

3.0 ENVIRONMENTAL IMPACT ANALYSIS AND MITIGATION MEASURES

This chapter discusses the environmental impacts of implementing the Froom Ranch Specific Plan (Project) and identifies mitigation measures for impacts found to be potentially significant.

Consistent with the California Environmental Quality Act (CEQA) and State CEQA Guidelines, the Initial Study (IS), along with agency and public input received during the Notice of Preparation (NOP) comment period, and 2018 updates to the State CEQA Guidelines were used to determine the scope of the analysis for this Environmental Impact Report (EIR). Through this process, the City of San Luis Obispo (City) determined that the EIR analysis would focus on the following resource areas:

- Aesthetics and Visual Resources
- Agricultural Resources
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural and Tribal Cultural 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

This chapter of the EIR addresses the potentially significant environmental impacts of the Project for the resources listed above. Since preparation of the IS, the State CEQA Guidelines have been updated to include resource areas that are addressed specifically in this EIR, as follows. Issues related to Energy and Energy Conservation as required by CEQA are discussed within Section 3.14, *Utilities and Energy Conservation*, and issues related to Wildfire are discussed in Section 3.7, *Hazards, Hazardous Materials, and Wildfire*. Analysis of related CEQA issues is provided in Chapter 4, *Other CEQA Sections*, and analysis of Project alternatives is provided in Chapter 5, *Alternatives*.

3.0.1 Impact Classification

For each impact identified in this EIR, a statement of the level of significance of the impact is provided. Impacts are categorized into one of the following categories:

- A *beneficial* impact would result when the proposed project would have a positive effect on the natural or human environment and no mitigation would be required.

- *No impact* would result when no change in the environment would occur; no mitigation would be required.
- A *less than significant* impact is an adverse impact that does not meet or exceed the applicable significance criteria thresholds for a particular resource. Generally, no mitigation measures are required for less than significant impacts; only compliance with standard regulatory conditions would be required. However, mitigation may still be recommended should the lead or responsible agency deem it appropriate to reduce the impact to the maximum extent feasible, as long as there is rough proportionality between the environmental impacts caused by the project and the mitigation measures imposed on the project.
- A *less than significant impact with mitigation* is an adverse impact that would cause a substantial adverse effect that meets or exceeds the applicable significance criteria thresholds for a particular resource, but which can be reduced to a less than significant level through successful implementation of identified mitigation measures.
- A *significant and unavoidable* impact would cause a substantial adverse effect on the environment that meets or exceeds the applicable significance criteria thresholds for a particular resource, and no feasible mitigation measures would be available to reduce the impact to a less than significant level.

Determinations of significance levels in the EIR are made based on impact significance criteria and State CEQA Guidelines for each environmental resource. The findings of this EIR, per Section 15126 of the State CEQA Guidelines, include a discussion of significant environmental effects of the Project, significant environmental effects that cannot be avoided if the Project is implemented, significant irreversible environmental changes that would occur should the Project be implemented, growth-inducing impacts of the Project, mitigation measures proposed to minimize the significant effects, and alternatives to the Project.

3.0.2 Mitigation Measures

Per State CEQA Guidelines Section 15126.4, where potentially significant environmental impacts have been identified in the EIR, feasible mitigation measures that could avoid or minimize the severity of those impacts are identified. The mitigation measures are identified as part of the analysis of each impact topic in Sections 3.1 through 3.15 of this EIR.

3.0.3 Cumulative Impact Analysis

State CEQA Guidelines Section 15355 defines cumulative impacts as “two or more individual effects that, when considered together, are considerable, or which compound or increase other environmental impacts.” Section 15355 of the State CEQA Guidelines

further states that the individual effects can be various changes related to a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable future projects. The State CEQA Guidelines prescribe two different methods to determine the scope of projects for the cumulative impact analysis:

- List method - A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency (State CEQA Guidelines Section 15130).
- General Plan projection method - A summary of projections contained in an adopted local, regional, or statewide plan, or related planning document, which described or evaluated conditions contributing to the cumulative impact (State CEQA Guidelines Section 15130). In accordance with State CEQA Guidelines Section 15130, the scope of projects for cumulative impact analysis can include a summary of projections contained in an adopted General Plan or related planning document, or in a certified prior environmental document for such a plan.

