



Site design of highly visible areas reflects mountain viewsheds



Building materials such as barn wood are consistent with character of this building



Pedestrian promenades link various uses



Site amenities such as a public gardens complement the project's character

3.7.3. Agricultural Heritage Facilities and Learning Center Design Guidelines

The following design guidelines apply to the Agricultural Heritage Facilities and Learning Center within San Luis Ranch.

Site Planning and Design

- a. Site design should consider the highly visible character of this site and place loading/delivery/back of house uses in various inconspicuous locations.
- b. Buildings should be aesthetically pleasing from all angles, especially for buildings that have high visibility from Highway 101.
- c. Site design should incorporate pedestrian walkways, outdoor seating, and landscape areas.
- d. Outdoor spaces should reflect careful planning and provide plaza spaces with defined edges, benches, and lighting that establish a sense of place.
- e. Building forms, materials, and finishes should reflect the agrarian heritage of the site.
- f. Murals, trellises, or vines should be placed on large expanses of walls at the rear or sides of buildings to soften the appearance and create visual interest.
- g. A series of pedestrian promenades and plazas should link the various structures placed on-site for the Agricultural Heritage Facilities and Learning Center.
- h. A variety of outdoor seating areas should be incorporated to encourage formal and informal on-site dining.
- i. Site amenities, including benches, drinking fountains, provisions for bicyclists, water features, and public art, should be utilized and should complement the project's architectural character.
- j. Flexible spacing for use by food trucks, formal and informal events, live music, and other agricultural related activities should be incorporated adjacent to the planned Agricultural Heritage Facilities and Learning Center.
- k. Lighting should be designed to provide ambiance, safety, and security without unnecessary spillover or glare onto adjacent properties.
- l. Building light fixtures, such as barn style or gooseneck, should be designed or selected to be architecturally compatible with the main structures, which should complement the agrarian theme of the site.
- m. Signs should be in scale with and in proportion to the primary building facade so that the signs do not dominate the appearance.
- n. Building materials should consist of authentic materials commonly associated with the architectural style of the building. Highly reflective or tinted glass, imitation stone or brick, corrugated fiberglass, plastic roof tiles, and undecorated concrete block should be avoided.
- o. Exterior colors should be consistent with the architectural style of the building. Color schemes that involve a minimum of three (3) colors should be utilized.

- p. Different colors accentuating different aspects and details of the building architecture should be utilized. Except for accenting different aspects and details of a building, bright colors should be avoided.
- q. Landscaping will be comprised of the plants listed in Table 3-12.
- r. Fencing should reflect an agrarian theme with wood and metal materials. Wood fences with metal mesh (hog wire) and split rail fences are encouraged. Barbed wire fencing should not be used.
- s. Trees and shrubs should be located and spaced to allow for mature and long-term growth.
- t. Trees should be selected based on performance basis with the objective of producing fruit, minimizing water use, providing shade, minimizing hazardous litter, minimizing root intrusion, and providing color and contrast.
- u. Vines and potted plants should be incorporated to provide wall, column, and post texture and color, as well as for accentuating entryways, courtyards, and sidewalks.
- v. Plantings should be used to screen or separate less desirable areas from public view, such as trash enclosures, parking areas, storage areas, loading areas, and public utilities.

Agricultural Heritage Facilities and Learning Center Concept

The Agricultural Heritage Facilities and Learning Center includes a learning center, market/farm stand, agricultural processing center, food services, and agricultural accessory structures. This community and visitor serving cultural destination will provide a venue for locally grown and produced products, educational and hands-on learning opportunities, and seasonal community gathering spaces. With a major portion of the site remaining in agricultural production, agricultural operations will be supported by an appropriately scaled agricultural processing center and a

limited number of accessory structures. Historic structures identified on-site will be integrated into the site plan design as part of the Agricultural Heritage Facilities and Learning Center, as directed by a qualified Historic Architect, then through a Historical Structure Relocation Plan, as specified in Mitigation Measure CR-1. Archival documentation of the historic structures on-site and informational displays of historic resources will also be completed and included in the site plan when appropriate.

