NOTICE OF PREPARATION

NOTICE IS HEREBY GIVEN that the City of San Luis Obispo will serve as the Lead Agency, consistent with Section 15020 and 15021 of the California Environmental Quality Act (CEQA) Guidelines, in preparing an Environmental Impact Report (EIR) for the proposed **Broadstone Village Project** (the "proposed project"). The City is requesting your input on the scope and content of the environmental issues and alternatives to be evaluated in the EIR. Responsible agencies may need to use the EIR to be prepared by the City when considering permits or other approvals for the proposed project, and trustee agencies should plan to review and comment on the EIR with respect to trust resources within their jurisdiction.

PROJECT LOCATION: The Broadstone Village project site ("project site") is located at the southern end of the City of San Luis Obispo, California. The project site is comprised of three parcels located at 12500 Los Osos Valley Road (Assessor's Parcel Number [APN] 053-161-020, "North Site") and 12501 Los Osos Valley Road (APN 053-141-013, "South Site"), both within the City of San Luis Obispo, and an unaddressed parcel commonly known as the "Hayashi Property" (APN 076-081-030), located between South Higuera Street and U.S. 101, just south of North and South sites, in the unincorporated county of San Luis Obispo. The North Site is 9.5 acres, the South Site is 13.1 acres, and the Hayashi Property is 44 acres. Access to the project site is from Los Osos Valley Road and South Higuera. Regional access to the project site is provided by U.S. 101. All three parcels consist of undeveloped agricultural land and are owned by Landstone Properties.

The project site is surrounded by low-density, single-family residential development to the north and east, U.S. 101 to the west, and agriculture to the south. Los Osos Valley Road runs between the North Site and the South Site. San Luis Obispo Creek runs adjacent to the western boundary of the North Site and transects the South Site and Hayashi Property. Figure 1 shows the location of the project site within the City and Figure 2 shows an aerial view of the project site and project boundaries.

PUBLIC REVIEW PERIOD: This NOP is available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). The 30-day public comment period during which the City of San Luis Obispo will receive comments on the NOP for the EIR begins November 3, 2026, and ends on December 3, 2026.

PROJECT DESCRIPTION: The Broadstone Village Project includes a General Plan Amendment, rezoning, and annexation of the Hayashi property into the City of San Luis Obispo. Each of these components of the proposed project are outlined below.

1. General Plan Amendment:
    - North Site: 6.80 acres of Medium Density Residential (MDR) to 6.84 acres High Density Residential (HDR); 3.13 acres of Conservation/Open Space (C/OS) reduced to 3.09 acres
    - South Site: 7.73 acres of Low Density Residential (LDR) to 6.84 acres High Density Residential (HDR); 5.92 acres of C/OS to 5.03 acres
    - Hayashi Property: 44.00 acres total of which 8.94 acres containing the creek corridor will be C/OS and the remaining 35.06 acres will be AG.

2. Zone Change:
    - North Site: 6.80 acres of Medium-Density Residential (R-2) to 6.84 acres of High Density Residential (R-4); 3.13 acres of C/OS reduced to 3.09 acres of C/OS
    - South Site: 7.73 acres of Low-Density Residential (R-1) to 6.84 acres of R-4; 5.92 acres of C/OS to 5.03 acres of C/OS; and 1.38 acres to be dedicated for public rights of way.
    - Hayashi Property: 44.00 acres total, of which 8.94 acres containing the creek corridor will be C/OS and the remaining 35.06 acres will be AG.

3. Units:
    - North Site: 208 age-restricted senior units
    - South Site: 201 multifamily units

4. 1.38 acres on South Site to be dedicated for public right-of-way improvements. This includes a Los Osos Valley Road Bypass with bike lanes from Los Osos Valley Road south to South Higuera Street and an extension of the Bob Jones Trail along San Luis Obispo Creek from Los Osos Valley Road to South Higuera Street.

5. 2.04 acres on the Hayashi Property to be used for the Los Osos Valley Road Bypass with bike lanes from Los Osos Valley Road south to South Higuera Street and an extension of the Bob Jones Trail along San Luis Obispo Creek from Los Osos Valley Road to South Higuera Street.

Figure 3 shows the conceptual project site plans for the North Site, South Site, and the Hayashi property proposed for annexation.

PUBLIC AGENCY APPROVALS: The proposed project and related discretionary actions would require certification by the City of San Luis Obispo City Council. The Planning Commission would review the proposed project and make recommendations to the City Council.

PROBABLE ENVIRONMENTAL EFFECTS: The EIR will address the potential physical environmental effects of the proposed project for each of the environmental topics outlined in the CEQA Guidelines, Appendix G. The EIR will also address the cumulative impacts resulting from other past, present and reasonably foreseeable future projects. As of the date of this NOP and based on currently available information, it is anticipated that the proposed project may have potentially significant impacts in connection with Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Transportation, and Noise.

