

TABLE OF CONTENTS

	<u>Page</u>
ACRONYMS AND ABBREVIATIONS.....	XIV
EXECUTIVE SUMMARY	ES-1
1.0 INTRODUCTION.....	1-1
1.1 OVERVIEW	1-1
1.2 LEAD, RESPONSIBLE, AND TRUSTEE AGENCIES	1-2
1.3 PURPOSE AND LEGAL AUTHORITY	1-3
1.4 EIR PREPARATION	1-5
1.5 SCOPE OF THE EIR	1-6
1.5.1 Areas of Known Public Controversy	1-8
1.6 ORGANIZATION OF THE EIR.....	1-9
2.0 PROJECT DESCRIPTION	2-1
2.1 INTRODUCTION	2-1
2.1.1 Overview of Proposed FRSP	2-1
2.1.2 Project Applicant Team	2-3
2.2 EXISTING SETTING	2-3
2.2.1 Project Site Boundaries.....	2-3
2.2.2 Project Vicinity	2-6
2.2.3 Existing Project Site Characteristics.....	2-8
2.3 PROJECT OBJECTIVES.....	2-11
2.4 PROJECT OVERVIEW	2-12
2.4.1 Proposed Land Use Plan	2-14
2.4.1.1 Villaggio Life Plan Community.....	2-17
2.4.1.2 Madonna Froom Ranch.....	2-22
2.4.1.3 Proposed Open Space	2-23
2.4.2 Project Design.....	2-24
2.4.2.1 Architectural Design	2-24
2.4.2.2 Sustainability Initiatives.....	2-25
2.4.2.3 Retaining Walls.....	2-26
2.4.2.4 Relocation and Reconstruction of Historic Structures.....	2-27
2.4.2.5 Security Features.....	2-28
2.4.3 Circulation.....	2-28
2.4.3.1 Los Osos Valley Road Improvements	2-32
2.4.3.2 Primary Access	2-32
2.4.3.3 Project Roadway Network	2-33
2.4.3.4 Bicycle and Pedestrian Facilities	2-37
2.4.3.5 Parking	2-38
2.4.3.6 Transit Improvements	2-39
2.4.4 Utilities and Services	2-39
2.4.4.1 Water Supply Infrastructure.....	2-39
2.4.4.2 Sanitary Sewer Infrastructure	2-42

TABLE OF CONTENTS

	<u>Page</u>
2.4.4.3 Electricity, Gas, Telephone, Cable, and Solid Waste Facilities	2-42
2.4.4.4 Stormwater Management System and Froom Creek Realignment	2-44
2.4.4.5 Froom Creek Realignment and Reconstruction	2-45
2.4.4.6 Stormwater Detention Features	2-48
2.4.4.7 Point- and Non-Point Source Water Quality Treatment	2-49
2.4.4.8 Headwalls and Culverts for Drainage Crossings	2-51
2.5 REQUIRED APPROVALS	2-52
2.6 PROJECT CONSTRUCTION	2-54
2.6.1 Construction Phasing and Implementation	2-54
2.6.2 Construction Activities	2-56
2.6.2.1 Site Preparation, Demolition and Grading	2-56
2.6.2.2 Infrastructure Improvements	2-58
2.6.2.3 Building Construction	2-58
3.0 ENVIRONMENTAL IMPACT ANALYSIS AND MITIGATION MEASURES	3-1
3.0.1 Impact Classification	3-1
3.0.2 Mitigation Measures	3-2
3.0.3 Cumulative Impact Analysis	3-2
3.1 AESTHETICS AND VISUAL RESOURCES	3.1-1
3.1.1 Existing Setting	3.1-1
3.1.1.1 General Visual Character	3.1-1
3.1.1.2 Visual Character of the Project Vicinity	3.1-2
3.1.1.3 Visual Condition of the Project Site	3.1-4
3.1.1.4 Scenic Resources	3.1-6
3.1.1.5 Light and Glare	3.1-11
3.1.2 Regulatory Setting	3.1-11
3.1.2.1 State	3.1-11
3.1.2.2 Local	3.1-12
3.1.3 Environmental Impact Analysis	3.1-18
3.1.3.1 Thresholds of Significance	3.1-18
3.1.3.2 Impact Assessment Methodology	3.1-19
3.1.3.3 Project Impacts and Mitigation Measures	3.1-24
3.1.3.4 Cumulative Impacts	3.1-39
3.2 AGRICULTURAL RESOURCES	3.2-1
3.2.1 Environmental Setting	3.2-1
3.2.1.1 Regional Setting	3.2-1
3.2.1.2 Project Site	3.2-2
3.2.2 Regulatory Setting	3.2-6
3.2.2.1 State	3.2-6
3.2.2.2 Local	3.2-8
3.2.3 Environmental Impact Analysis	3.2-12
3.2.3.1 Thresholds of Significance	3.2-12

