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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2017071033

Project Title: Froom Ranch Specific Plan

Lead Agency: City of San Luis Obispo

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Project Location: San Luis Obispo (*City*) County of San Luis Obispo (*County*)

Project Description (Proposed actions, location, and/or consequences).

The Project involves the adoption of the Draft Froom Ranch Specific Plan (FSRP), including an amendment to the City's General Plan, pre-zoning, annexation the City, and related actions to allow for a mix of residential uses (39.1 acres), commercial uses (3.1 acres), and open space/park uses (61.9 acres). In the northern portion of the Specific Plan area, the Project would result in construction of up to 174 multi-family units surrounded by mixed commercial uses and a public park. Mixed commercial uses would include a potential 70,000-sf hotel and 30,000 sf of retail commercial. The central and southern portion would provide up to 404 units of senior housing in a gated Life Plan Community with 51 assisted living units, health care facilities, and amenities. Improvements associated with the FRSP would include, but not be limited to, the realignment and restoration of Froom Creek, construction of a stormwater basin within a 7.1-acre easement adjacent to the 109.7-acre FRSP area, widening of Los Osos Valley Road, a new transit stop, and signalization of the Los Osos Valley Road and Auto Park Way intersection. It is estimated that the Project would require approximately 160,000 cubic yards (cy) of cut, 378,000 cy of fill, and 2,300 cy of rock/aggregate import.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

AESTH – The Project would significantly impact the existing visual character of the site. The Plan shall be revised to include effective screening of structures from public view; AQ/GHG – The Project would result in potentially significant GHG emissions and is potentially inconsistent with state and local GHG reduction goals. Applicant shall include the mitigation measures in the APCD's Air Quality Handbook, reduce ROG and NOx levels, and reduce operational GHG emissions; BIO – The Project would impact sensitive habitats, certain species, and federally protected wetlands. A Biological Mitigation Plan, utility line installation, and erosion prevention measures shall be implemented; CUL/TCR – The Project activity may impact prehistoric cultural resources and would result in the disturbance and/or loss of historic resources. An Archaeological Monitoring Plan, expert site-monitoring, and the protection and documentation of selected cultural resources will be implemented; GEO – Construction could uncover and impact paleontological resources. Workers shall be trained to recognize such resources; if uncovered, a paleontologist shall assess its significance; HAZ/WLDF – The Project would exacerbate wildfire risks. Construction, evacuation, and community protection plans will be prepared; HYD – Project activities would impact water quality and potentially increase flooding and erosion; LU – Urban development would potentially conflict with the City's General Plan. Mitigation measures include the Biological Mitigation Plan, buffer zones, historical documentation and preservation, hazard prevention plans, and landscaping. TRANS – The Project would create traffic and safety impacts to local intersection and freeway facilities. Transportation improvements such as bike lane extensions, signal timing, and fair share fees will occur.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Land use policy consistency related to development and uses above 150-feet in elevation onsite; Visual impacts to public views within the adjacent Irish Hills Natural Reserve and visual intrusion/obstruction of the Irish Hills as seen from public roadways; Potential impacts to rare plant species with known occurrences onsite, particularly within the higher elevations and rocky outcrops; Potential impacts to sensitive biological resources along Froom Creek connecting into San Luis Obispo Creek, and along natural drainages from the Irish Hills; Loss of wildlife corridors and ecotones along drainages and in the Irish Hills; Potential impacts from proposed realignment and restoration of Froom Creek and associated impacts on high-quality wetlands located adjacent to Los Osos Valley Road and Calle Joaquin; On- and offsite flooding and water quality effects; Increased traffic congestion and impacts to circulation, especially on LOVR, Madonna Road, and associated interchanges; Adequacy of utility infrastructure and dependent resources, including the existing water system and available water supply; Housing supply and relationship to City population; Construction-related impacts, such as interference with pedestrian and vehicle traffic circulation, dust, and other emissions; Potential impacts to historic Froom Ranch Dairy complex onsite.

Provide a list of the responsible or trustee agencies for the project.

San Luis Obispo County Airport Land Use Commission; California Department of Transportation; County of San Luis Obispo; Federal Emergency Management Agency; San Luis Obispo Local Agency Formation Commission; Central Coast Regional Water Quality Control Board; San Luis Obispo County Air Pollution Control District; U.S. Army Corps of Engineers; U.S. Fish and Wildlife Service; National Oceanic and Atmospheric Administration Fisheries; California Department of Fish and Wildlife