

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2017071033

Project Title: Froom Ranch Specific Plan

Lead Agency: City of San Luis Obispo Contact Person: Shawna Scott
 Mailing Address: 919 Palm Street Phone: (805) 781-7176
 City: San Luis Obispo Zip: 93401 County: San Luis Obispo County

Project Location: County: San Luis Obispo County City/Nearest Community: City of San Luis Obispo

Cross Streets: Los Osos Valley Road/Calle Joaquin Zip Code: 93401

Longitude/Latitude (degrees, minutes and seconds): 35 ° 14 ' 58.2 " N / 120 ° 41 ' 9.65 " W Total Acres: 116.8

Assessor's Parcel No.: 067-241-030/067-241-031/053-161-010 Section: 3&10 Twp.: 31S Range: 12E Base: MDBM

Within 2 Miles: State Hwy #: 101 Waterways: Froom Creek, San Luis Obispo Creek, Prefumo Creek

Airports: San Luis Obispo Regional Railways: UPRR Schools: Elm, Middle, and High

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Governor's Office of Planning & Research

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

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Development Type:

Residential: Units 578 Acres 39.1 Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. 100,000 Acres 3.1 Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: 61.9 acres open space/public park Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Energy

Present Land Use/Zoning/General Plan Designation:

Office and quarry, vacant, grazing / CR, Ag., Rural Lands, GSA, SRA (County) / New Specific Plan Area 3 (City General Plan)

Project Description: *(please use a separate page if necessary)*

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 southern portion would provide up to 404 units of senior housing in a gated Life Plan Community with assisted living and health care facilities.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>5</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>3</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input checked="" type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: <u>U.S. Army Corps of Engineers, County of SLO, CA Tribes</u> |
| <input checked="" type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: <u>USFWS, NOAA Fisheries, FEMA</u> |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date November 8, 2019 Ending Date December 23, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>AMEC / Wood</u>	Applicant: <u>JM Development, Inc.</u>
Address: <u>104 West Anapamu Street Suite 204A</u>	Address: <u>PO Box 5310</u>
City/State/Zip: <u>Santa Barbara, CA 93101</u>	City/State/Zip: <u>San Luis Obispo, CA 93403</u>
Contact: <u>Erika Leachman</u>	Phone: <u>(805) 543-7751</u>
Phone: <u>(805) 962.0992 x237</u>	

Signature of Lead Agency Representative: 

Date: 11-6-19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.