learning Center) on-site detention would be provided. Drainage from existing parking areas to the north which currently cross the proposed office parcel would be routed through that parcel and released back to the remaining agricultural area or through on-site piping to Prefumo Creek.

The proposed single family residential area would provide required stormwater treatment within street landscape areas, the central park area, and areas adjacent to the creek and channel.

Required stormwater detention would be provided on-site where possible or may be provided within other portions of the project site through the diversion of upstream runoff and remote detention.

Housing in the multi-family area would be arranged in a manner that would allow the incorporation of stormwater treatment and retention upstream of the discharge to adjacent waterways. This stormwater treatment would be addressed in park areas, at street medians and curb bump-outs in order to meet the requirements for the City's Post Construction Stormwater Treatment. Required detention for this site would be provided on-site where

possible, or may be provided within other portions of the project site through the diversion of upstream runoff and remote detention.

Storm water runoff quality will be addressed for both Construction and Post-Construction phases of the project. Sediment control during construction will be addressed through a detailed Storm Water Pollution Protection Plan (SWPPP) prepared for each grading project over 1 acre in disturbance. Construction Phase impacts will be addressed by the implementation of Best Management Practices (BMP's) during construction, and erosion control plans. The Specific Plan also will utilize BMP's for post construction stormwater quality.

The agricultural open space area would remain within the 100-year flood zone. No new development is proposed within the 100-year flood zone, and no stormwater treatment or detention is required for agricultural uses. Required storm water treatment associated with the Agricultural Heritage Facilities & Learning Center would be contained within that development area, and detention may be proposed in that area as well. Detention facilities may be located adjacent to Froom Ranch Way in the form of linear shallow basins or underground storage, if necessary, to contain flows from the remainder of the project site. Flows from these basins would be released to Prefumo Creek.

The EIR analyzed the regional impact of the proposed drainage facilities designed to City standards, and used analysis methodology consistent with the City's adopted WMP. The EIR concluded that proposed facilities would provide sufficient protection related to flooding and drainage impacts, such that there were no significant impacts to downstream receiving streams.

### Affordable Housing

Affordable housing (below market-rate) is an important complement to the area's workforce and other market rate housing. Accordingly, the City's Municipal Code (Chapter 17.91) and General Plan Housing Element (Goal 2, Appendix N: Table 2 and Table 2A) include inclusionary housing requirements for new developments (see Table 5.1 of the Specific Plan). Further, the City's Municipal Code (Chapter 17.90) and General Plan Housing Element (Section 3.30) provide incentives for affordable housing construction.

The San Luis Ranch Specific Plan proposes 500 residential units per the City's Land Use and Circulation Element (LUCE) policies, as well as 80 additional units obtained through state bonus density law. A total of 580 units are being proposed, with the City's inclusionary residential housing requirements being met within the first 500 units. The provision of affordable housing to meet the Inclusionary Housing Requirement allows the applicant to request a density bonus through the City's Affordable Housing Incentive Ordinance, which is consistent with State law.

The affordable housing located within the Specific Plan area will provide 34 units on site for very low, low, and moderate income households. Of the 34 units, 26 will be very-low income

units, which qualifies the project for a 20% state density bonus. Deed-restricted, NG-10 and NG-23 zoned affordable units will be located throughout these portions of the Specific Plan area. Each of the 12 integrated affordable units will be located in one of the quadrants in each of the unit type areas.

City staff has analyzed the provisions related to affordable housing and the application of density bonuses, based on City requirements, and has determined that these provisions are consistent with applicable requirements.

**(3) Timing to extend services to the project area.**

Development will be phased under the Specific Plan in a manner that ensures needed infrastructure is in place prior to the development that it would serve. Please refer to the San Luis Ranch Specific Plan for additional details on project and infrastructure phasing.

**(4) Improvements required for development.**

As noted above, development will be phased under the Specific Plan in a manner that ensures needed infrastructure is in place prior to the development that it would serve. Please refer to the San Luis Ranch Specific Plan for additional details on project and infrastructure phasing.

**(5) Financing for services.**

The project applicant is responsible for the costs associated with extending City services to the site consistent with the entitlements approved by the City. These improvement plans include services such as (but not limited to), the extension of public roads and sidewalks, new wastewater and water services (including recycled water), new utilities (gas, electric, cable etc). The proposed development is subject to recordation of a parcel map, review and approval of construction documents, and completion of public improvement plans. Each of these entitlements include requirements for impact fees. The project's required impact fees, to be paid at time of building permit fees, include provisions for emergency services, water, sewer and transportation impact fees associate with the Los Osos Valley Road corridor. Prior to development of structures, the public improvements, which include financing of services, are required to be completed. These public improvements are listed in the conditions of approval for the proposed development project as found in City Council Resolution 10112. Additional public improvements will be clarified in the project's architectural approval which is scheduled for December 14<sup>th</sup>, 2009.

Chapter 7 of the Specific Plan describes the conceptual financing strategy for needed major improvements within the Specific Plan area, based on a Public Facilities Financing Plan (PFFP), described in Section 7.8.1 of the Specific Plan. At this point, the cost and timing are still

preliminary, and will depend on market and other factors. But in general, the following funding mechanisms are proposed in the Specific Plan:

- Primary Funding Mechanisms
  - *Development Impact Fees*
  - *Community Facilities District (CFD)*
  
- Ancillary Funding Mechanisms
  - *City and County Tax Exchange*
  - *Enhanced Infrastructure Financing District (EIFD)*
  - *Developer Financing*
  - *Landscape and Lighting District*
  - *Homeowner Association Fees*

These are described more fully in Section 7.8 of the Specific Plan. In general, San Luis Ranch development will pay for needed infrastructure upfront and be reimbursed for portions beyond its fair share (to be determined), or it will pay its fair share upfront to contribute to the eventual construction of a needed improvement. The final infrastructure financing strategy will be based on fiscal and economic studies that examine the proposed improvements and timing, and refine the financing and fair share mechanisms needed to deliver a given infrastructure project.

In addition, the development will be required to build major roadway and other infrastructure in advance of the development it is intended to serve, in order to ensure that impacts to such facilities would be minimized. The Development Agreement for this project provides additional public benefits that the developer would construct beyond the level of impact anticipated by proposed development.