

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 #: 2025030124

Project Title: 365 Prado Road Mixed-Use Project

Lead Agency: City of San Luis Obispo

Contact Name: Callie Taylor, Senior Planner

Email: CLTaylor@slocity.org Phone Number: (805) 781-7016

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

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

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.

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

The following issue areas from Appendix G of the CEQA Guidelines are addressed in detail in this EIR: Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, and Noise. The project would require mitigation to reduce potentially significant impacts related to Biological Resources, Cultural and Tribal Cultural Resources, and Noise. The project would not result in any significant and unavoidable impacts.

There is no substantial evidence that significant impacts would occur to the following issue areas: Aesthetics, Agriculture and Forestry Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, and Wildfire.

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 EIR scoping process did not identify any areas of known controversy for the proposed project. The City distributed a Notice of Preparation of the EIR for a 30-day agency and public review period starting on March 4, 2025 and ending on April 3, 2025. The City received letters from three agencies in response to the NOP during the public review period: the California Department of Fish and Wildlife, California Department of Transportation District 5, and the California Air Resources Board. Responses to the NOP are summarized in Draft EIR Section 1, Introduction.

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

The City of San Luis Obispo is the lead agency for the project. The project requires the following discretionary and legislative approvals from the City:

- * Phased Vesting Tentative Tract Map for subdivision
- * Development Agreement
- * Major Development Review Entitlement
- * Density Bonus Application, including requested waivers and concessions
- * Specific Plan Amendment, which will include a zone change from Business Park (BP) to Service Commercial (C-S) as well as modifications to the text and graphics in the Margarita Area Specific Plan (MASP) that are necessary to accommodate the project.
- * General Plan Amendment to change the land use designation from Business Park (BP) to Service and Manufacturing (SM).
- * General Plan/Zoning Map Amendments

The City has not identified additional responsible or trustee agencies for the project.