Print From

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 #: _____

Project Title: Mesa Trails Apartment Community Conditional Use Permit

Lead Agency: County of San Luis Obispo

Contact Name: Elizabeth Moreno

Email: emoreno@co.slo.ca.us Phone Number: 805-781-5721

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

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

A request by Abbott | Reed Inc. and the Housing Authority of San Luis Obispo (HASLO) for a Conditional Use Permit to construct 313 multi-family residential units on three parcels totaling 10.48 acres. The project would include the development of 240 market-rate residential units in 15 three-story buildings, 73 affordable residential units in two three-story buildings, on-site parking areas, a variety of on-site amenities, and landscaping as well as off-site roadway improvements along the project site frontages of Hill St., South Frontage Rd., and Grande Ave.. The project includes a request for two concessions in accordance with State Density Bonus Law: (1) to allow for building heights up to 49 feet 6 inches where a height of up to 35 feet is currently allowed; and (2) to allow for residential uses to be the principal use on a Commercial Retail designated parcel. The project also includes a request for a modification of fencing and screening height standards to allow for construction of a noise wall 8 feet in height along a southern portion of the eastern frontage of the project property where 6 feet 6 inches is currently allowed and a request for an exception from Policy 5.3 of the West Tefft Corridor Design Plan to allow for front and side setbacks of 19 feet 2 inches where 0 feet is required.

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

The project has the potential to increase nighttime lighting and mitigation requires implementation of an exterior lighting plan. The project has the potential to result in construction-related and operational air emissions and to disturb naturally occurring asbestos. Standard SLOAPCD mitigation measures have been identified to reduce short- and long-term emissions as well as potential disturbance of naturally occurring asbestos. The project has the potential to adversely affect burrowing owl, coast horned lizard, American badger, and nesting birds. Mitigation has been identified to reduce potential impacts through monitoring, avoidance and minimization measures, relocation, and preconstruction surveys. The project has the potential to adversely affect cultural/tribal cultural resources and mitigation has been identified to require implementation of cultural awareness training and an archaeological monitoring plan. The project has the potential to result in risk associated with ground-failure events and mitigation has been identified to require the implementation of geotechnical design recommendations. The project has the potential to increase GHG emissions and mitigation has been identified to reduce short- and long-term emissions. The project would result in temporary road closures and mitigation has been identified to require road closure notifications and a traffic management plan. The project has the potential to result in short-term construction-related noise and long-term exposure of noise from US 101. Mitigation requires implementation of short-term noise reduction measures and a permanent noise barrier.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

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

- Central Coast Regional Water Quality Control Board (RWQCB) District 3
- California Department of Fish and Wildlife (CDFW) District 4
- Air Resources Board / San Luis Obispo County Air Pollution Control District (SLOAPCD)
- Caltrans District 5
- Department of Forestry and Fire Protection / Cal Fire