

MEETING DATE: 12/11/2019 ITEM NO

Received 12/10/2019 SL

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**From:** Kathy Borland [REDACTED]  
**Sent:** Tuesday, December 10, 2019 4:49 PM  
**To:** Advisory Bodies  
**Subject:** Agenda item 2 December 11, 2019 Froom Ranch Project  
**Attachments:** Planning Commission letter 12.11.19 Froom Ranch.docx

Please forward this letter to the Planning Commission.  
Thank you, Kathy Borland, Preserve the SLO Life

Planning Commission  
City of San Luis Obispo  
990 Palm Street  
San Luis Obispo, CA 93401  
advisorybodies@slocity.org

Re: December 11, 2019 Planning Commission Hearing  
Agenda Item Number 2: Froom Ranch Specific Plan Draft Environmental Impact Report (EIR)  
(State Clearinghouse No. 2017071033).

Dear Members of the Planning Commission:

We want to register our concerns regarding CEQA regulations and the past experience we had with the Avila Ranch development ignoring our concerns for traffic circulation, air quality, creek impacts, noise, flooding issues, and road improvements to name a few. We want to be sure all environmental impacts are mitigated in a way to benefit the community and surrounding neighborhoods.

We are not opposed to this project at this time. We see the need in the community to provide senior care for all levels of income. The housing development is more of a concern.

Traffic studies need to be recent as the traffic has increased significantly in the past 3 years. LOVR is already greatly impacted and a woman was recently killed at the intersection of LOVR and Calle Joaquin. The Right turn lane onto Hwy 101 is inadequate and traffic backs up all the way to Costco.

The intersection of LOVR and South Higuera is already very congested and needs mitigation.

The city is currently reeling from all the developments currently going on with ridiculous traffic congestion and an abundance of trucks which are tearing up the roads daily. Dust and dirt are not being properly mitigated by developers in the development on Orcutt and Johnson and the neighbors have struggled with dust in their houses for 2 years with little help from the developer or the city.

The trees at the San Luis Ranch Project were butchered 1 year ago because of possible bird migration that they had to get ahead of. The city is pushing forward a Climate Action Plan that calls for the planting of 10,000 new trees. The problem is it will take years and years to replace the carbon benefit from the trees they cut down.

Our city is being torn apart without regard for environmental concerns like tree removal, creek changes, general plan changes to meet developers needs, health and safety of residents, noise, dust and dirt, and deterioration of roads.

We understand the need for housing but this is too much too fast. Our city cannot handle another project without major mitigation of the current roads. Developers need to be held accountable to do everything possible to minimize dust and air quality issues during construction. The city needs to require more of the developer and hold them to their promises! Prado overpass a good example. The city allowed them to delay it from phase 2 to phase 3 or 4. We are tired of the games the developers play to get their projects through.

Thank you for your consideration,

Kathy Borland, Preserve the SLO Life