Froom Ranch Specific Plan  
(Los Osos Valley Road)  
SPEC-0143-2017

Specific Plan, General Plan Amendment, and related actions that would allow for the development of the Froom Ranch Specific Plan Area.

July 26, 2017

Applicant: John Madonna Construction, Inc.

Scoping Meeting Agenda

- Introductions
- General Project Outline
- Receive public and agency comment on the scope and nature of the environmental analysis in the EIR
- Outline Next Steps
Introduction to the Team

- City of San Luis Obispo – CEQA Lead Agency
  - Shawna Scott, Project Liaison
  - Michael Codron, Community Development Director

- SWCA Environmental Consultants – a planning and environmental firm with a local office in San Luis Obispo
  - Emily Creel, Contract Planner

Project Overview

- Specific Plan, General Plan Amendment, and related actions that would allow for the development of the Froom Ranch Specific Plan Area
  - Approximately 110 acres
  - Primarily Residential with some Commercial
  - Villaggio
  - Neighborhood Trailhead Park with Historic Ranch Structures incorporated
**Project Location**

**Project Overview**

- **Discretionary Permits**
  - General Plan Amendment/Pre-Zoning
  - Specific Plan
  - Development Plan/Tentative Tract Map(s)
  - Architectural Review
  - Annexation

- **Additional Formal and Advisory Reviews**
  - Airport Land Use Commission
  - Cultural Heritage Committee
  - Parks and Recreation Commission
  - Bicycle Advisory Committee
EIR Process

- Preliminary Draft Applications/Specific Plan Submitted to the City
- Specific Plan Preparation Underway
  - Notice of Preparation (xx - xx)
  - Scoping Meeting (July 26, 2017)
- Draft EIR
- Response to Comments
- Final EIR
  - Consideration of CEQA document during City application process
  - Certification of the EIR by the City Council

(italics indicate opportunities for public involvement)

Scoping Meeting Purpose

- Provides an opportunity for interested parties to comment on scope, content, and focus of the EIR.
- Identify potential environmental issues not included in the Initial Study.
- Identify potential project alternatives, mitigation measures and impact evaluation methods.
### Issue Areas

- **Aesthetics**
  - Visual impact assessment required to analyze effects of development above 150-foot elevation
  - Visibility from public roadways
- **Agriculture**
  - Grazing land, agriculture conservation easement
- **Air Quality & Greenhouse Gas Emissions**
  - Construction, Vehicle and other Operational, including special considerations

### Issue Areas (cont’d)

- **Biological Resources**
  - Sensitive plants, special status animal species, Froom Creek, wetlands, sensitive habitat, nesting birds, trees
- **Cultural Resources**
  - Froom Ranch Historic Complex
- **Geology & Soils**
  - Stability, landslides, erosion, faulting
Issue Areas (cont’d)

- Hazards & Hazardous Materials
  - Fire, Airport Land Use Plan Safety Zone 2, access
- Hydrology & Water Quality
  - Relocation of Froom Creek and existing detention basin, offsite stormwater retention basin, wetlands, drainage, erosion, flooding
- Land Use & Planning
  - Evaluation of Consistency with Plans

CITY OF SAN LUIS OBISPO

Issue Areas (cont’d)

- Noise
  - Construction, operational, and traffic related noise
- Population & Housing
  - Growth-inducing effects
- Public Services & Recreation
- Transportation & Circulation
  - Signalized intersection on LOVR

CITY OF SAN LUIS OBISPO
Issue Areas (cont’d)

- Tribal Cultural Resources
- Utilities and Service Systems
  - Water supply, wastewater, stormwater, solid waste

Issue Areas not Carried Forward

- Mineral Resources
Your Comments

- Suggestions:
  - Scope and content of the EIR
  - Local environmental knowledge
  - Methods for analysis of environmental issues
  - Potential alternatives to the project
  - Potential mitigation measures that would avoid or reduce environmental issues

- Comment Form

Thank You!

- Contact Information
  - Emily Creel, SWCA
    1422 Monterey Street, Suite C200
    San Luis Obispo, CA 93401
    Phone: 805.543.7095 x6814
    Email: ecreel@swca.com

  - Shawna Scott, City of San Luis Obispo
    919 Palm Street
    San Luis Obispo, CA 93401
    Phone: 805.781.7176
    Email: sscott@slocity.org

- To review the Initial Study:
  Go to: www.slocity.org/government/department-directory/community-development/documents-online/environmental-review-documents/-folder-1911

  Comments due (mail or email) by **xx**, 2017