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 #

Project Title: Broadstone Village Project

Lead Agency: City of San Luis Obispo
Contact Person: Rachel Cohen, AICP, Principal Planner
Mailing Address: 919 Palm Street
Phone: (805) 781-7574
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 and South Higuera Street Zip Code: 93401
Longitude/Latitude (degrees, minutes and seconds): 35 ° 14 ′ 33 ″ N / 120 ° 40 ′ 50 ″ W Total Acres: 66.6
Assessor's Parcel No.: 053-161-020, 053-141-013, 076-081-030 Section: 10 Twp.: 31 South Range: 12 East Base:
Within 2 Miles: State Hwy #: U.S. 101 Waterways: San Luis Obispo Creek
Airports: SLO County Airport Railways: n/a Schools: Montessori Children's School; Pacific Beach High School

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

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:

Development Type:

☒ Residential: Units 409 Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD

☒ Transportation: Type ROW improvements, LOVR bypass, Bob Jones Trail extension
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

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:

Present Land Use/Zoning/General Plan Designation:

Medium Density Residential (MDR)/Low Density Residential (LDR); Special Focus overlay (R-2-SF)/Special Focus overlay (R-1-SF)

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

The Broadstone Village Project includes General Plan and zoning amendments, annexation of the 44-acre Hayashi property into the City of San Luis Obispo, and development of 409 residential units across the North and South sites. The North Site would include 208 age-restricted senior units, while the South Site would include 201 multifamily units, with both sites redesignated and rezoned primarily for high-density residential development. The Hayashi property would be designated for approximately 35 acres of agriculture and 9 acres of conservation/open space. The project also includes right-of-way improvements for a Los Osos Valley Road bypass with bike lanes and an extension of the Bob Jones Trail along San Luis Obispo Creek to South Higuera Street.

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**".

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

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

Starting Date 11/3/2026 Ending Date 12/3/2026

Lead Agency (Complete if applicable):

Consulting Firm: Rincon Consultants
Address: 899 Pacific Street
City/State/Zip: San Luis Obispo, California 93401
Contact: Chris Bersbach
Phone: (805) 547-0900

Applicant: LOVR Properties, TIC; Stephen J. Peck, AICP
Address: 2455 Greenwood Avenue
City/State/Zip: Morro Bay, CA 93442
Phone: (559) 731-5778

Signature of Lead Agency Representative: Rachel Cohen Digitally signed by Rachel Cohen Date: 2026.10.29 13:46:22 -07'00' **Date:** 10/29/2026

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