



Froom Ranch Specific Plan Notice of Preparation Scoping Meeting

(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.



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Scoping Meeting Agenda

- Introductions
- General overview of the proposed project
- Overview of identified environmental issues
- Receive public and agency comment on the scope and nature of the environmental analysis in the EIR



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Introductions

- City of San Luis Obispo – CEQA Lead Agency
 - Emily Creel, SWCA, Project Manager/ Contract Planner
 - Shawna Scott, Project Liaison
- John Madonna Construction, Inc. – Applicant
 - RRM Design Group – Applicant’s agent
 - Villaggio – Life Plan Community



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Project Overview

- Specific Plan, General Plan Amendment, and related actions that would allow for the development of the Froom Ranch Specific Plan Area
 - Residential
 - Villaggio
 - Medium-high and high density multiple-family units and apartments



Figure 1-5 Conceptual Site Plan



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Project Overview (cont'd)

- Commercial Retail (approx. 100,000 sf)
- Neighborhood Trailhead Park
 - Incorporate historic ranch structures
 - Connection to Irish Hills Natural Preserve
- Open Space (51% of project site)
- Off-site improvements
 - Drainage basin
 - Signalized intersection at LOVR/Auto Park Way

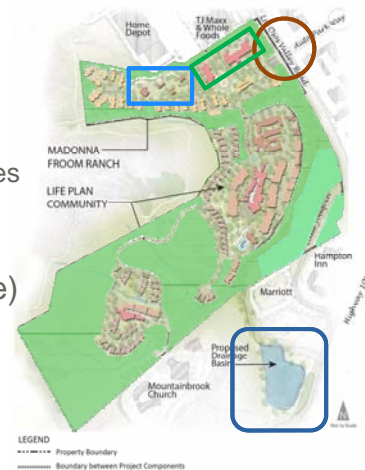


Figure 1-5 Conceptual Site Plan



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Project Overview (cont'd)

General Plan Amendment LUE Policy 6.4.7: Hillside Planning Areas

"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."



Project Overview (cont'd)

- **Discretionary Approvals**
 - 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
 - Architectural Review Commission
 - Cultural Heritage Committee
 - Parks and Recreation Commission
 - Bicycle Advisory Committee



Project Overview (cont'd)

- Other public agencies whose approval is required:
 - U.S. Army Corps of Engineers
 - U.S. Fish and Wildlife Service
 - National Oceanic and Atmospheric Administration National Marine Fisheries Service
 - Regional Water Quality Control Board
 - California Department of Fish and Wildlife
 - San Luis Obispo County Airport Land Use Commission
 - San Luis Obispo County Air Pollution Control District
 - San Luis Obispo Local Agency Formation Commission



Project Conceptual Review

- Planning Commission initiation hearing – December 9, 2015
- Planning Commission initiation hearing – January 27, 2016
- City Council initiation hearing – April 5, 2016
- Parks and Recreation Commission pre-application conceptual review – August 3, 2016
- Cultural Heritage Committee pre-application conceptual review – September 26, 2016



EIR Process

- Initiation of Specific Plan Authorized (2016)
- Specific Plan Preparation Underway
- *Notice of Preparation (July 14 - August 14, 2017)*
- *Scoping Meeting (July 26, 2017)*
- *Draft EIR (45-day public circulation)*
- Response to Comments
- Final EIR
- *Consideration of CEQA document during City advisory body hearings*
- *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.
- Not a discussion on the merits of the project.



Issue Areas

- IS/NOP published July 14, 2017

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

X	Aesthetics	X	Greenhouse Gas Emissions	X	Population / Housing
X	Agriculture Resources	X	Hazards & Hazardous Materials	X	Public Services
X	Air Quality	X	Hydrology / Water Quality	X	Recreation
X	Biological Resources	X	Land Use / Planning	X	Transportation / Traffic
X	Cultural Resources		Mineral Resources	X	Tribal Cultural Resources
X	Geology / Soils	X	Noise	X	Utilities / Service Systems
X	Mandatory Findings of Significance				



Issue Areas (cont'd)

- Aesthetics

- Analysis required to analyze visual effects of the whole of the project
- Visibility from public roadways
- Photo simulations



Issue Areas (cont'd)

- **Agriculture**
 - Grazing land
 - Agriculture/open space conservation easement
- **Air Quality & Greenhouse Gas Emissions**
 - Construction-related impacts
 - Vehicle emissions
 - Other operational impacts
 - APCD requirements