To assess cumulative impacts, this EIR uses a combination of the two approaches that includes specific projects that are reasonably foreseeable, as well as the General Plan projection method when applicable, which considers projects and programs included in the City's Land Use and Circulation Elements (LUCE) Update. A list of planned projects is used to assess cumulative project impacts (Table 3.0-1; Figure 3.0-1). In addition, the General Plan projection method utilized in this EIR provides updated Citywide cumulative projections anticipated to occur in the long-term associated with buildout of land uses under the General Plan, including:

- Existing adopted specific plans identified in the City's General Plan Land Use Element (LUE) that contain specific guidelines for future development capacity, including the Airport Area Specific Plan, Orcutt Area Specific Plan, and the Margarita Area Specific Plan. Special focus areas identified within the LUCE Update where planning efforts have been completed are treated as projects included within Table 3.0-1 (e.g., San Luis Ranch Specific Plan, Avila Ranch Specific Plan, etc.).
- Buildout of areas within existing City boundaries and planning sphere of influence.
- Capital improvements anticipated to occur under the City's LUCE Update.

Table 3.0-1. Cumulative Projects List

Project		Description	Project Status
CITY PROJECTS			
1.	Perry Ford & VW Dealership	Development of an addition to an existing commercial building consisting of an additional 7,895 square feet (sf).	Approved
2.	BMW Dealership	Development of a car dealership consisting of approximately 23,945 sf of commercial space.	Recently in operation
3.	Town Place Suites	Development of a 4-story hotel consisting of 114 rooms.	Under construction
4.	San Luis Ranch Specific Plan	Development of up to 500 residential units, 350,000 sf of commercial/office space, 200 hotel rooms, and approximately 5.8 acres of parks, while preserving 50% of the site for agriculture and open space.	Approved; portions under construction
5.	Long Bonetti Public Market	Development of a public market consisting of eight separate buildings; approximately 47,000 sf of commercial space.	Under construction; subject to phasing
6.	Tribune Work/Live	Development of a 3-story project that includes 43 Work/Live Units in conjunction with a remodel of the existing Tribune Production Building.	Building Review
7.	Tank Farm Commerce Park	Development of three commercial warehouse buildings totaling 29,000 sf.	Approved
8.	Avila Ranch Specific Plan	Development Plan consisting of 720 residential units and approximately 20,000 sf of commercial space. This project additionally involves construction of a fifth City fire station. In addition, the Buckley Road Extension would connect Buckley Road to South Higuera Street.	Approved
9.	Water Resources Recovery Facility (WRRF)	Expansion of the City’s WRRF that includes approximately 17,704 sf of office/industrial space.	Building Review
10.	Homeless Service Center	Development of a homeless services facility consisting of approximately 20,000 sf of commercial space.	In operation
11.	Madonna Plaza	Development of a commercial project consisting of approximately 56,257 sf.	Under construction
12.	Ellsworth Tract	Subdivision and development of a property into 35 commercial lots.	Approved
13.	Victoria & Caudill Mixed Use	Development of two 3-story structures consisting of three Live/Work Units and five residential units.	Approved
14.	Broad St. Collection	Development of a mixed-use development consisting of 10 Live/Work Units and a small boutique hotel with six rooms and a caretaker’s quarter.	Building Review

3.0 ENVIRONMENTAL IMPACT ANALYSIS AND MITIGATION MEASURES

	Project	Description	Project Status
15.	San Luis Square	Mixed-use development with 48 housing units and 21,000 sf of commercial space.	Approved
16.	Monterey Place	Mixed-use project with 23 housing units and 24,000 sf of office and retail space.	Approved
17.	Vesper Hotel at the Creamery	Development of a 4-story mixed-use project consisting of a hotel with 47 rooms, and approximately 6,698 sf of commercial space.	Approved
18.	Palm Parking Garage	Develop of a new public parking garage with approximately 5,000 sf of commercial space.	Planning Review
19.	Twin Creeks	Mixed-use project that includes 3-story structures with approximately 4,100 sf of commercial space and 102 residential units.	Approved
20.	Taylor Ranch	Development of 53 residential units as phase 1 of an approved subdivision, which in total has been approved for 142 residential units.	Building Review; subject to phasing
21.	Los Padres Inn	Development of a hotel consisting of 36 rooms.	Approved
22.	Fernwood Apartments	Development of a 3-story structure consisting of five residential units.	Under construction
23.	Pratt Ranch Phase 1	Subdivision and development of a property to provide for 30 residential units, four Live/Work Units, and approximately 1,500 sf of commercial space.	Approved
24.	790 Foothill Mixed Use	Development of a 4-story mixed-use project consisting of 78 residential units and approximately 6,805 sf of commercial space.	Building Review
25.	950 Orcutt Mixed Use	Development of a 4-story mixed-use project consisting of 75 residential units and approximately 6,800 sf of commercial space.	Approved
26.	Rockview Moderns	Subdivision and development of eight residential units.	Approved
27.	207 Higuera Mixed Use	Development of a 2-story mixed-use project consisting of six residential units and approximately 1,097 sf of commercial space.	Approved
28.	Broad Street Place	Mixed-use project that includes 40 residential units and 1,250 sf of commercial space.	Planning Review
29.	Marsh & Carmel Mixed Use	Mixed-use project that consists of a 4-story structure with approximately 1,100 sf of commercial space and eight residential units.	Approved
30.	1101 Monterey	Mixed-use project that includes a 3-story structure with approximately 27,079 sf of commercial/office space.	Approved
31.	Bridge St. Project	Development of a mixed-use project that consists of 18 residential units and approximately 10,621 of commercial space.	Planning Review
32.	71 Palomar Avenue	Development of a 33-unit multi-family residential project.	Approved