	<u>Page</u>
3.2.3.2 Impact Assessment Methodology	3.2-13
3.2.3.3 Project Impacts and Mitigation Measures.....	3.2-14
3.2.3.4 Cumulative Impacts	3.2-19
3.3 AIR QUALITY AND GREENHOUSE GAS EMISSIONS	3.3-1
3.3.1 Environmental Setting	3.3-1
3.3.1.1 Regional Climate and Meteorology	3.3-1
3.3.1.2 Greenhouse Gases and Global Climate Change	3.3-2
3.3.1.3 Regional Air Quality.....	3.3-3
3.3.1.4 Regional Emissions.....	3.3-4
3.3.1.5 Emissions in the Vicinity of the Project Site	3.3-6
3.3.1.6 Sensitive Receptors.....	3.3-8
3.3.1.7 Odors/Nuisance Emissions	3.3-9
3.3.2 Regulatory Setting	3.3-9
3.3.2.1 Federal.....	3.3-9
3.3.2.2 State.....	3.3-10
3.3.2.3 Local	3.3-15
3.3.3 Environmental Impact Analysis.....	3.3-17
3.3.3.1 Thresholds of Significance	3.3-17
3.3.3.2 Impact Assessment Methodology	3.3-22
3.3.3.3 Project Impacts and Mitigation Measures.....	3.3-26
3.4 BIOLOGICAL RESOURCES	3.4-1
3.4.1 Environmental Setting	3.4-1
3.4.1.1 Regional Biological Resources Setting.....	3.4-1
3.4.1.2 Project Site Overview	3.4-2
3.4.1.3 Vegetation and Habitat Types/Communities	3.4-7
3.4.1.4 Critical Habitat.....	3.4-14
3.4.1.5 Special Status Species.....	3.4-15
3.4.1.6 Additional Common Wildlife Species	3.4-25
3.4.1.7 Tree Inventory.....	3.4-26
3.4.2 Regulatory Setting	3.4-27
3.4.2.1 Federal.....	3.4-27
3.4.2.2 State.....	3.4-29
3.4.2.3 Local	3.4-29
3.4.3 Environmental Impact Analysis.....	3.4-34
3.4.3.1 Thresholds of Significance	3.4-34
3.4.3.2 Impact Assessment Methodology	3.4-35
3.4.3.3 Project Impacts and Mitigation Measures.....	3.4-37
3.4.3.4 Cumulative Impacts	3.4-86
3.5 CULTURAL AND TRIBAL CULTURAL RESOURCES.....	3.5-1
3.5.1 Environmental Setting	3.5-1
3.5.1.1 Prehistoric and Ethnohistoric Setting.....	3.5-1
3.5.1.2 Historical Setting	3.5-2
3.5.1.3 Project Site History	3.5-3
3.5.1.4 Documented Archaeological and Historical Resources... 3.5-4	3.5-4
3.5.2 Regulatory Setting	3.5-14
3.5.2.1 Federal.....	3.5-14

TABLE OF CONTENTS

	<u>Page</u>
3.5.2.2 State.....	3.5-14
3.5.2.3 Local	3.5-16
3.5.3 Environmental Impact Analysis.....	3.5-19
3.5.3.1 Thresholds of Significance	3.5-19
3.5.3.2 Impact Assessment Methodology	3.5-19
3.5.3.3 Project Impacts, Mitigation Measures, and Residual Impacts.....	3.5-23
3.5.3.4 Cumulative Impacts	3.5-39
3.6 GEOLOGY AND SOILS	3.6-1
3.6.1 Environmental Setting	3.6-1
3.6.1.1 Regional Setting.....	3.6-1
3.6.1.2 Site Topography.....	3.6-2
3.6.1.3 Project Site Soils and Formational Units	3.6-2
3.6.1.4 Geologic Hazards.....	3.6-3
3.6.1.5 Paleontological Resources	3.6-10
3.6.2 Regulatory Setting	3.6-12
3.6.2.1 Federal.....	3.6-12
3.6.2.2 State.....	3.6-13
3.6.2.3 Local	3.6-14
3.6.3 Environmental Impact Analysis.....	3.6-16
3.6.3.1 Thresholds of Significance	3.6-16
3.6.3.2 Impact Assessment Methodology	3.6-17
3.6.3.3 Project Impacts and Mitigation Measures.....	3.6-18
3.6.3.4 Cumulative Impacts	3.6-29
3.7 HAZARDS, HAZARDOUS MATERIALS, AND WILDFIRE	3.7-1
3.7.1 Environmental Setting	3.7-1
3.7.1.1 Regional Setting.....	3.7-1
3.7.1.2 Project Site	3.7-1
3.7.1.3 Wildfire Risk.....	3.7-2
3.7.1.4 Hazardous Materials	3.7-8
3.7.1.5 Airport Safety Hazards	3.7-9
3.7.2 Regulatory Setting	3.7-12
3.7.2.1 Federal.....	3.7-12
3.7.2.2 State.....	3.7-13
3.7.2.3 Local	3.7-16
3.7.3 Environmental Impact Analysis.....	3.7-20
3.7.3.1 Thresholds of Significance	3.7-20
3.7.3.2 Impact Assessment Methodology	3.7-22
3.7.3.3 Project Impacts and Mitigation Measures.....	3.7-23
3.7.3.4 Cumulative Impacts	3.7-39
3.8 HYDROLOGY AND WATER QUALITY	3.8-1
3.8.1 Environmental Setting	3.8-1
3.8.1.1 Regional Hydrology.....	3.8-1
3.8.1.2 Project Site Hydrology.....	3.8-6
3.8.2 Regulatory Setting	3.8-13
3.8.2.1 Federal.....	3.8-13

