



CITY OF SAN LUIS OBISPO

Notice of Intent to Adopt Mitigated Negative Declaration

NOTICE OF AVAILABILITY OF A MITIGATED NEGATIVE DECLARATION

For 2855 McMillan Avenue Warehouse and Office Building
(City Files USE-0598-2021, ARCH-0599-2021, and EID-0790-2021)

The City of San Luis Obispo has completed the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for a proposed warehouse and office building and associated site improvements at 2855 McMillan Avenue (APN 053-212-005). The IS/MND found the following environmental factors to be less than significant with mitigation incorporated: Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Tribal Cultural Resources, and Utilities and Service Systems. The project site is not included on any of the lists enumerated under Section 65962.5 of the Government Code.

The applicant, Wade Crosno of GTW SLO, LLC, proposes to construct and operate a new 8,272 square foot building that includes 5,299 square feet of warehouse and 2,973 square feet of office space. The project would be constructed on a vacant and undeveloped lot and include improvements such as pedestrian and vehicle access, parking, and landscaping, which result in disturbance of the entire 0.4-acre site. The project also includes the establishment of office use in the Manufacturing zone and a creek setback exception to culvert an existing on-site portion of Bishop Creek in order to facilitate site development.

Reference copies of the Mitigated Negative Declaration are available at the City's Community Development Department at 919 Palm Street, by contacting Hannah Hanh at (805) 781-7432 or hhanh@slocity.org, and on the City's website at the following webpage: <http://www.slocity.org/government/department-directory/community-development/documents-online/environmental-review-documents>. The required 30-day public review period for the Mitigated Negative Declaration will extend from Thursday, August 4, 2022 to Saturday, September 3, 2022. Anyone interested in commenting on the document should submit a written statement to the City of San Luis Obispo, Community Development Department, 919 Palm Street, San Luis Obispo, CA 93401, Attention: Hannah Hanh, Associate Planner, or by email to hhanh@slocity.org by 5:00 p.m., by September 3, 2022.

A public hearing is tentatively scheduled with the City of San Luis Obispo Architectural Review Commission on Monday, August 15, 2022 to evaluate the Moderate Development Review (ARCH-0599-2021) application. Interested persons can locate and access the Architectural Review Commission agenda for the public hearing of this application at <https://www.slocity.org/government/advisory-bodies/agendas-and-minutes/architectural-review-commission>.

A public hearing is tentatively scheduled with the City of San Luis Obispo Community Development Director on Monday, September 12, 2022 to evaluate the Minor Use Permit (USE-0598-2021) application. Interested persons can locate and access the Administrative Hearing agenda for the public hearing of this application at <https://www.slocity.org/how-do-i/view/city-news/-seldept-6>.

An administrative action by the City of San Luis Obispo Community Development Director is tentatively scheduled for no sooner than Monday, September 12, 2022 on the Moderate Development Review (ARCH-0599-2021) application, including the Mitigated Negative Declaration. Interested persons can locate and access the Administrative Action Agenda for this application at <https://www.slocity.org/how-do-i/view/city-news/-seldept-6>.