3.0 ENVIRONMENTAL IMPACT ANALYSIS AND MITIGATION MEASURES

	Project	Description	Project Status
33.	West Creek Development	Subdivision and development of a property to provide for 172 residential units.	Approved; subject to phasing
34.	Serra Meadows Prado Frontage	Development of 31 residential units as part of the Serra Meadows Development.	Building Review
35.	Imel Ranch Subdivision	Subdivision and development of a property to provide for 18 single-family residential units.	Building Review
36.	Olive Mixed Use	Development of a 4-story mixed-use project consisting of an extended stay hotel with 17 rooms and approximately 3,500 sf of commercial space.	Approved
37.	1185 Monterey	Mixed-use project that includes a 4-story structure with approximately 2,558 sf of commercial space and 44 hotel rooms.	Planning Review
38.	Righetti Ranch	Development of 304 lots including 272 single-family units, 32 inclusionary units, a neighborhood park, and open space.	Building Review
39.	Digital West	Development of a 77,500-sf storage building.	Pending
40.	French Hospital	Development of the expansion of French Hospital in accordance with the Master Plan for the property.	Portions under construction; major expansion in Planning Review
41.	Motel Inn	Development project consisting of 55 hotel rooms, 13 recreational vehicle spaces, and 10 airstream spaces.	Building Review
42.	The Junction	Development of a mixed-use project consisting of 69 residential units and approximately 3,000 sf of commercial space.	Approved
43.	Jones Subdivision	Subdivision and development of a property to provide for 65 residential units and approximately 15,000 sf of commercial space.	Phase 1 Approved; Phase 2 in Planning Review
44.	Granada Hotel Expansion	Development of a 4-story addition to the existing hotel to provide an additional 22 rooms.	Building Review
45.	Aerovista Place	Development of an office project consisting of approximately 35,908 sf.	Planning Review
46.	South Town 18	Development of a 4-story mixed-use project consisting of 18 residential units and approximately 70 sf of commercial space.	Planning Review
47.	McCarthy Steel	Development of an industrial/warehouse project totaling approximately 9,840 sf.	Pending
48.	The Yard	Development of 43 residential units throughout eight new buildings, which includes the expansion of Victoria Avenue.	Approved; subject to phasing
49.	Victoria Crossing	Mixed-use project that includes a 4-story structure with approximately 3,150 sf of retail space and 33 residential units.	Building Review
50.	Laurel Lane Mixed Use	Development of a mixed-use project consisting of 18 residential units and approximately 2,300 sf of commercial	Building Review