	<u>Page</u>
3.8.2.2 State.....	3.8-14
3.8.2.3 Local	3.8-16
3.8.3 Environmental Impact Analysis.....	3.8-21
3.8.3.1 Thresholds of Significance	3.8-21
3.8.3.2 Impact Assessment Methodology	3.8-22
3.8.3.3 Project Impacts and Mitigation Measures.....	3.8-24
3.9 LAND USE AND PLANNING.....	3.9-1
3.9.1 Environmental Setting	3.9-1
3.9.1.1 Regional Land Use and Planning.....	3.9-1
3.9.1.2 Project Site Land Uses and Planning.....	3.9-4
3.9.1.3 Easements within Project Site.....	3.9-5
3.9.2 Regulatory Setting	3.9-7
3.9.2.1 State.....	3.9-7
3.9.2.2 Regional	3.9-8
3.9.2.3 Local	3.9-11
3.9.3 Consistency with Plans and Policies.....	3.9-15
3.9.4 Environmental Impact Analysis.....	3.9-58
3.9.4.1 Thresholds of Significance	3.9-58
3.9.4.2 Impact Assessment Methodology	3.9-58
3.9.4.3 Project Impacts and Mitigation Measures.....	3.9-59
3.9.4.4 Cumulative Impacts	3.9-65
3.10 NOISE.....	3.10-1
3.10.1 Environmental Setting	3.10-1
3.10.1.1 Fundamentals of Sound and Environmental Noise.....	3.10-1
3.10.1.2 Existing Noise Environment	3.10-5
3.10.1.3 Sensitive Receptors	3.10-11
3.10.2 Regulatory Setting	3.10-12
3.10.2.1 Federal.....	3.10-12
3.10.2.2 State.....	3.10-12
3.10.2.3 Local	3.10-13
3.10.3 Environmental Impact Analysis.....	3.10-18
3.10.3.1 Thresholds of Significance	3.10-18
3.10.3.2 Impact Assessment Methodology	3.10-18
3.10.3.3 Project Impacts and Mitigation Measures.....	3.10-24
3.10.3.4 Cumulative Impacts	3.10-37
3.11 POPULATION AND HOUSING.....	3.11-1
3.11.1 Environmental Setting	3.11-1
3.11.1.1 Population	3.11-1
3.11.1.2 Employment.....	3.11-3
3.11.1.3 Housing	3.11-6
3.11.2 Regulatory Setting	3.11-13
3.11.2.1 State.....	3.11-13
3.11.2.2 Local	3.11-14
3.11.3 Environmental Impact Analysis.....	3.11-18
3.11.3.1 Thresholds of Significance	3.11-18
3.11.3.2 Impact Assessment Methodology	3.11-18

TABLE OF CONTENTS

	<u>Page</u>
3.11.3.3 Project Impacts and Mitigation Measures.....	3.11-19
3.11.3.4 Cumulative Impacts	3.11-24
3.12 PUBLIC SERVICES AND RECREATION.....	3.12-1
3.12.1 Environmental Setting	3.12-1
3.12.1.1 Police Services	3.12-3
3.12.1.2 Fire Protection Services	3.12-4
3.12.1.3 Schools.....	3.12-7
3.12.1.4 Recreation and Parks.....	3.12-8
3.12.2 Regulatory Setting	3.12-9
3.12.2.1 Federal.....	3.12-9
3.12.2.2 State.....	3.12-9
3.12.2.3 Local	3.12-10
3.12.3 Environmental Impact Analysis.....	3.12-12
3.12.3.1 Thresholds of Significance	3.12-12
3.12.3.2 Impact Assessment Methodology	3.12-13
3.12.3.3 Project Impacts and Mitigation Measures.....	3.12-15
3.12.3.4 Cumulative Impacts	3.12-25
3.13 TRANSPORTATION AND TRAFFIC.....	3.13-1
3.13.1 Environmental Setting	3.13-1
3.13.1.1 Existing Roadway Network	3.13-2
3.13.1.2 Existing Pedestrian Facilities.....	3.13-6
3.13.1.3 Existing Bicycle Facilities	3.13-6
3.13.1.4 Existing Transit Facilities	3.13-7
3.13.1.5 Existing Collision History.....	3.13-7
3.13.1.6 Multi-Modal Transportation System Operations	3.13-8
3.13.2 Regulatory Setting	3.13-51
3.13.2.1 Federal.....	3.13-51
3.13.2.2 State.....	3.13-51
3.13.2.3 Local	3.13-53
3.13.3 Environmental Impact Analysis.....	3.13-57
3.13.3.1 Thresholds of Significance	3.13-57
3.13.3.2 Impact Assessment Methodology	3.13-62
3.13.3.3 Project Impacts and Mitigation Measures.....	3.13-70
3.14 UTILITIES AND ENERGY CONSERVATION	3.14-1
3.14.1 Environmental Setting	3.14-1
3.14.1.1 Wastewater Treatment	3.14-2
3.14.1.2 Water Supply	3.14-4
3.14.1.3 Solid Waste Disposal	3.14-11
3.14.1.4 Energy Services	3.14-12
3.14.2 Regulatory Setting	3.14-15
3.14.2.1 State.....	3.14-15
3.14.2.2 Local	3.14-17
3.14.3 Environmental Impact Analysis.....	3.14-26
3.14.3.1 Thresholds for Determining Significance	3.14-26
3.14.3.2 Impact Assessment Methodology	3.14-27
3.14.3.3 Project Impacts and Mitigation Measures.....	3.14-28

	<u>Page</u>
3.14.3.4 Cumulative Impacts	3.14-45
3.15 MINERAL RESOURCES.....	3.15-1
3.15.1 Environmental Setting	3.15-1
3.15.1.1 Regional Setting.....	3.15-1
3.15.1.2 Local Setting	3.15-2
3.15.1.3 Project Site	3.15-2
3.15.2 Regulatory Setting	3.15-3
3.15.2.1 State.....	3.15-4
3.15.2.2 Local	3.15-5
3.15.3 Environmental Impact Analysis.....	3.15-7
3.15.3.1 Thresholds of Significance	3.15-7
3.15.3.2 Impact Assessment Methodology	3.15-7
3.15.3.3 Project Impacts and Mitigation Measures.....	3.15-7
3.15.3.4 Cumulative Impacts	3.15-9
4.0 OTHER CEQA ISSUES.....	4-1
4.1 IRREVERSIBLE ENVIRONMENTAL IMPACTS	4-1
4.2 GROWTH-INDUCING IMPACTS	4-2
4.3 EFFECTS FOUND NOT TO BE SIGNIFICANT	4-5
4.3.1 Forestry Resources.....	4-5
4.4 UNAVOIDABLE SIGNIFICANT ENVIRONMENTAL EFFECTS	4-5
5.0 ALTERNATIVES.....	5-1
6.0 LIST OF PREPARERS.....	6-1
7.0 REFERENCES AND PERSONS OR ORGANIZATIONS CONTACTED	7-1

