



NOTICE OF AVAILABILITY AND INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

- WHO:** County of San Luis Obispo
- WHAT:** An Initial Study and Draft Mitigated Negative Declaration for the *Hill Street Terraces Project (TR 3135 / SUB2021-00035; ED22-190)* is complete and available for public review and comment. The document addresses the environmental impacts that may be associated with activities related to the implementation of the project. The Environmental Coordinator, after completion of the Initial Study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on January 24, 2023. Mitigation measures are proposed to address Air Quality, Biological Resources, Hazards and Hazardous Materials, Land Use and Planning, Recreation, Utilities and Service Systems, and Mandatory Findings of Significance, and will be included as conditions of approval.
- PROJECT:** The project is a hearing to consider a request by Briar Rose Estates LLC and Monte J. Cool for a Planned Development (TR 3135) and Subdivision (SUB2021-00035) to subdivide an approximately 2.66-acre parcel into 25 lots and allow for grading and construction of 24 single-family residences and associated on- and off-site improvements (project). The project includes a request to modify the allowable height for walls and fences required by County of San Luis Obispo Inland Land Use Ordinance (LUO) Section 22.10.080 in order to allow for up to a 12-foot-tall retaining wall with an attached six-foot fence along the eastern property boundary. The project would require a total of approximately 128,200 square feet (2.94 acres) of ground disturbance, including approximately 3,720 cubic yards of cut and 13,367 cubic yards of fill with a maximum excavation depth of 3 feet. The project site is located at 695 Hill Street in the community of Nipomo in the Residential Multi-Family land use category. The project site is in the South County Inland sub area of the South County planning area.
- WHERE:** Copies of the proposed Mitigated Negative Declaration and all of the associated documents referenced in the Mitigated Negative Declaration are available for review at the County of San Luis Obispo Department of Planning and Building, 976 Osos Street, County Government Center Room 200, San Luis Obispo, CA 93408 and also on our website at <http://sloplanning.org>.

HOW TO COMMENT OR GET MORE INFORMATION:

Anyone interested in commenting on the proposed Mitigated Negative Declaration should email your comments or questions to Peter Mye at the email below, or submit a written statement directed to Eric Hughes of the San Luis Obispo County Department of Planning and Building at 976 Osos St., Rm 300, San Luis Obispo, CA 93408. The 30-day public review period for this Draft Initial Study and Mitigated Negative Declaration begins January 25, 2023, and ends February 27, 2023. Written comments must be received by 5:00 p.m. on the last day of the review period. The County of San Luis Obispo will hold a public hearing to consider the adoption of the Mitigated Negative Declaration. The hearing is not currently scheduled.

If you need more information about this project, please contact Peter Mye, contract planner, at (805) 786-2550 or pmye@swca.com.

DATED: January 24, 2023