Issue Areas (cont'd)

- **Biological Resources**
 - Primarily annual grassland
 - Serpentine bunchgrass grassland, oak woodlands, coastal scrub, as well as scattered serpentine outcrops
 - Froom Creek and associated tributaries
 - Wetlands and riparian habitat
 - Special-status species
 - Nesting and foraging birds and bats
- **Ongoing agency coordination (USACE, RWQCB, CDFW, USFWS, NOAA Fisheries)**



Habitat Map

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Issue Areas (cont'd)

- Cultural Resources
 - Froom Ranch Historic Complex
 - Archaeological resources
 - Paleontological resources
- Tribal Cultural Resources
 - SB 18 and AB 52

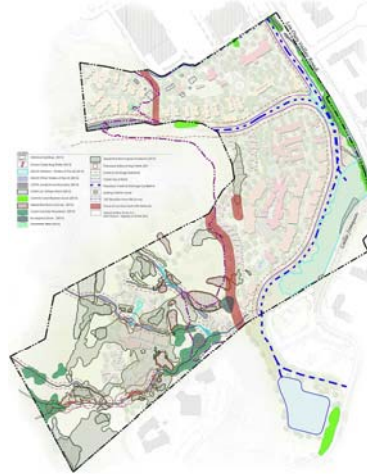


Figure 3-7 Map of Historic Buildings

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Issue Areas (cont'd)

- Energy
- Hazards & Hazardous Materials
 - Fire
 - Airport Land Use Plan Safety Zone 2
 - Secondary emergency access
- Geology & Soils
 - Faulting
 - Stability
 - Landslides
 - Erosion



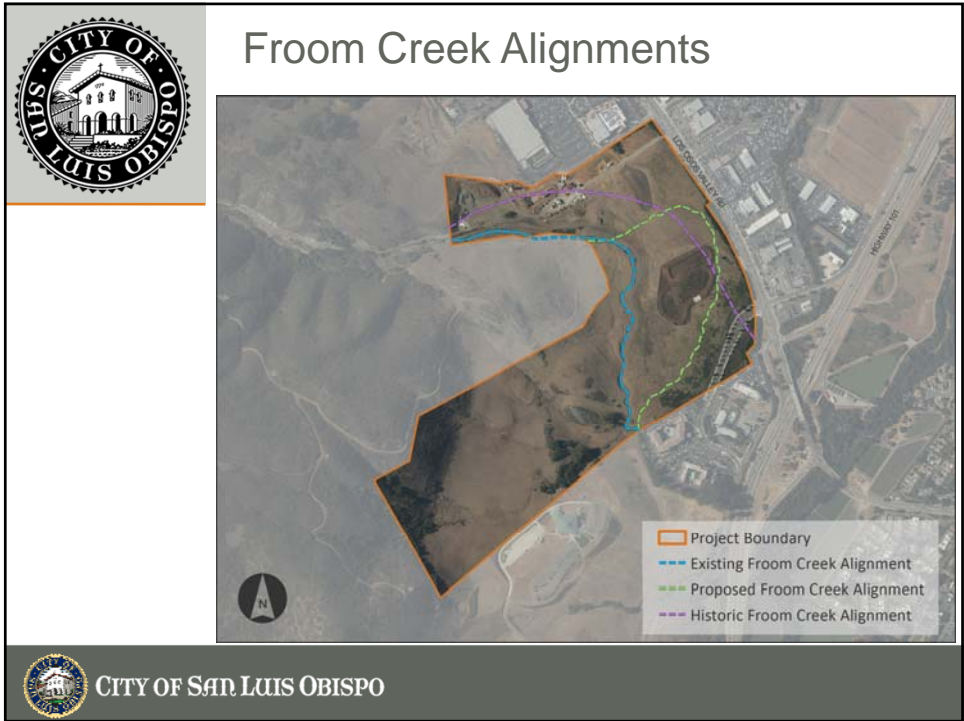
Issue Areas (cont'd)

- Hydrology & Water Quality
 - Realignment of Froom Creek
 - Relocation of existing detention basin
 - Offsite stormwater retention basin
 - Wetlands
 - Flooding
 - Drainage
 - Erosion



Photograph of the existing Froom Creek corridor





Issue Areas (cont'd)

- Land Use & Planning
 - Evaluation of consistency with plans
- Noise
- Population & Housing
 - Growth-inducing effects
- Public Services
- Recreation

LEGEND

① PHASE 1
 LCP improvements, public utility connections, and the public streets, Froom Creek restoration, and drainage basin.