3.0 ENVIRONMENTAL IMPACT ANALYSIS AND MITIGATION MEASURES

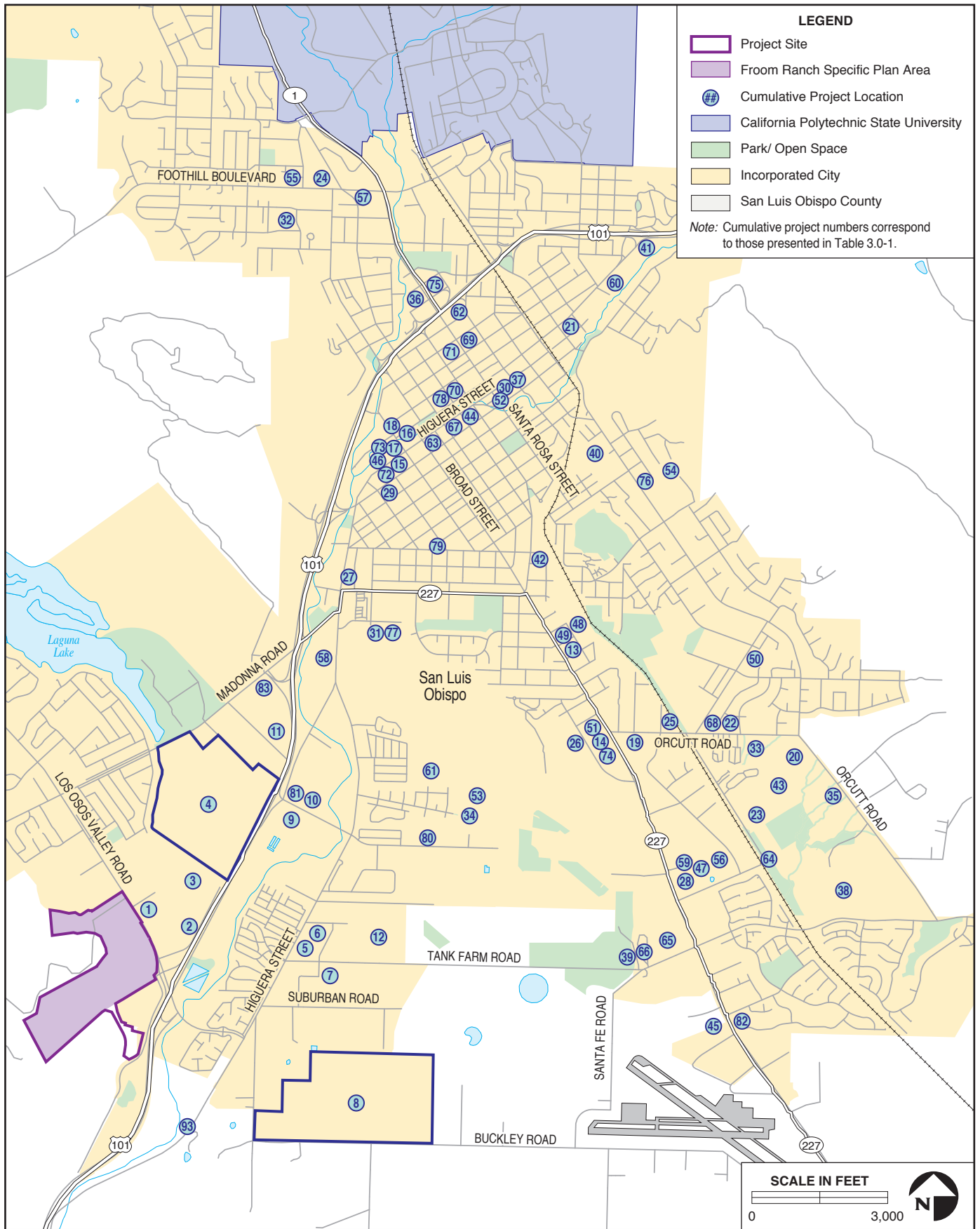
Project		Description	Project Status
		space that also includes redevelopment of an existing parking lot.	
51.	Broad St. Mixed Use	Development of a mixed-use project that consists of 12 residential units and approximately 2,788 sf of commercial space.	Building Review
52.	Shell Station Development	Development of two commercial buildings totaling 10,000 sf.	Pending
53.	The Courtyard of Serra Meadows	Development of affordable housing project that includes 36 residential units as part of the Serra Meadows Development Lot 108.	Approved
54.	Bishop Street Studios	Development of 34 residential units.	Under Construction
55.	Ferrini Apartments	Development of five residential units.	Under Construction
56.	Poly Performance	Development of a 30,000-sf industrial building.	Under Construction
57.	22 North Chorro	Development of a mixed-use project consisting of 27 residential units and approximately 2,000 sf of commercial space.	In operation
58.	Higuera Brew	Reuse of an existing building for a brewery/restaurant use totaling 15,500 sf of commercial space.	Under Construction
59.	Iron Works	Development of a mixed-use project consisting of 46 residential units and approximately 4,400 sf of commercial space.	Under Construction
60.	Monterey Hotel	Development of a hotel consisting of 102 rooms.	In operation
61.	Toscana Moresco	Subdivision and development of a property to provide for 161 residential units.	Under Construction
62.	625 Toro	Development of 14 attached residential units.	Under Construction
63.	Hotel Cerro (Garden Street Terraces)	Development of a 4-story mixed-use project consisting of eight residential units, a hotel of 64 rooms, and approximately 25,000 sf of commercial space.	Under Construction
64.	Bullock Ranch	Development of 192 single family residential units.	Planning Review
65.	NWC Broad Street Mixed Use	Development of a mixed-use project consisting of 111 residential units and approximately 45,269 sf of commercial space.	Approved
66.	650 Tank Farm	Development of 249 residential units and approximately 17,500 sf of commercial space.	Approved
67.	Marsh & Chorro Mixed Use	Development of a mixed-use project consisting of 50 residential units and approximately 30,000 sf of commercial space.	Planning Review
68.	Orcutt Road Apartments	Development of approximately 15 residential units.	Planning Review

