



Final Environmental Impact Report for the Proposed Froom Ranch Specific Plan Project

SCH No. 2017071033

July 2020



Prepared for:
City of San Luis Obispo
Community Services Department
919 Palm Street
San Luis Obispo, California 93401

Prepared by:
**Wood Environment &
Infrastructure Solutions, Inc.**
104 West Anapamu Street, Suite 204A
San Luis Obispo, California 93101



STATE CLEARINGHOUSE No. 2017071033

FROOM RANCH SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT

PREPARED FOR:

City of San Luis Obispo
Community Development Department
919 Palm Street
San Luis Obispo, California 93401

PREPARED BY:

Wood Environment & Infrastructure Solutions, Inc.
104 West Anapamu Street, Suite 204-A
Santa Barbara, CA 93101
Contact: Dan Gira
805.962.0992

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Wood Environment & Infrastructure Solutions, Inc.
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ACRONYMS AND ABBREVIATIONS

$\mu\text{g}/\text{m}^3$	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
CNDDDB	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	liquified 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 _{2e}	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 _{2e}	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 Governments
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

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

wood.

**Wood Environment &
Infrastructure Solutions, Inc.**
104 West Anapamu Street, Suite 204A
San Luis Obispo, California 93101

www.woodplc.com