Print Form

# 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: Villages at the Palms Expansion Project

Lead Agency: City of San Luis Obispo

Contact Name: Kyle Bell, Associate Planner

Email: kbell@slocity.org Phone Number: (805) 781-7524

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

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

Location: 55 Broad Street (APNs 052-162-021, 052-162-018, & 052-162-022), San Luis Obispo, CA

Project Description: Development review (major) and use permit for expansion of an existing residential care facility. The expanded residential care facility would consist of two new buildings (Building A and Building B). As proposed, Building A includes a three-story building with 37 new units (eight studio units, 24 one-bedroom units, and five two-bedroom units) and amenities, such as a commercial kitchen, dining room, living room, multi-purpose activities space, administrative offices, and a rooftop terrace. Building B includes a total of four floors, with the first two floors providing a parking garage and the upper two floors providing additional residential units (22 one-bedroom units). Project construction would require 1.31 acres of site disturbance and approximately 1,575 cubic yards (cy) of cut and 620 cy of fill for a total of 2,195 cy of earthwork.

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

Air Quality: Potential asbestos, fugitive dust, DPM, proximity to sensitive receptors. Mitigation includes idling restrictions, dust control measures, compliance with asbestos rules and regulations.
Biological Resources: Potential to result in impacts to special-status wildlife and nesting birds/roosting bats, Old Garden Creek and associated riparian area, and other trees. Mitigation includes avoidance, preconstruction surveys, worker training, delineation of the required setback on project plans and onsite, tree replacement.
Cultural Resources/Tribal Cultural Resources: Potential to impact previously unidentified cultural materials during subsurface grading & excavation activities (survey was negative). Mitigation requires cultural resource awareness training, stop work in event of finding and evaluate.
Greenhouse Gas Emissions: Mitigation would further reduce construction impacts by requiring implementation of idling requirements.
Hazards & Hazardous Materials: Potential to release ADL and/or asbestos during construction. Mitigation includes a Hazardous Materials Management Plan and compliance with asbestos rules/regulations.
Hydrology & Water Quality: Potential to increase erosion and/or pollution, including ADL. Mitigation includes preparation of a Hazardous Materials Management Plan and delineation of the required setback on plans and onsite.
Land Use & Planning: Conservation and Open Space Element (biological resources); see Biological Resources.
Noise: Potential to increase construction-related noise. Mitigation includes noise BMPs.
Utilities & Service Systems: Infrastructure improvements would result in physical impacts identified above, and noted mitigation is required.

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

No known areas of controversy.

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

San Luis Obispo County Air Pollution Control District
Regional Water Quality Control Board