

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: _____
 Lead Agency: _____ Contact Person: _____
 Mailing Address: _____ Phone: _____
 City: _____ Zip: _____ County: _____

Project Location: County: _____ City/Nearest Community: _____
 Cross Streets: _____ Zip Code: _____
 Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: _____
 Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: _____ Waterways: _____
 Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

Project Description: (please use a separate page if necessary)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: _____ **Date:** _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**

For EID-0790-2021

1. Project Title:

2855 McMillan Avenue Warehouse and Office Building

2. Lead Agency Name and Address:

City of San Luis Obispo
Community Development Department – Planning Division
919 Palm Street
San Luis Obispo, CA 93401-3218

3. Contact Person and Phone Number:

Hannah Hanh, Associate Planner
(805) 781-7432
hhanh@slocity.org

4. Project Location:

2855 McMillan Avenue
San Luis Obispo, CA 93401
(Assessor's Parcel Number 053-212-005)

5. Project Sponsor's Name and Address:

GTW SLO, LLC
Attn: Wade Crosno
5140 Caballeros Avenue
San Luis Obispo, CA 93401

6. General Plan Designations:

Services and Manufacturing

7. Zoning:

Manufacturing (M)

8. Description of the Project:

The proposed project includes the construction and operation of a new two-story office and warehouse building on a vacant and undeveloped 0.4-acre project site located at 2855 McMillan Avenue (Assessor's Parcel Number [APN] 053-212-005) in the City of San Luis Obispo, California (see Figure 1; also see Attachment 1 for Project Applicant Plan Set).

The project site is approximately 0.2 mile east of Broad Street and 0.2 mile north of Orcutt Road in the east-central portion of the city and is bound by McMillan Avenue to the east, light industrial and office uses to the south and west, and a paved alley and light industrial and warehouse uses to the north. The project site is within the Airport Influence Area, within Safety Zone 6. The project site and all surrounding properties are zoned Manufacturing (M). The project requests approval of a

Minor Use Permit to allow office uses within the M zone in accordance with the City of San Luis Obispo (City) Municipal Code Section 17.10.020 (Use Regulations by Zone).

The proposed two-story office and warehouse building would be 8,272 square feet, with 4,788 square feet of warehousing on the ground floor, 2,973 square feet of office uses on the first and second floors, and 511 square feet of storage on the second floor (see Figure 2). The proposed development would provide 13 vehicle parking spaces, including two American Disabilities Act (ADA)-accessible parking spaces, two electric vehicle (EV) parking spaces, one motorcycle parking space, and four bicycle parking spaces. Site improvements would include parking lots, two 3-cubic yard (cy) trash bins located on the southwestern portion of the project site, associated site access and landscaping upgrades, and, as described in more detail below, culverting a portion of Bishop Creek which daylight between two existing culverts along the north and south property lines (see Figure 3).

Design features of the proposed office and warehouse building would consist of metal siding, metal awnings, and concrete blocks. Proposed building colors would be light gray, dark gray, and terracotta. Site development includes the removal of trees that would be compensated consistent with Municipal Code Section 12.24.090.J. Proposed landscaping includes a mix of trees, bushes, and groundcover along the southern and eastern site boundaries. Access to the project site would be provided via a new driveway off of McMillan Avenue. Visual simulations have been prepared for the proposed project (see Figures 4a through 4c).

The project site is in the Manufacturing (M) zone, which allows for a maximum building height of 35 feet, a maximum lot coverage of 75 percent, and a maximum floor area ratio of 1.5 (Municipal Code Section 17.40.020). The proposed development program details are summarized in Table 1.

Table 1. Project Development Program

Site Details	Proposed	Allowed/Required
Maximum Residential Density	N/A	24 units/net acre
Maximum Floor Area Ratio (FAR)	0.48	1.5
Maximum Lot Coverage	35%	75%
Maximum Height of Structures	34 feet 8 inches	35 feet
Minimum Setbacks		
Front	First Floor: 10 feet Second Floor: 15 feet	Where no building adjoins: 5 feet Buildings ≤ 20 feet in height: 10 feet Buildings > 20 feet in height: 15 feet
Interior Side - North	44 feet 5 inches	No setback required
Interior Side – South	43 feet 10 inches	No setback required
Rear	3 feet 6 inches	No setback required
Parking Requirements		
Total Required Parking Spaces	13	13
Electric Vehicle Charging Spaces	2	2
Motorcycle Parking Spaces	1	1
Bicycle Parking Spaces	4	4

Project construction would require grading and drainage improvements that would disturb the 17,250-square-foot site and import of 2,700 cy of fill. Construction is anticipated to last approximately 10 months, including 3 weeks of grading and excavation, and 4 weeks of sub-slab utilities and preparation for the pouring of the building foundation. Construction would result in approximately 6,062 square feet of new impervious surface areas on-site.