COMMENTING ON THE SCOPE OF THE EIR. The City welcomes agency and public input regarding environmental factors potentially affected (listed above) and project alternatives to be considered for evaluation. **All written comments will be considered and must be submitted by Thursday, November 3, 2026.**

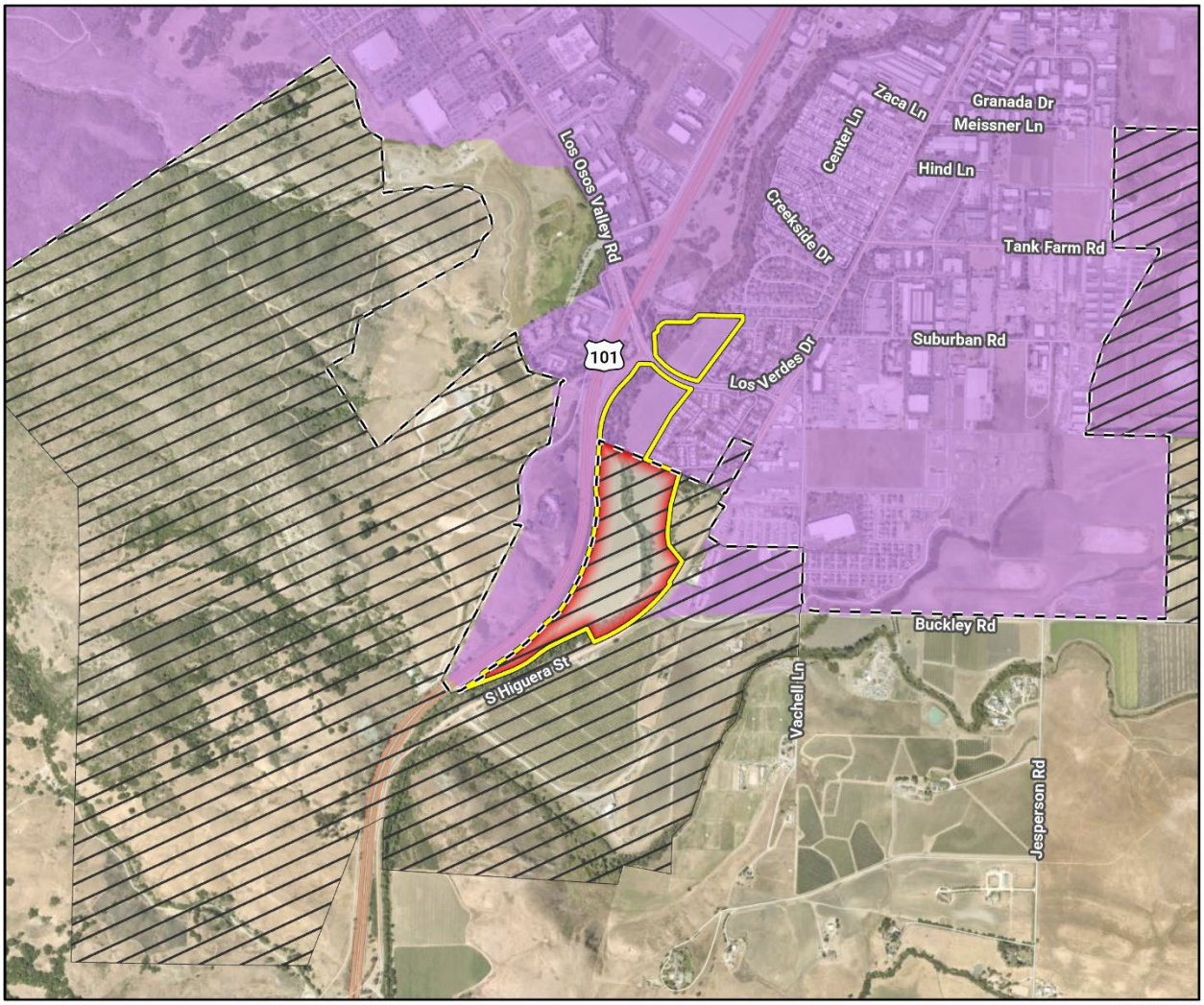
Please direct your written comments to:

City of San Luis Obispo
Community Development Department
Rachel Cohen, AICP, Principal Planner
919 Palm Street
San Luis Obispo, California 93401
rcohen@slocity.org

ATTACHMENTS

Figure 1	Regional Location
Figure 2	Project Location
Figure 3	Conceptual Project Site Plan

Figure 1 Regional Location



Basemap provided Esri and its licensors © 2026. Map created by Rincon Consultants, Inc. 2026.
Additional data provided by San Luis Obispo County, 2026.

