

NOTICE OF PREPARATION

NOTICE IS HEREBY GIVEN that the City of San Luis Obispo will serve as the Lead Agency, consistent with Section 15020 and 15021 of the California Environmental Quality Act (CEQA) Guidelines, in preparing an Environmental Impact Report (EIR) for the proposed **365 Prado Road Mixed Use Project** (the “proposed project”). The City is requesting your input on the scope and content of the environmental issues and alternatives to be evaluated in the EIR. Responsible agencies may need to use the EIR to be prepared by the City when considering permits or other approvals for the project, and trustee agencies should plan to review and comment on the EIR with respect to trust resources within their jurisdiction.

PROJECT LOCATION: The project site is located at 365 Prado Road in the southern central portion of the City of San Luis Obispo (City), San Luis Obispo County, California. The project site is identified as Assessor’s Parcel Number 053-441-006 which encompasses a total of 19.3 acres. The southern portion of the project site, which encompasses approximately 5.8 acres, is located within San Luis Obispo County Regional Airport Land Use Plan Safety Zone 2. The remainder of the Project Site is within Safety Zone 6. The project site is bordered to the south by the Chevron Tank Farm property that is currently undergoing remediation, to the east by a developed dog kennel and storage facilities, to the north by Prado Road and the Serra Meadows single-family residential subdivision, and to the west by the vacant 301 Prado Road property, which is approved for seven two-story structures consisting of approximately 160,000 square feet of office and industrial space. The General Plan designates the land use of the project site as Business Park (BP). The project site is within the Margarita Area Specific Plan (MASP) area and is zoned Business Park (BP) with a Specific Plan Area (SP) Overlay zone. Figure 1 shows the location of the project site within the city and Figure 2 shows an aerial view of the project site.

PUBLIC REVIEW PERIOD: This NOP is available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). The 30-day public comment period during which the City of San Luis Obispo will receive comments on the NOP for the EIR begins March 4, 2025 and ends on April 3, 2025.

PROJECT DESCRIPTION: The 365 Prado Road Mixed-Use Project includes a General Plan Amendment to change the land use designation of the project site from Business Park (BP) to Services & Manufacturing (SM) and a Specific Plan Amendment to change the land use designation of the project site from Business Park (BP) to Service Commercial (C-S). The project would allow for mixed-use development on 19.3 acres, which would be comprised of 222 residential units, up to 100,000 square feet of service commercial space, a 1.29-acre privately maintained public park space, and associated street dedication. Figure 3 shows the project site plan.

PUBLIC AGENCY APPROVALS: The proposed project and related discretionary actions would require certification by the City of San Luis Obispo City Council. The Planning Commission would review the proposed project and make recommendations to the City Council.

PROBABLE ENVIRONMENTAL EFFECTS: The EIR will address the potential physical environmental effects of the proposed project for each of the environmental topics outlined in the CEQA Guidelines, Appendix G. The EIR will also address the cumulative impacts resulting from other past, present and reasonably foreseeable future projects. As of the date of this NOP and based on currently available information, it is anticipated that the proposed project may have potentially significant impacts in connection with Air Quality, Biological Resources, Cultural Resources, and Noise.

COMMENTING ON THE SCOPE OF THE EIR. The City welcomes agency and public input regarding environmental factors potentially affected (listed above) and project alternatives to be considered for evaluation. **All written comments will be considered and must be submitted by Thursday, April 3, 2025.**

