



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.



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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



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Introduction to the Team

- City of San Luis Obispo – CEQA Lead Agency
 - Shawna Scott, Project Liason
 - 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



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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
 - Approximately 110 acres
 - Primarily Residential with some Commercial
 - Villaggio
 - Neighborhood Trailhead Park with Historic Ranch Structures incorporated



Figure 1-5 Conceptual Site Plan



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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)



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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.



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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



Photograph of the existing Froom Creek corridor



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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



Figure 5-1 Circulation Plan



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Issue Areas (cont'd)

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



Figure 6-2 Recycled Water Supply Plan



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



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Thank You!

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To review the Initial Study:

Go to: www.slocity.org/government/departments-directory/community-development/documents-online/environmental-review-documents/-folder-1911

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



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