LIST OF APPENDICES

- A Initial Study
- B Notice of Preparation and Comment Letters
- C Froom Ranch Specific Plan
- D Air Quality and Greenhouse Gas
- E Biological Resources
- F Historic and Cultural Resources Studies
- G Geologic Resources Studies
- H Hydrologic Resources Studies
- I Acoustics Assessment
- J Multimodal Transportation Impact Analysis Report
- K Water Supply Assessment
- L Agricultural Resources

LIST OF FIGURES

	<u>Page</u>
Figure 2-1. Key View Locations along Cole Grade Road.....	2.1-5
Figure 2-1. Regional Location.....	2-4
Figure 2-2. Project Site Existing Setting	2-5
Figure 2-3. Villaggio Life Plan Community and Madonna Froom Ranch.....	2-13
Figure 2-4. Proposed Land Use Plan	2-15
Figure 2-5. Conceptual Site Plan	2-19
Figure 2-6. Villaggio Life Plan Community Conceptual Cross Sections.....	2-21
Figure 2-7. Proposed Plan for Historic Froom Ranch Structures	2-29
Figure 2-8. Fencing Plan.....	2-30
Figure 2-9. Proposed Circulation Plan.....	2-31
Figure 2-10. LOVR Improvements.....	2-32
Figure 2-11. Public Roads Cross Sections.....	2-35
Figure 2-12. Private Road Cross Sections	2-36
Figure 2-13. Water Supply System.....	2-41
Figure 2-14. Wastewater Collection System	2-43
Figure 2-15. Conceptual Creek Cross Sections	2-47
Figure 2-16. Stormwater Control Plan.....	2-50
Figure 3.0-1. Cumulative Projects	3-10
Figure 3.1-1. KVA Location Map	3.1-21
Figure 3.2-1. Agricultural Resource within the Project Site	3.2-3
Figure 3.2-2. Agricultural Soils within the Project Site	3.2-6
Figure 3.4-1. Existing Biological Setting	3.4-6
Figure 3.4-2. Project Site Biological Constraints	3.4-8
Figure 3.6-1. Active Fault Lines at the Project Site	3.6-5
Figure 3.6-2. Active Faults and Recommended Setback at the Project Site	3.6-21
Figure 3.7-1. Fire Hazard Severity Zones	3.7-4
Figure 3.7-2. Conceptual Defensible Space Area.....	3.7-28
Figure 3.7-3. Illustrative Defensible Space Setback Cross Section.....	3.7-29
Figure 3.8-1. Existing Drainage Conditions on the Project Site.....	3.8-5
Figure 3.9-1. Land Use Designations	3.9-2
Figure 3.10-1. Noise Environment	3.10-8
Figure 3.12-1. Public Services.....	3.12-2
Figure 3.13-1. Existing Traffic Conditions.....	3.13-3
Figure 3.13-2. Existing Plus Project Traffic Impacts	3.13-78
Figure 3.13-3. Applicant Funded City Improvements to Transportation Network	3.13-89

LIST OF TABLES

	<u>Page</u>	
Table ES-1.	Project Impacts, Mitigation Measures and Residual Impacts	ES-7
Table ES-2.	Impact Comparison of Alternatives to the Proposed Project.....	ES-149
Table 2-1.	Proposed Development Standards for Residential Zones	2-14
Table 2-2.	Summary of Proposed Zoning and Land Uses	2-16
Table 2-3.	Types of Senior Housing within Villaggio	2-18
Table 2-4.	Summary of Proposed Open Space.....	2-24
Table 2-5.	Proposal for Existing Structures Onsite	2-27
Table 2-6.	Pipe Sizes at Drainage Crossings.....	2-52
Table 2-7.	Project Construction Phases.....	2-55
Table 2-8.	List of Construction Equipment.....	2-56
Table 2-9.	Project Grading Estimates.....	2-57
Table 3.0-1.	Cumulative Projects List.....	3-4
Table 3.1-1.	Summary of Project Impacts.....	3.1-24
Table 3.2-1.	Project Site FMMP Resources	3.2-3
Table 3.2-2.	Specific Plan Area Soil Capabilities	3.2-5
Table 3.2-3.	Proposed Stormwater Detention Basin Area Soil Capabilities.....	3.2-5
Table 3.2-4.	Summary of Project Impacts.....	3.2-15
Table 3.2-5.	Final LESA Score Sheet	3.2-16
Table 3.3-1.	Ambient Air Quality Standards and County Attainment Status (2019).....	3.3-5
Table 3.3-2.	Ambient Air Quality Data at San Luis Obispo - Higuera Street Station	3.3-8
Table 3.3-3.	Thresholds of Significance for Construction Operations.....	3.3-19
Table 3.3-4.	Thresholds of Significance for Operational Operations	3.3-20
Table 3.3-5.	Summary of Project Impacts.....	3.3-27
Table 3.3-6.	Short-term Construction Emissions (Unmitigated)	3.3-29
Table 3.3-7.	Short-Term Construction Emissions (Mitigated).....	3.3-35
Table 3.3-8.	Long-Term Operational Emissions (Unmitigated)	3.3-36
Table 3.3-9.	Mitigation Measures from APCD CEQA Air Quality Handbook ...	3.3-37
Table 3.3-10.	Estimated Construction GHG Emissions (Unmitigated)	3.3-50
Table 3.3-11.	Estimated Operational GHG Emissions (Unmitigated)	3.3-50
Table 3.4-1.	Habitat Types Located within the Project Site	3.4-9
Table 3.4-2.	Special-Status Plants with High Potential to Occur in the Project Site	3.4-16
Table 3.4-3.	Sensitive Wildlife Species with Potential to Occur in the Project Site	3.4-18
Table 3.4-4.	Species of Local Concern Within Vicinity of the Project.....	3.4-20
Table 3.4-5.	Inventory of Mature Trees within the Project Site.....	3.4-27
Table 3.4-6.	Summary of Project Impacts.....	3.4-37
Table 3.4-7.	Impacts to Sensitive Habitat Types Located within the Project Site	3.4-38
Table 3.4-8.	Project Impacts to Jurisdictional Features	3.4-75
Table 3.5-1.	Cultural Resources Recorded within the Project Site	3.5-4
Table 3.5-2.	Cultural Resources Recorded within 0.5 Mile of the Project Site	3.5-5