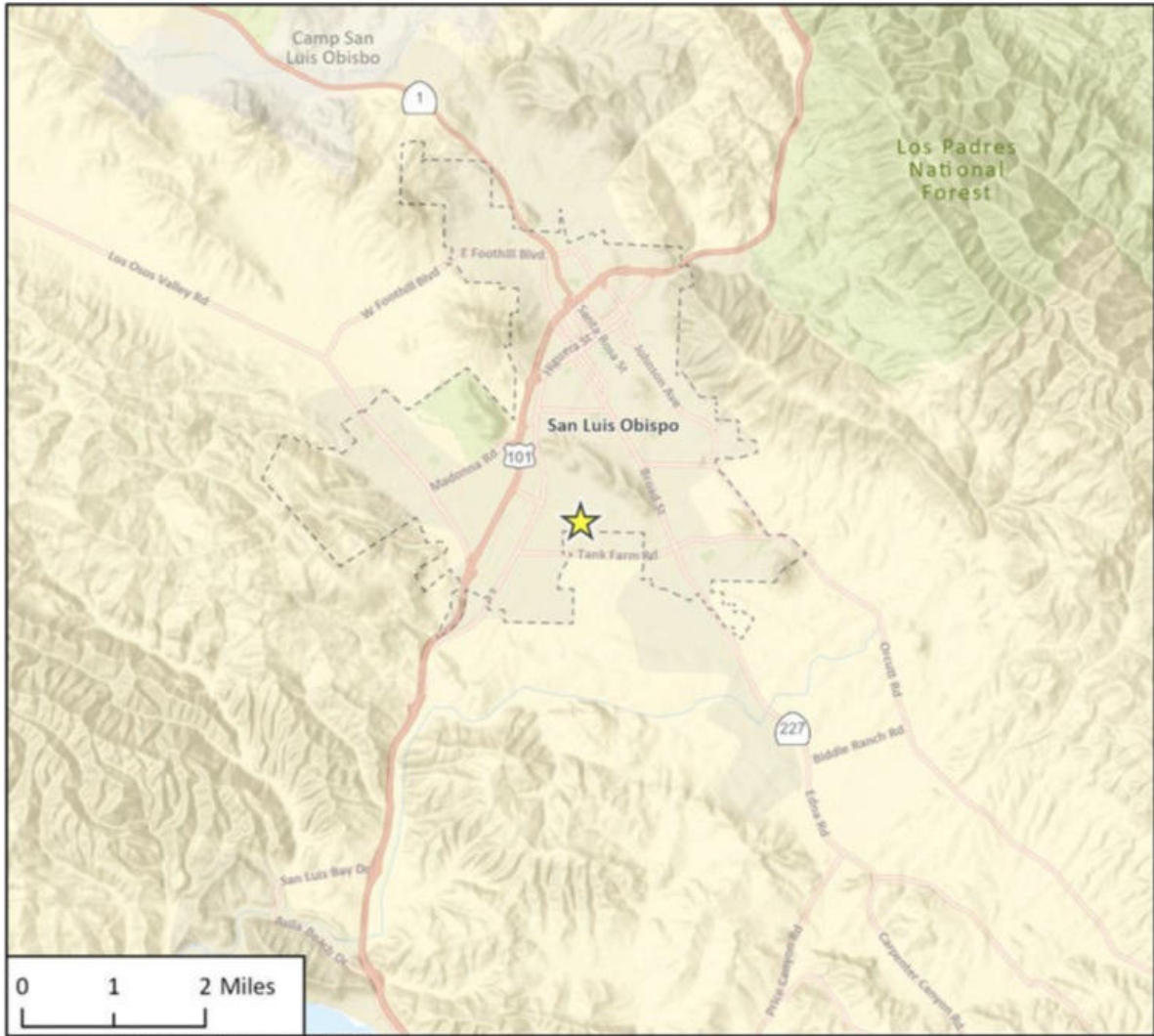
Please direct your written comments to:

City of San Luis Obispo
Community Development Department
Rachel Cohen, AICP, Principal Planner
919 Palm Street
San Luis Obispo, California 93401
rcohen@slocity.org

ATTACHMENTS

Figure 1	Regional Location
Figure 2	Project Location
Figure 3	Conceptual Project Site Plan

Figure 1 Regional Location



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24-16430 EPS
Fig. 1 Regional Location

