

**Notice of Determination**

- 1 -

**To:**  
Office of Planning and Research  
[CEQA Submit](#)

**From:**  
Department of Fish and Wildlife  
Region 4  
1234 East Shaw Avenue  
Fresno, California 93710  
Contact: Tal Starostinetsky-Malonek  
Phone: (559) 939-0266



**Lead Agency:**  
City of San Luis Obispo  
919 Palm Street  
San Luis Obispo, California 93401  
Contact: Shawna Scott  
(805) 781-7176

**SUBJECT:** Filing of Notice of Determination pursuant to Public Resources Code section 21108

**State Clearinghouse Number:** 2017071033

**Project Title:** Froom Ranch Development (Streambed Alteration Agreement No. EPIMS-SLO-48099-R4).

**Project Location:** The Project will occur at six locations within Froom Creek and four unnamed tributaries to Froom Creek on the southwest side of Los Osos Valley Road, northwest of Highway 101, between Calle Joaquin and Irish Hills Plaza at the southwest limit of the City of San Luis Obispo, San Luis Obispo County, State of California.

Site 1 - Assessor's Parcel Numbers 067-241-030, 067-241-031; Latitude 35.24573, Longitude -120.68687.  
Site 2 - Assessor's Parcel Numbers 067-241-030, 067-241-031; Latitude 35.24880, Longitude -120.68453.  
Site 3 - Assessor's Parcel Number 067-241-031; Latitude 35.245486, Longitude -120.683847.  
Site 4 - Assessor's Parcel Number 067-241-031; Latitude 35.243789, Longitude -120.687117.  
Site 5 - Assessor's Parcel Numbers 067-241-021, 053-161-010; Latitude 35.24071, Longitude -120.68530.  
Site 6 - Assessor's Parcel Number 053-171-014; Latitude 35.242714, Longitude -120.683803.

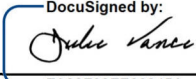
**Project Description:** The California Department of Fish and Wildlife (CDFW) has executed Streambed Alteration Agreement number EPIMS- SLO-48099-R4, pursuant to section 1602 of the Fish and Game Code to the project Applicant, Landstone Partners XV, LLC.

The Project includes activities related to the construction of a new residential development within and adjacent to Froom Creek and unnamed tributaries to Froom Creek. Specific details below describe activities to realign Froom Creek around the development, provide infrastructure for roads and stormwater management, and enhance and reestablish stream and wetland features.

This is to advise that CDFW, acting as the Responsible Agency, approved the above-described project on 4/25/2025 and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

1. The project will not have a significant effect on the environment. This determination is limited to effects within CDFW's permitting jurisdiction as a Responsible Agency.
2. CDFW considered the Environmental Impact Report prepared by the Lead Agency for this project pursuant to California Code of Regulations section 15096, subdivision (f).
3. Mitigation measures were made a condition of CDFW's approval of the project.
4. A Mitigation Reporting or Monitoring Plan was adopted by CDFW for this project.
5. A Statement of Overriding Considerations was not adopted by CDFW for this project.
6. Findings were made by CDFW pursuant to California Code of Regulations section 15091.

The Final EIR prepared for the project is available to the general public at the office location listed above for the Lead Agency. CDFW's record of project approval as a Responsible Agency is available at CDFW's regional office.

**Signature:**  **Date:** 4/25/2025  
FA83F09FE08945A...  
Julie A. Vance, Regional Manager

Date Received for filing at OPR: \_\_\_\_\_