Table 3.5-3.	Structures Associated with the Historic Froom Ranch Dairy	3.5-8
Table 3.5-4.	Summary of Project Impacts.....	3.5-25
Table 3.6-1.	Project Site Soils Characterization.....	3.6-3
Table 3.6-2.	Seismic Parameters for Active Faults near the Project Site.....	3.6-4
Table 3.6-3.	Geologic Units and Paleontological Potential Within Project Vicinity	3.6-11
Table 3.6-4.	Non-UCMP Pleistocene Localities of San Luis Obispo County	3.6-12
Table 3.6-5.	Summary of Project Impacts.....	3.6-19
Table 3.7-1.	Potential for Firefighting Success and Tactics on Steep Slopes	3.7-6
Table 3.7-2.	USTs and Cleanup Sites within a 0.5 mile-Radius of the Project Site	3.7-10
Table 3.7-3.	Fatal Aircraft Accidents within the Vicinity of San Luis Obispo County Regional Airport.....	3.7-12
Table 3.7-4.	Summary of Project Impacts.....	3.7-23
Table 3.8-1.	Existing Peak Flows in Froom Creek	3.8-10
Table 3.8-2.	Summary of Project Impacts.....	3.8-24
Table 3.8-3.	Projected Peak Flow in Realigned Froom Creek.....	3.8-31
Table 3.8-4.	Required Onsite Runoff Retention.....	3.8-34
Table 3.8-5.	Required Offsite Runoff Retention.....	3.8-34
Table 3.9-1.	Existing City and County Zoning Districts within Project Vicinity	3.9-1
Table 3.9-2.	LUCE Performance Standards for Madonna at LOVR Specific Plan Area.....	3.9-5
Table 3.9-3.	City General Plan Policy Consistency Analysis	3.9-16
Table 3.9-4.	County General Plan Policy Consistency Summary.....	3.9-52
Table 3.9-5.	Summary of Project Impacts.....	3.9-55
Table 3.10-1.	Representative Noise Levels.....	3.10-3
Table 3.10-2.	Human Response to Different Levels of Groundborne Vibration ...	3.10-4
Table 3.10-3.	LUCE Update EIR Projected Roadway Noise Levels within Project Site	3.10-6
Table 3.10-4.	Measured Noise Levels within the Project Site1	3.10-9
Table 3.10-5.	City Maximum Noise Exposure for Noise-Sensitive Land Use Areas Due to Transportation Noise Sources	3.10-14
Table 3.10-6.	City Maximum Noise Exposure for Noise-Sensitive Land Use Areas Due to Stationary Noise Sources	3.10-16
Table 3.10-7.	City of San Luis Obispo Exterior Noise Limits.....	3.10-17
Table 3.10-8.	Maximum Time Periods for Increased Noise Levels	3.10-17
Table 3.10-9.	Maximum Noise Levels for Nonscheduled, Intermittent, Short-Term Operation (Less than 10 Days) of Mobile Equipment at Residential Properties	3.10-17
Table 3.10-10.	Maximum Noise Levels for Repetitively Scheduled, Relatively Long-Term Operation (10 Days or More) of Stationary Equipment at Residential Properties	3.10-18
Table 3.10-11.	Noise Ranges of Typical Construction Equipment.....	3.10-21
Table 3.10-12.	Caltrans Vibration Annoyance Potential Criteria	3.10-22
Table 3.10-13.	Vibration Source Levels for Construction Equipment.....	3.10-22