- ★ Project Location
- San Luis Obispo City Limit

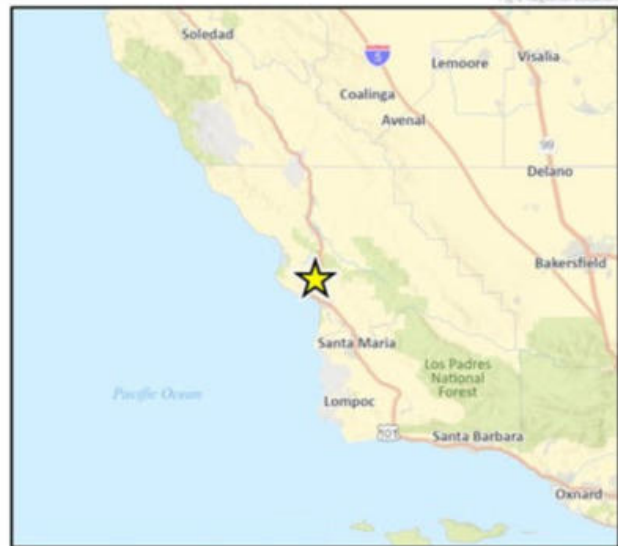
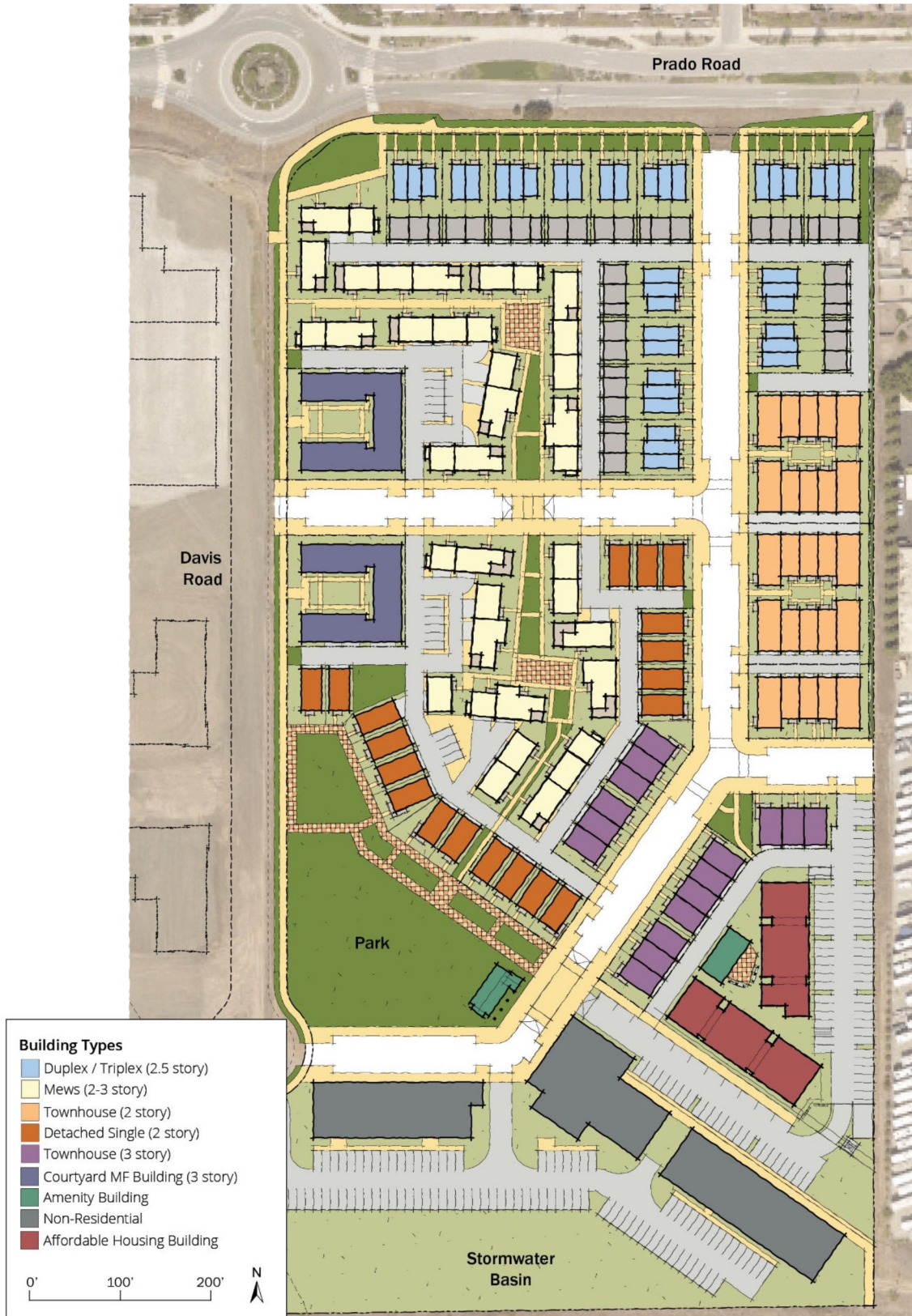


Figure 2 Project Location



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Additional data provided by the City of San Luis Obispo 2024 and the County of San Luis Obispo 2024.

Figure 3 Conceptual Project Site Plan



Source: Opticos Design Inc., 2024