

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: _____ Street Address: _____
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: San Luis Obispo
Address: 1055 Monterey St., San Luis Obispo, CA 93408

From:

Lead Agency: City of San Luis Obispo
Address: 919 Palm Street, San Luis Obispo, CA 93401

Contact: Shawna Scott
Phone: 805-781-7176
email: sscott@slocity.org

Lead Agency (Name of Document Signee):
City of San Luis Obispo
Address: 919 Palm Street, San Luis Obispo, CA 93401

Contact: Shawna Scott
Phone: 805-781-7176
Email: sscott@slocity.org

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2017071033

Project Title: Froom Ranch Specific Plan

Project Applicant: JM Development Group, Inc. PO Box 5310, San Luis Obispo, CA 93403

Applicant Email: John@jmadonna.com Applicant Phone: (805) 543-7751

Project Location (include county): 12165&12393 Los Osos Valley Rd. San Luis Obispo. San Luis Obispo County

Project Description:

Specific Plan, General Plan Amendment, Vesting Tentative Tract Map, annexation initiation, & an Ordinance allowing for pre-zoning of the site and subsequent Zoning Map Amendment, which would allow development of approximately 43.5 acres. A mix of land uses is proposed, including up to: 404 senior housing units in a Life Plan Community, 174 multi-family residential units, 100,000 sf of retail-commercial, open space, & a public park. Includes realignment of Froom Creek & would relocate & rehabilitate/reconstruct four historic structures onsite.

This is to advise that the San Luis Obispo City Council has approved the above
(Lead Agency or Responsible Agency)

described project on Sept. 15, 2020 and has made the following determinations regarding the above
(date)
described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at: 919 Palm Street, San Luis Obispo, CA or online:

<https://www.slocity.org/government/mayor-and-city-council/agendas-and-minutes>

Signature (Public Agency): Shawna Scott Title: Senior Planner

Date: Sept. 15, 2020 Date Received for filing at OPR: _____



State of California - Department of Fish and Wildlife
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 12/01/19) Previously DFG 753.5a

RECEIPT NUMBER:
40-09162020-148

STATE CLEARINGHOUSE NUMBER (If applicable)
2017071033

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY
CITY OF SAN LUIS OBISPO

LEAD AGENCY EMAIL
sscott@slocity.org

DATE
09/16/2020

COUNTY/STATE AGENCY OF FILING
SAN LUIS OBISPO

DOCUMENT NUMBER

PROJECT TITLE
FROM RANCH SPECIFIC PLAN

PROJECT APPLICANT NAME
JM DEVELOPMENT GROUP

PROJECT APPLICANT EMAIL
john@jmadonna.com

PHONE NUMBER
(805) 543-7751

PROJECT APPLICANT ADDRESS
P.O. BOX 5310

CITY
SAN LUIS OBISPO

STATE
CA

ZIP CODE
93403

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

Environmental Impact Report (EIR) \$3,343.25 \$ 3,343.25

Mitigated/Negative Declaration (MND)(ND) \$2,406.75 \$ _____

Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,136.50 \$ _____

Exempt from fee

Notice of Exemption (attach)

CDFW No Effect Determination (attach)

Fee previously paid (attach previously issued cash receipt copy)

Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____

County documentary handling fee \$ _____ \$ 50.00

Other \$ _____

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 3,393.25

SIGNATURE
X

AGENCY OF FILING PRINTED NAME AND TITLE
Stacey King, Deputy County Clerk-Recorder

Filed in County Clerk's Office
 Tommy Gong
 San Luis Obispo - County Clerk-Recorder
40-09162020-148
 09/16/2020
 FISH
 Pages: 2
 Fee: \$ 3393.25
 By sking, Deputy