Table 3.10-14.	Noise Ranges of Typical Commercial Equipment.....	3.10-24
Table 3.10-15.	Summary of Project Impacts.....	3.10-25
Table 3.10-16.	Maximum Estimated Outdoor Construction Peak Noise Levels at Sensitive Receptors (Unmitigated)	3.10-28
Table 3.10-17.	Projected Traffic and Noise Level Increases along Adjacent Roadways.....	3.10-32
Table 3.10-18.	Maximum Noise Level Estimates and Thresholds Resulting from Nearby Commercial Activities	3.10-36
Table 3.11-1.	Population Growth between 1990 and 2019	3.11-1
Table 3.11-2.	SLOCOG Medium Growth Population Projections	3.11-2
Table 3.11-3.	Population Growth, 2005-2019, San Luis Obispo City, County, and State of California	3.11-3
Table 3.11-4.	Division of Labor by Industry within the City and County (2017) .	3.11-4
Table 3.11-5.	City of San Luis Obispo Labor Force and Unemployment 2000-2017.....	3.11-5
Table 3.11-6.	SLOCOG Medium Employment Projections	3.11-6
Table 3.11-7.	1.0 Percent City Population Growth Projection.....	3.11-7
Table 3.11-8.	Affordable Rent and Purchase Prices for All Income Categories....	3.11-9
Table 3.11-9.	Remaining RHNA Need Based on Dwelling Units Approved, Under Construction, or Built, 2014 to 2019	3.11-10
Table 3.11-10.	City and Regional Jobs-to-Housing Ratio	3.11-11
Table 3.11-11.	SLOCOG Projections vs. LUCE Buildout Capacity for 2035.....	3.11-12
Table 3.11-12a.	Inclusionary Housing Requirements.....	3.11-17
Table 3.11-12b.	Inclusionary Housing Adjustment Factors.....	3.11-17
Table 3.11-13.	Summary of Project Impacts.....	3.11-19
Table 3.11-14.	Summary of Estimated Population Generated by the Project.....	3.11-21
Table 3.11-15.	City and Countywide Population and Housing Projections, 2010-2035.....	3.11-24
Table 3.12-1.	Public Services Serving the Project Vicinity	3.12-1
Table 3.12-2.	Existing Capacity and Enrollment at SLCUSD Schools (2016-2017)	3.12-7
Table 3.12-3.	Summary of Project Impacts.....	3.12-15
Table 3.12-4.	Project Student Generation	3.12-19
Table 3.12-5.	Student Accommodation by Nearest Schools.....	3.12-20
Table 3.13-1.	LOS Criteria for Signalized and Unsignalized Intersections.....	3.13-10
Table 3.13-2.	Automobile Segment LOS Methodology	3.13-10
Table 3.13-3.	Freeway Segments LOS Methodology	3.13-10
Table 3.13-4.	LOS Criteria for Bicycle, Pedestrian, and Transit Facilities/Services	3.13-11
Table 3.13-5.	Pedestrian Segment LOS Methodology	3.13-12
Table 3.13-6.	Bicycle and Transit Segment LOS Methodology	3.13-12
Table 3.13-7.	Existing Intersection LOS - Automobile	3.13-15
Table 3.13-8.	Existing Intersection LOS - Pedestrian.....	3.13-16
Table 3.13-9.	Existing Intersection LOS - Bicycle	3.13-19
Table 3.13-10.	Existing Conditions - 95th-Percentile Queuing	3.13-21
Table 3.13-11.	Existing Segment LOS - Automobile	3.13-27

Table 3.13-12.	Existing Segment LOS - Pedestrian.....	3.13-28
Table 3.13-13.	Existing Segment LOS - Bicycle	3.13-29
Table 3.13-14.	Existing Segment LOS - Transit	3.13-30
Table 3.13-15.	Existing Segment LOS - Freeway Mainline, Ramps and Weaving Sections.....	3.13-31
Table 3.13-16.	Near-Term Transportation Project List.....	3.13-32
Table 3.13-17.	Near-Term Scenario 2 Intersection LOS - Automobile	3.13-33
Table 3.13-18.	Near-Term Scenario 2 Intersection LOS - Pedestrian	3.13-35
Table 3.13-19.	Near-Term Scenario 2 Intersection LOS - Bicycle	3.13-37
Table 3.13-20.	Near-Term Scenario 2 Intersection LOS - 95th-Percentile Queuing.....	3.13-40
Table 3.13-21.	Near-Term Scenario 2 Segment Level of Service - Automobile ...	3.13-46
Table 3.13-22.	Near-Term Scenario 2 Segment Level of Service - Pedestrian	3.13-47
Table 3.13-23.	Near-Term Scenario 2 Segment LOS - Bicycle.....	3.13-48
Table 3.13-24.	Near-Term Scenario 2 Segment LOS - Transit.....	3.13-49
Table 3.13-25.	Near-Term Scenario 2 Segment LOS - Freeway Mainline, Ramps and Weaving Sections.....	3.13-50
Table 3.13-26.	LOS Objective and Minimum Standard for Each Transportation Mode	3.13-58
Table 3.13-27.	City LOS Modal Priority Ranking by Area	3.13-60
Table 3.13-28.	Project Person Trips by Mode of Travel.....	3.13-65
Table 3.13-29.	Net External Vehicle Trip Generation Forecast.....	3.13-66
Table 3.13-30.	Project Operational Vehicle Trip Generation by Phase	3.13-66
Table 3.13-31.	Average Estimated Year 2035 VMT for the City, County and Project	3.13-69
Table 3.13-32.	Summary of Project Impacts.....	3.13-71
Table 3.13-33.	Existing Plus Project Transportation Impact Summary	3.13-90
Table 3.13-34.	Near-Term Plus Project Transportation Impact Summary	3.13-100
Table 3.13-35.	Cumulative Plus Project Transportation Impact Summary	3.13-116
Table 3.14-1.	Utilities Serving the Project Site.....	3.14-1
Table 3.14-2.	City of San Luis Obispo's Water Resource Annual Availability (2018).....	3.14-8
Table 3.14-3.	Water Demand and Water Availability in the City of San Luis Obispo Based on WWME Policies	3.14-9
Table 3.14-4.	2018 City Potable Water Supply Accounting.....	3.14-9
Table 3.14-5.	2018 County and State Energy Demands	3.14-14
Table 3.14-6.	Summary of Project Impacts.....	3.14-29
Table 3.14-7.	Estimated Water Demand from Project WSA based on City Water Use Factors.....	3.14-34
Table 3.14-8.	City Water Supply Availability and Froom Ranch Water Usage ..	3.14-34
Table 3.14-9.	Wastewater Projections Resulting from the Project.	3.14-35
Table 3.14-10.	Estimated Solid Waste Production.....	3.14-39
Table 3.14-11.	Estimated Project Electricity and Natural Gas Demands	3.14-40
Table 3.14-12.	Estimated Project Construction Fuel Consumption.....	3.14-41
Table 3.14-13.	Per Capita Vehicle Miles Traveled	3.14-42
Table 3.14-14.	Estimated Operational Fuel Consumption.....	3.14-42