The project site is located within the San Luis Obispo Creek watershed, approximately 1.2 miles east of San Luis Obispo Creek (see Figure 5). There is an unnamed drainage located approximately 400 feet west of the project site and a drainage

swale located along the eastern portion of the project site. The on-site drainage swale has been identified as a remnant creek segment of Bishop Creek, which is mapped as a perennial creek (i.e., supports continuous surface flows) by the City; however, the portion of the creek on the project site is better characterized as an intermittent creek (i.e., supports flows during certain times of the year). Bishop Creek originates outside of city limits in the southwestern slope of High School Hill, located between the Johnson Avenue area and Reservoir Canyon, and connects to Acacia Creek downstream of Orcutt Road, near Broad Street, southeast of the project site. The on-site segment of Bishop Creek is approximately 140 feet in length and is characterized by a 5-foot-wide active creek channel that supports a series of small pools and riffles. The creek bank slopes downward toward the creek channel and supports riparian trees and shrubs. In addition, there is an 18-inch-diameter stormwater pipe that outfalls from the eastern side of the bank.

Bishop Creek enters the City limits between Bishop Street and Viewmont Street and flows through a series of underground culverts for approximately 0.5 mile until the creek daylights at Sinsheimer Park, located approximately 0.25 mile northeast of the project site. From Sinsheimer Park, the creek flows under a series of bridges for approximately 0.2 mile until it enters a 48-inch-diameter culvert at McMillan Avenue, located directly north of the project site. The creek daylights on the eastern portion of the project site and extends approximately 140 feet before entering a 48-inch-diameter culvert directly south of the project site. The creek resurfaces on the east side of Garibaldi Avenue, approximately 500 feet southwest of the project site, and flows under a bridge at Orcutt Road and continues to flow south until it connects with other drainages from the east and turns into Acacia Creek, approximately 0.3 mile southeast of the project site. Acacia Creek joins Orcutt Creek to create the East Fork of San Luis Obispo Creek, approximately 2.6 miles southwest of the project site, before joining with the main channel of San Luis Obispo Creek, which empties into the Pacific Ocean at Avila Beach.

The project includes placing the on-site segment of Bishop Creek in an approximately 140-foot-long culvert between the existing culverts located directly north and south of the project site. The proposed culvert would be designed to have a flow rate of 400 cubic feet per second with a channel bottom width of 6 feet and a channel depth of 5 feet. The creek would continue to enter and exit the project site at its current locations. Installation of the culvert would require the removal of 20 riparian trees and shrubs, including three (3) coast live oaks, one (1) red willow, and 16 arroyo willows. This would result in the loss of approximately 4,732 square feet of riparian habitat under California Department of Fish and Wildlife (CDFW), Central Coast Regional Water Quality Control Board (RWQCB), and City jurisdiction and approximately 815 square feet under U.S. Army Corps of Engineers (USACE) jurisdiction.¹

The project includes restoration of riparian habitat at a minimum 3:1 ratio at an off-site mitigation area located approximately 0.25 mile upstream at Sinsheimer Park (see Figure 5). The off-site mitigation area does not support any special-status plants, sensitive natural communities, or riparian vegetation. The project also includes planting of native trees, including California sycamore, coast live oak, and alder trees at the off-site mitigation area in accordance with the required compensatory planting requirements per Municipal Code Section 12.24.090. The project would require coordination with the CDFW, Central Coast RWQCB, and USACE. Additionally, the project would also require a setback exception from the City for work within 20 feet of the Bishop Creek top-of-bank.

The project site is surrounded by built-up land in all directions but is currently vacant and does not include any site improvements. The property is characterized by flat topography and grassland. The site also supports native trees within and adjacent to the on-site segment of Bishop Creek along the eastern portion of the property. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06079C1069G (effective date 11/16/2012), the project site is an area with a 1 percent chance of annual flood.

The project includes installation of utility infrastructure to connect to the City's water system and sewer system. Based on the City's Engineering Standards, the project would result in a new estimated potable water and wastewater demand of approximately 436.9 gallons per day. The project site is currently unimproved and allows for the infiltration of stormwater at the site. The project includes installation of a storm drain system, including an underground stormwater retention chamber.

Operation of the project would require approximately 26 new employees on-site, which would result in 60 daily vehicle trips to and from the project area.

¹ The section of culvert within the study area would also be included in each agencies' jurisdiction for an additional area of approximately 60 square feet. Thus, the riparian habitat under CDFW, Central Coast RWQCB, and City jurisdiction would be approximately 4,792 square feet and approximately 875 square feet under USACE jurisdiction (see Attachment 3, p. 22 and Figure 3).

9. Project Entitlements:

Architectural Review (City File ARCH-0599-2021)

Minor Use Permit (City File USE-0598-2021)

10. Surrounding Land Uses and Settings:

Surrounding land uses are summarized below:

- North – one-story warehouse and light manufacturing buildings; surface parking lot
- South – one- and two-story office and light manufacturing buildings
- East – warehouse and light manufacturing buildings and lots; Union Pacific Railroad (UPRR)
- West – one-story warehouse and light manufacturing building; multifamily residential units; drainage swale along the western property boundary

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Native American Tribes were notified about the project on May 17, 2022, consistent with City and State regulations including, but not limited to, Assembly Bill 52. See Section 18, Tribal Cultural Resources, for further information on correspondence and consultation with California Native American Tribes.

12. Other public agencies whose approval is required:

San Luis Obispo Air Pollution Control District (SLOAPCD)

U.S. Fish and Wildlife Service (USFWS), if needed

National Oceanic Atmospheric Administration (NOAA), if needed

California Department of Fish and Wildlife (CDFW)

Regional Water Quality Control Board (Central Coast)

U.S. Army Corps of Engineers (USACE)

Figure 1. Project Location Map

