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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Broadstone Village Project

Lead Agency: City of San Luis Obispo

Contact Name: Rachel Cohen, AICP, Principal Planner

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Project Location: City of San Luis Obispo, County of San Luis Obispo
City *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project's significant or potentially significant effects and any proposed mitigation measures that would reduce or avoid those effects will be addressed in the project EIR being prepared by the City of San Luis Obispo, following release of the Notice of Preparation for the EIR.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public, will be addressed in the project EIR being prepared by the City of San Luis Obispo, following release of the Notice of Preparation for the EIR.

Provide a list of the responsible or trustee agencies for the project.

The project would be subject to permitting and review by the State Water Quality Control Board (Construction General Permit for disturbances over 1 acre requiring preparation of a Stormwater Pollution Prevention Plan), U.S. Fish and Wildlife Service (potential Federal Endangered Species Act Incidental Take Permits), California Department of Fish and Wildlife (potential Streambed Alteration Agreement and California Endangered Species Act Incidental Take Permits), Local Agency Formation Commission (approval for the annexation of the Hayashi Property into the City of San Luis Obispo), Central Coast Regional Water Quality Control Board (Clean Water Act Section 401 Water Quality Certification, including National Pollutant Discharge Elimination System permit requests), and the San Luis Obispo Flood Control and Water Conservation District (for review of any improvements within areas subject to flooding).