



NOTICE OF AVAILABILITY

Draft Environmental Impact Report for the *Froom Ranch Specific Plan*

Project # SPEC 0143-2017; GENP 0737-2019; EID 0738-2019

State Clearinghouse # 2017071033

45-Day Public Review Period:

November 8, 2019 through December 23, 2019

Project Location

The Froom Ranch Specific Plan (Project) is proposed for a 116.8-acre site comprising three parcels (APN 067-241-030, -031, and 053-161-010) within the County of San Luis Obispo (County) and within the City of San Luis Obispo Sphere of Influence. The site is located immediately southwest of the City's jurisdictional boundary and situated at the base of Irish Hills Natural Reserve, with Los Osos Valley Road to the east and Calle Joaquin to the south. The Project site is largely undeveloped agricultural and grazing land and currently supports a construction business.

Project Description

The Froom Ranch Specific Plan (FRSP), proposed by JM Development Group, Inc., provides a land use and development program with associated goals, policies, and development standards to guide future development within the Specific Plan area. The FRSP includes, but is not limited to: general site planning and development standards, design guidelines, designation of access and circulation elements, infrastructure and utility improvements, affordable and inclusionary housing requirements, and identification of public services. The FRSP proposes a mix of land use designations including residential (39.1 acres), retail commercial (3.1 acres), public facilities (park) (2.9 acres), and open space (59 acres), along with roadway, bicycle, and pedestrian circulation improvements. The proposed Project includes a request for a General Plan Amendment to allow development above the 150-foot elevation, which is currently prohibited by Land Use Element Policy 6.4.7(H), Hillside Planning Areas. Future development under the FRSP consists of two main components, the Villaggio Life Plan Community and Madonna Froom Ranch, which are anticipated to be constructed in phases. The Villaggio Life Plan Community (Villaggio) consists of a 70.4-acre gated senior residential community (residents must be 60+ years of age), which would be located in the central and southern portions of the FRSP. Villaggio would provide up to 404 units of senior housing that would include independent and assisted living units, as well as health care facilities with 51 beds for memory care and skilled nursing. The Madonna Froom Ranch would consist of multi-family residential, retail commercial uses, and a public park within 39.3 acres of the northern and eastern portions of the FRSP area, providing up to 174 multi-family units and up to 100,000 sf of mixed commercial uses, including a potential 70,000-sf hotel and 30,000 sf of retail commercial. Improvements associated with the FRSP would include, but not be limited to, the realignment and restoration of Froom Creek, construction of a stormwater basin within a 7.1-acre easement adjacent to the 109.7-acre FRSP area, widening of Los Osos Valley Road, a new transit stop, and signalization of the Los Osos Valley Road and Auto Park Way intersection. It is estimated that the Project would require approximately 160,000 cubic yards (cy) of cut, 378,000 cy of fill, and 2,300 cy of rock/aggregate import.

Identified Potential Environmental Impacts:

- Aesthetics and Visual Resources
- Agricultural Resources
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural and Tribal Resources
- Geology and Soils
- Hazards, Hazardous Materials, and Wildfire
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation and Traffic
- Utilities and Energy Conservation
- Mineral Resources

Hazardous Materials: The project site is not on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and there are no records of previous or existing sources of hazardous materials onsite.

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Comments should be provided in writing no later than December 23, 2019 to:

City of San Luis Obispo
Community Development Department
Attn: Shawna Scott, Senior Planner
919 Palm Street
San Luis Obispo, CA 93401-3218
or
sscott@slocity.org

Public Hearing

Planning Commission Hearing has been scheduled for **Wednesday, December 11, 2019 at 6:00 P.M.** City Council Chamber, City Hall, 990 Palm Street, San Luis Obispo, California. The purpose of the meeting will be to gather public input on the Draft Environmental Impact Report for the Froom Ranch Specific Plan Project. After all comments have been received, a Final EIR will be prepared and additional public hearings will be held. The hearing agenda and agenda report will be posted on the Planning Commission webpage: <https://www.slocity.org/government/advisory-bodies/agendas-and-minutes/planning-commission>

Additional information can also be found on the project webpage:

<https://www.slocity.org/government/department-directory/community-development/planning-zoning/specific-area-plans/froom-ranch>.

Staff Contact: Shawna Scott, Senior Planner, sscott@slocity.org or (805) 781-7176.

Available Copies

The Draft EIR is available for review online at: <https://www.slocity.org/government/department-directory/community-development/documents-online/environmental-review-documents>

Hardcopies of the Draft EIR are available for review at the City Community Development Department (919 Palm Street, San Luis Obispo) and the San Luis Obispo Library (995 Palm Street, San Luis Obispo). For more information on the proposed project, please visit the project webpage: <https://www.slocity.org/government/department-directory/community-development/planning-zoning/specific-area-plans/froom-ranch> or contact Project Planner Shawna Scott at (805) 781-7176.