

MEETING DATE: 12/11/2019 ITEM NO

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**From:** Lisa Schott [REDACTED]  
**Sent:** Wednesday, December 11, 2019 4:55 PM  
**To:** Wilbanks, Megan  
**Cc:** Advisory Bodies  
**Subject:** Planning Commission Letter  
**Attachments:** Planning Commissionletter12.11.19 Froom Ranch.pdf

Please forward this letter to the Planning Commission

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Lisa S. Leverett (Schott)  
Phone: (805) 964-0997

# Los Verdes Park 1

December 11, 2019

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, at Los Verdes Park 1, want to register our concerns regarding CEQA regulations given our past experiences 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 that all environmental impacts are mitigated in a way to benefit the community and surrounding neighborhoods.

We understand the need in the community to provide senior care for all levels of income and we are not opposed to this project at this time; it is the housing development portion that is of a concern.

Traffic studies need to be more recent as the traffic in our area has increased significantly in the past 3 years. LOVR is already greatly impacted and recently a woman was killed at the intersection of LOVR and Calle Joaquin. The right-turn-lane onto US Highway 101 is inadequate to handle the amount of vehicles that use it every day and traffic often backs up all the way to the Home Depot/Costco shopping centers.

The intersection of LOVR and South Higuera is already very congested, too narrow, too heavily traveled, and needs mitigation.

The city is currently reeling from all the developments currently on-going with immense amounts of 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.

## Los Verdes Park 1

December 11, 2019

Our city is being torn apart without careful regard for environmental concerns like tree removal, creek changes, general plan changes to meet developer's 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 from the developer(s) and to 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.

We ask that you at a minimum consider and examine the following:

- Please carefully examine CEQA regulations for Froom Ranch
- Examine *current* LOVR traffic problems
- Hold developers accountable and do not let them shirk their responsibilities

Thank you for your consideration,

Lisa Schott, Los Verdes Park 1 Board President