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Fig 1 Regional Location

Project Area
Proposed Annexation
City Limits
Sphere of Influence
Urban Reserve

0 1,000 2,000 Feet

N

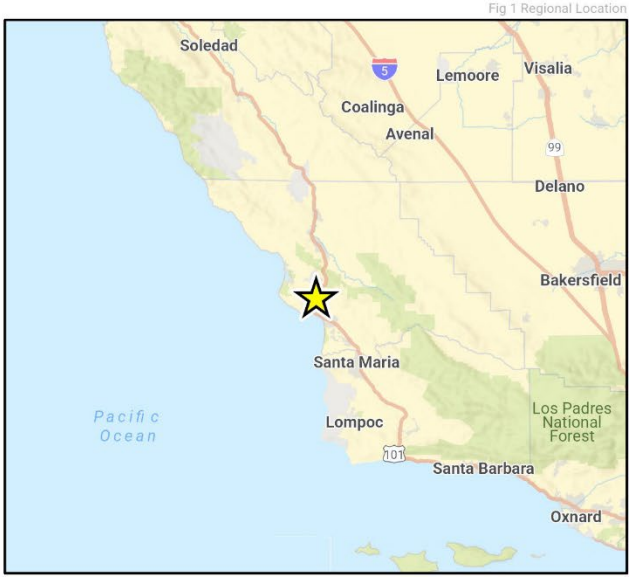
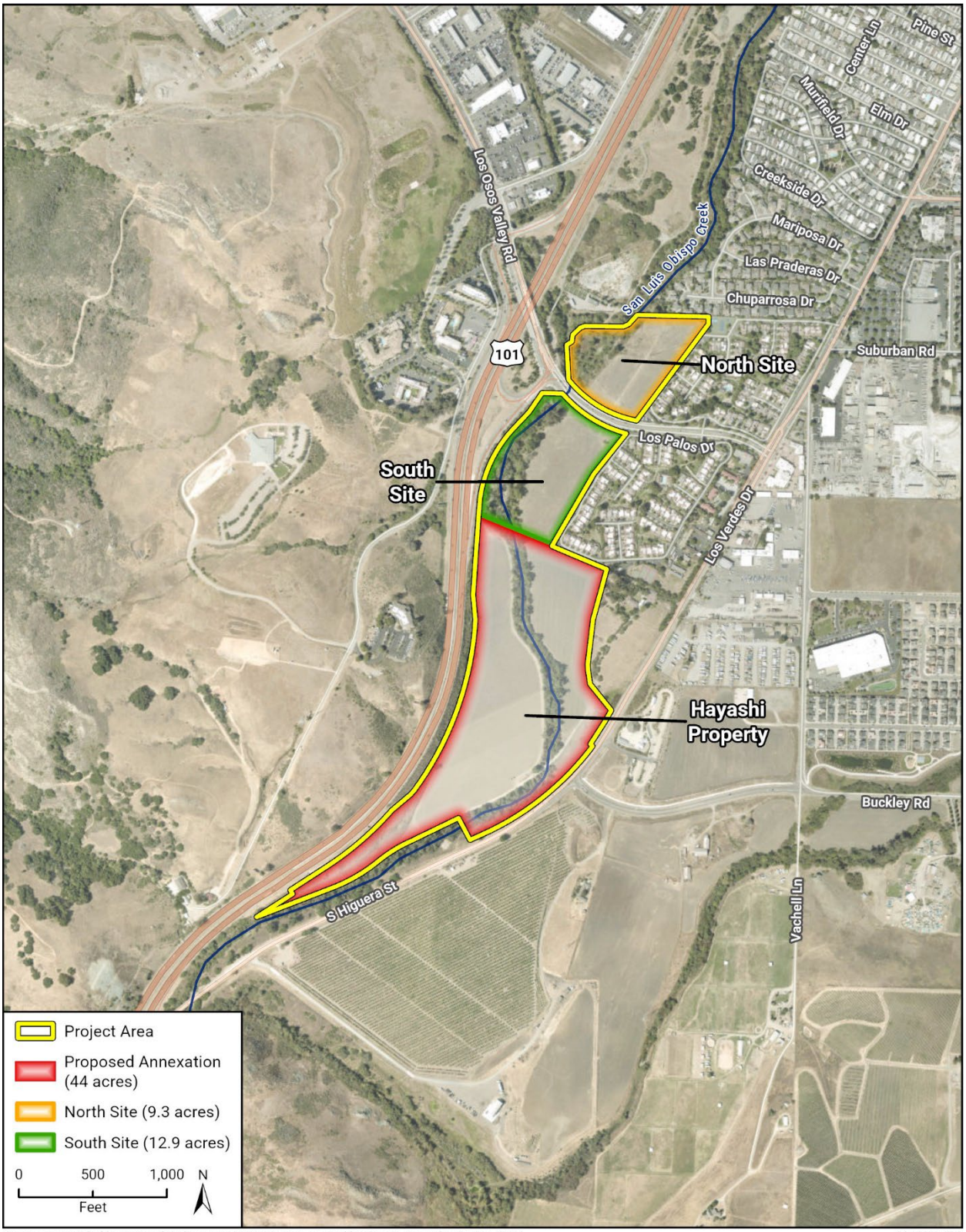


Figure 2 Project Location



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Additional data provided by San Luis Obispo County, 2026; NHD, 2025.

24-16650_EPS
Fig 2 Project Site

Figure 3 Conceptual Project Site Plan

