

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: 466 Dana Street Waterman Village

Lead Agency: City of San Luis Obispo

Contact Name: David Amini

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Project Location: San Luis Obispo, San Luis Obispo County

City

County

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

The project includes the construction of 20 low- to very-low-income affordable homes and rehabilitation of a vacant historic adobe residence, the Rosa Butrón de Canet de Simmler Adobe (Rosa Butrón Adobe), on a 0.58-acre parcel (Assessor's Parcel Number [APN] 002-401-002). The project would also include site improvements, including construction of an elevated walkway, a solid waste enclosure, and vehicle and bicycle parking spaces. The proposed single-story affordable homes would range between 220 and 264 square feet in size, with a maximum height of 18 feet 11 inches. Rehabilitation of the existing historic adobe would include demolition of up to 1,390 square feet of portions of the approximately 2,600-square-foot Rosa Butrón Adobe structure and establishment of a common area/meeting hall, four offices, and an Americans with Disabilities Act (ADA)-accessible restroom within the existing adobe, as well as preservation of historical materials and design features throughout the structure. The project also includes a request for a concession in accordance with State Density Bonus Law to allow for provision of three off-street parking spaces where 20 are otherwise required.

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 would result in potentially significant Air Quality impacts associated with exposure of sensitive receptors to construction vehicle emissions, fugitive dust, and naturally occurring asbestos (NOA) during construction activities. Mitigation has been identified to require idling restrictions, dust abatement measures, and NOA testing and abatement procedures to reduce impacts to less than significant. The project would result in potentially significant Biological Resources, Geology and Soils, and Hydrology and Water Quality impacts associated with nesting birds, water quality pollution, erosion, and sedimentation. Mitigation has been identified to require nesting bird pre-construction surveys and avoidance protocol and implementation of a Water Quality Pollution Plan to reduce impacts to less than significant. The project would result in potentially significant Cultural Resources impacts associated with project construction and rehabilitation of the Rosa Butrón Adobe. Mitigation has been identified to require alternative window materials to be identified on final building plans (i.e., other than vinyl), final demolition and construction plans to be reviewed by a qualified historic resources consultant to ensure implementation of the Rehabilitation Plan is conducted in full compliance with Secretary of the Interior Standards for Rehabilitation, implementation of training for all staff related to the treatment of historic resources, protection of the Rosa Butrón Adobe during construction activities, and City review and approval of the project contractor team for project demolition, rehabilitation, and construction work to reduce impacts to less than significant. Project construction noise impacts on surrounding sensitive receptors would be reduced to less than significant with mitigation requiring implementation of construction noise best management practices.

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 City is aware that some local citizens are concerned about the increased residential density of the proposed project and impacts to the historic Rosa Butrón Adobe.

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

The California Department of Fish and Wildlife would serve as a Trustee agency for this project.