3.0 ENVIRONMENTAL IMPACT ANALYSIS AND MITIGATION MEASURES

Project		Description	Project Status
69.	Peach Street	Development of approximately 5 single-family residential units.	Planning Review
70.	956 Monterey Mixed Use	Development of a mixed-use project consisting of 20 residential units and approximately 4,000 sf of commercial space.	Planning Review
71.	Mill Street Commons	Development of 5 residential units.	Planning Review
72.	545 Higuera Mixed Use	Development of a mixed-use project consisting of 56 residential units and approximately 5,000 sf of commercial space.	Planning Review
73.	Lofts at the Creamery	Development of 36 residential units and approximately 70 sf of commercial space.	Planning Review
74.	Mail Pouch South	Development of 10 residential units.	Approved
75.	Montalban Mixed Use	Development of a mixed-use project consisting of 15 residential units and approximately 430 sf of commercial space.	Building Review
76.	Fixlini Tract	Development of 3 single-family residential units.	Building Review
77.	Bridge Street (Terraza)	Development of 26 residential units.	Approved; subject to phasing
78.	Chinatown Hotel (Hotel SLO)	Development of a 78-room hotel with approximately 5,900 sf of commercial space.	Under construction
79.	HASLO Headquarters	Development of approximately 13,118 sf of commercial space.	Planning Review
80.	301 Prado	Development of approximately 160,000 sf of commercial/industrial space.	Planning Review
81.	RTA Maintenance Facility	Development of approximately 23,270 sf of commercial/industrial space.	Approved
82.	Airport Business Center	Development of approximately 6,830 sf of commercial space.	Approved
83.	Madonna Plaza Remodel	Remodel of approximately 12,508 sf of commercial space.	Approved
<u>COUNTY OF SAN LUIS OBISPO (COUNTY) PROJECTS</u>			
84.	Animal Shelter Facility	New animal shelter facility to be constructed at the County Operations Center off Highway 1.	Tentative
85.	Avila Beach Drive at U.S. Highway 101 (U.S. 101) Interchange	Reconfiguration of the U.S. 101 and Avila Beach Drive Interchange in the community of Avila.	Planning Review

Project		Description	Project Status
86.	Avila Beach Parking Management	A Parking Management Plan for Port San Luis, which includes the Harbor/Pier area, Avila Beach Drive, and the Town of Avila.	Tentative
87.	Los Osos Wastewater Project	Evaluation and development of a wastewater treatment system for Los Osos, California.	Complete
88.	Oak Shores Wastewater Treatment Facility Upgrade	Proposed upgrades and improvements to the County Service Area No. 7A (CSA-7A) Wastewater Treatment Facility in the community of Oak Shores.	Approved
89.	Price Canyon Road Widening	Widening of Price Canyon Road between Ormonde Road and Highway 227 near Edna, California.	Tentative
90.	Tefft Street at U.S. 101 Interchange	Reconfiguration of the U.S. 101 and Tefft Street interchange to reduce back up on the U.S. 101 off-ramps, improve capacity on Tefft Street, and improve intersection operations.	Planning Review
91.	Templeton Main Street at U.S. 101 Interchange	Reconfiguration of the U.S. 101 and Main Street Interchange in the community of Templeton.	Planning Review
<u>STATE PROJECTS</u>			
92.	Cal Poly Master Plan	Implementation of planned facilities and improvements phased over a timeline of 20 years.	Planning Review
93.	Caltrans Headquarters	Construction of new Caltrans District 5 Headquarters building and yard along the Buckley Road Extension.	Planning Review

Note: Cumulative projects 1-83 and 92-93 located within the City and/or the vicinity of the Project site are shown in Figure 3.0-1. While cumulative projects 84-91 are not located in the vicinity of the Project site, these projects are identified as having the potential to contribute towards cumulative effects.



**FIGURE
3.0-1**