② PHASE 2
 Lower residential units of Life Plan Community (LPC), LCP health center, and LCP common area buildings.

③ PHASE 3
 Emergency Access Road

④ PHASE 3
 Medium-density commercial and residential areas, public trailhead park & historic buildings, and upper residential areas of the Life Plan Community.

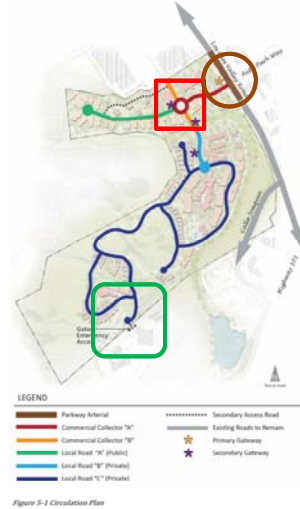
NOTE: Phasing is conceptual, and phase order of implementation may vary.

Figure 9-1 Phasing Plan

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Issue Areas (cont'd)

- Transportation & Circulation
 - Signalized intersection at Los Osos Valley Road and Auto Park Way
 - Secondary emergency access from Meadowbrook Church
 - Roundabout



Issue Areas (cont'd)

- Utilities and Service Systems
 - Water supply
 - Wastewater
 - Stormwater
 - Solid waste
 - Studies required to evaluate water demand, demand on water/stormwater/sewer service systems and infrastructure



Cumulative Analysis

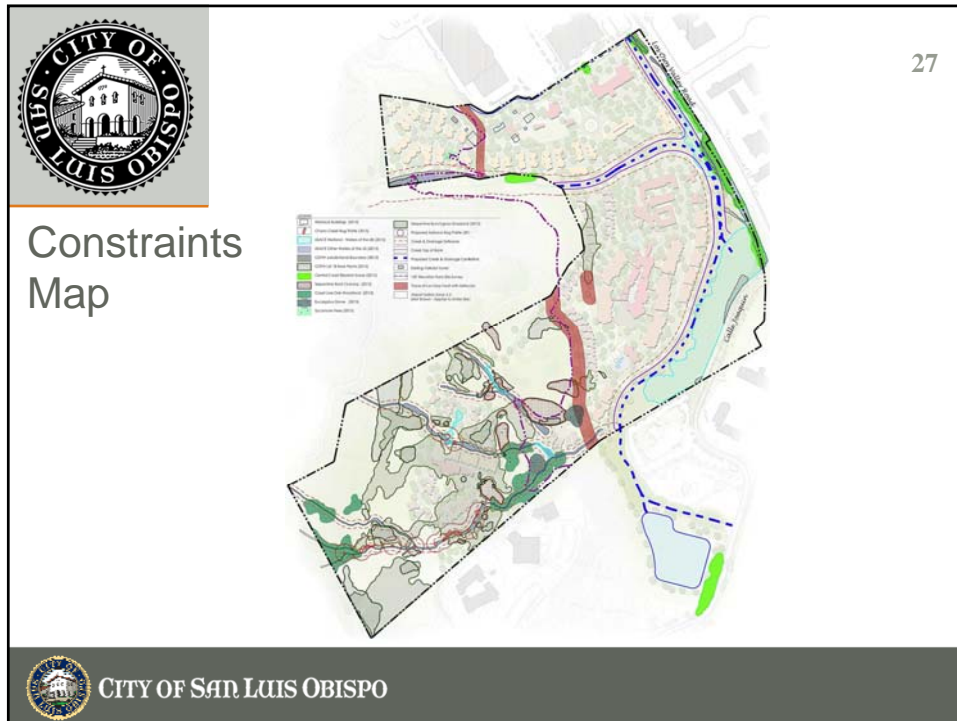
- “Change in the environment which results from the incremental impact of the project when added to other closely related past, present and reasonably foreseeable probable future projects.”
 - San Luis Ranch
 - Avila Ranch
 - All other past, present, or reasonably foreseeable future development in the City



Alternatives Analysis

- A “reasonable range of alternatives” that would:
 - feasibly attain most of the basic objectives of the project
 - avoid or lessen any of the significant effects of the project
- City Council directed that the EIR include a project alternative that locates all development below the 150-foot elevation line, consistent with the General Plan
 - Alternative that retains and restores Froom Creek on current location
 - No Project





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

Thank You!

- Please submit comments by mail or email to:

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 **August 14, 2017**