Table 3.14-15. Comparison of Total and Per Capita Electricity and Natural Gas Demands	3.14-43
Table 3.15-1. Summary of Project Impacts.....	3.15-7

ACRONYMS AND ABBREVIATIONS

µg/m ³	microgram per cubic meter
AARP	American Association of Retired Persons
AB	Assembly Bill
ACM	asbestos-containing material
ADT	average daily trips
AEP	Association of Environmental Professionals
AF	acre-feet
AFY	acre-feet per year
AG	Agriculture
Airport	San Luis Obispo County Regional Airport
ALUC	San Luis Obispo Airport Land Use Commission
ALUP	Airport Land Use Plan
ALUPA	Airport Land Use Planning Area
AMP	Archaeological Monitoring Plan
AOZ	Airport Overlay Zone
APCD	Air Pollution Control District
Applicant	JM Development Group, Inc.
APS	Alternative Planning Strategy
ARC	Architectural Review Commission
ARI	Archaeological Resource Inventory
ARIM	Archaeological Resource Impact Mitigation
AST	aboveground storage tank
AT&T	American Telephone and Telegraph Company
ATCM	Air Toxics Control Measure
BACT	Best Available Control Technology
bgs	below ground surface
BMP	best management practices
BTP	Bicycle Transportation Plan
BTU	British Thermal Unit
C&D	construction and demolition
C/OS	Conservation/Open Space
CAAQS	California Ambient Air Quality Standards
CAC	Certified Asbestos Consultant
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CALFIRE	California Department of Forestry and Fire Protection
CAL-OSHA	California Occupational Safety and Health Administration
Caltrans	California Department of Transportation
CAMP	Construction Activity Management Plan
CARB	California Air Resources Board
CBC	California Building Code
CCAA	California Clean Air Act
CCIC	Central Coast Information Center
CCR	California Code of Regulations

ACRONYMS AND ABBREVIATIONS

CDFA	California Department of Food and Agriculture
CDFW	California Department of Fish and Wildlife
CE	Circulation Element
CEC	California Energy Commission
CED	California Energy Demand
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFC	chlorofluorocarbon
CFR	Code of Federal Regulations
cfs	cubic feet per second
CH ₄	methane
CHC	Cultural Heritage Commission
City	City of San Luis Obispo
CLOMR	Conditional Letter of Map Revision
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNG	compressed natural gas
CNPS	California Native Plant Society
CO	carbon monoxide
CO ₂	carbon dioxide
COSE	Conservation and Open Space Element
County	County of San Luis Obispo
County Sheriff	San Luis Obispo County Sheriff
CPUC	California Public Utilities Commission
CR	Commercial Retail
C-R	retail-commercial
CRHR	California Register of Historic Resources
C-R-SP	retail-commercial (Specific Plan)
CSA-7A	County Service Area No. 7A
C-S-PD	Commercial-Service-Planned Development
C-S-S	Commercial-Service-Special Considerations
CSU	California State University
C-T	Commercial-Tourist
CVC	California Vehicle Code
CWA	Clean Water Act
cy	cubic yard
dB	decibel
dBA	A-weighted decibel
DBH	diameter-at-breast-height
DCDA	double detector check assembly
DDM	Drainage Design Manual
DHS	Department of Health Services
DPM	diesel particulate matter
DTSC	Department of Toxic Substances
du/ac	dwelling units per acre

du/ac	dwelling units per acre
EB	eastbound
EBL	eastbound thru-lane
EBR	eastbound right-turn lane
EIR	Environmental Impact Report
EOP	Emergency Operations Plan
ESA	Endangered Species Act
EV	Electric Vehicle
EX	Energy and Extraction Area
FAA	Federal Aviation Administration
FCAA	Federal Clean Air Act
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zone
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
fps	feet per second
FRSP	Froom Ranch Specific Plan
FTA	Federal Transit Administration
FWHA	Federal Highway Administration
g/L	gram per liter
gal/hp/hr	gallons per horsepower per hour
GHG	greenhouse gas
GIS	Geographic Information System
Golden State Highway	State Route 277
GPAR	General Plan Annual Report
gpcd	gallons per capita per day
GPM	gallons per minute
GWh	gigawatt hours
H ₂ S	hydrogen sulfide
HABS	Historic American Building Survey
HAER	Historic American Engineering Record
HAP	hazardous air pollutant
HCD	California Department of Housing and Community Development
HCM	Highway Capacity Manual
HDD	horizontal directional drilling
HE	Housing Element
HEC	Hydraulic Engineering Circular
HMMP	Habitat Mitigation and Monitoring Plan
HRE	Historic Resource Evaluation
HTL	high tidal line
HVAC	heating, ventilation, and air conditioning
IBC	International Building Code
in/sec	inches per second
IS	Initial Study

ACRONYMS AND ABBREVIATIONS

ITE	Institute of Transportation Engineers
KMA	Kevin Merk Associates, LLC
KVA	Key Viewing Area
LAFCO	San Luis Obispo Local Agency Formation Commission
LBP	lead-based paint
lbs/day	pounds per day
LCC	land compatibility classification
L _{dn}	day-night average noise level
LED	light-emitting diodes
LEED	Leadership in Energy and Environmental Design
L _{eq}	equivalent energy noise level
LID	low impact development
L _{max}	maximum instantaneous noise level
L _{min}	minimum instantaneous noise level
LNG	liquefied natural gas
LOMR	Letter of Map Revision
LOS	Level of Service
LOVR	Los Osos Valley Road
LRA	Local Responsibility Area
LUCE	Land Use and Circulation Element
LUE	Land Use Element
LUST	Leaking Underground Storage Tank
MBCP	Monterey Bay Community Power
MBTA	Migratory Bird Treaty Act
MDZ	Mining Disclosure Zone
mg/m ³	milligram per cubic meter
MGD	million gallons per day
MMLOS	Multi-Modal Level of Service
MMT CO ₂ e	million metric tons CO ₂ equivalent
MOA	Memorandum of Agreement
mpg	miles per gallon
mph	miles per hour
MPO	Metropolitan Planning Organization
MRF	Material Recovery Facility
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer System
msl	mean sea level
MT CO ₂ e	metric tons CO ₂ equivalent
MUN	Municipal and Domestic Water Supply
MWh	megawatt hours
MWh/yr	megawatt hours per year
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NB	northbound
NBL	northbound thru-lane

NBR	northbound right-turn lane
NBT	northbound trap
NCTC	Northern Chumash Tribal Council
NE	Noise Element
NESHAP	National Emissions Standards for Hazardous Air Pollutants
NHPA	National Historic Preservation Act
NO ₂	nitrous oxide
NOA	Naturally Occurring Asbestos
NOAA	National Oceanic and Atmospheric Administration
NOAA Fisheries	NOAA National Marine Fisheries Service
NOI	Notice of Intent
NOP	Notice of Preparation
NO _x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NPPA	Native Plant Protection Act
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
O ₃	ozone
OHWM	ordinary high water mark
OPR	Office of Planning and Research
OSHA	Occupational Safety and Health Administration
Pb	lead
pc/mi/h	passenger cars per mile per hour
PCB	polychlorinated biphenyl
pCi/L	picocuries per liter
PCR	Post Construction Requirement
PF	public facilities
PF-SP	public facilities (Specific Plan)
PG&E	Pacific Gas & Electric
PM ₁₀	10-micron particulate matter
PM _{2.5}	2.5-micron particulate matter
ppb	parts per billion
ppm	parts per million
PPM	Pollution Prevention Methods
PPVRef	reference Peak Particle Velocity
PRC	Public Resources Code
PRE	Parks and Recreation Element
Project	Froom Ranch Specific Plan Project
PV	photovoltaic
R-3	medium-high density residential
R-3-SP	medium-high density residential (Specific Plan)
R-4	high density residential
R-4-SP	high density residential (Specific Plan)
RCRA	Resource Conservation and Recovery Act
RHNA	Regional Housing Needs Allocation

ACRONYMS AND ABBREVIATIONS

RL	Rural Lands
ROG	reactive organic gas
RPZ	Runway Protection Zone
RRP	Resource Recovery Park
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SA	Special Animal
SANDAG	San Diego Association of Governments
SARE	Subsurface Archaeological Resource Evaluation
SB	Senate Bill
SB	southbound
SBL	southbound thru-lane
SBR	southbound right-turn lane
SBT	southbound trap
SCCAB	South Central Coast Air Basin
SCS	Sustainable Communities Strategy
SE	Safety Element
sf	square feet
sf/p	square feet per person
SIP	State Implementation Plan
SLCUSD	San Luis Coastal Unified School District
SLO County APCD	San Luis Obispo County Air Pollution Control District
SLO Transit	City Transit Division
SLOCOG	San Luis Obispo County Association of Goverments
SLOFD	City of San Luis Obispo Fire Department
SLOPD	City of San Luis Obispo Police Department
SLORTA	San Luis Obispo Regional Transit Authority
SMARA	Surface Mining and Reclamation Act
SMARTS	Stormwater Multi-Application, Reporting, and Tracking System
SO ₂	sulfur dioxide
SoCal Gas	Southern California Gas Company
SOI	Secretary of Interior
SP	service population
SP-3	Special Focus Area
SRA	State Responsibility Area
SRO	school resource officer
SSC	Species of Special Concern
SVP	Society of Vertebrate Paleontology
SWMP	Stormwater Management Plan
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminant
TAZ	traffic analysis zone
therms/yr	therms per year
TIA	Traffic Impact Analysis

ACRONYMS AND ABBREVIATIONS

TIS	Transportation Impact Study
TMDL	total maximum daily load
ton/qtr	tons per quarter
TSO	Time Schedule Order
U.S. 101	U.S. Highway 101
U.S. EIA	U.S. Energy Information Administration
U.S. EPA	U.S. Environmental Protection Agency
UCMP	University of California Museum of Paleontology
URL	Urban Reserve Line
USACE	U.S. Army Corps of Engineers
USC	U.S. Code
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	underground storage tank
UWMP	Urban Water Management Plan
VdB	vibration decibel
VDECS	Verified Diesel Emission Control Strategies
Villaggio	Villaggio Life Plan Community
VMT	vehicle miles traveled
VOC	volatile organic compound
vpd	vehicles per day
VTTM	Vesting Tentative Tract Map
WB	westbound
WBL	westbound thru-lane
WBR	westbound right-turn lane
WDID	Waste Discharge Identification
WMP	Waterways Management Plan
WMZ	Watershed Management Zone
Wood	Wood Environment & Infrastructure Solutions, Inc.
WRRF	Waste Resources Recovery Facility
WSA	Water Supply Assessment
WSE	water surface elevation
WWME	Water and Wastewater Management Element