



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 *Mesa Trails Apartment Community Conditional Use Permit N-DRC2023-00001 (ED23-139)* 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 December 22, 2023. Mitigation measures are proposed to address potential impacts associated with Aesthetics, Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Transportation, and Utilities and Service Systems and will be included as conditions of approval.

PROJECT: A request by Abbott | Reed Inc. and the Housing Authority of San Luis Obispo (HASLO) for a Conditional Use Permit (N-DRC2023-00001) to construct 313 multi-family residential units on three parcels totaling approximately 10.48 acres (project; Mesa Trails Apartment Community). The project would include the development of 240 market-rate residential units configured in 15 three-story buildings, 73 affordable residential units configured in two three-story buildings, on-site parking areas, a variety of on-site amenities, and landscaping. The project would also include off-site roadway improvements along the project site frontages of Hill Street, South Frontage Road, and Grande Avenue. The project includes a request for two concessions in accordance with State Density Bonus Law (California Government Code Section 65915): (1) to allow for building heights up to 49 feet 6 inches where a height of up to 35 feet is currently allowed by County Land Use Ordinance (LUO) Section 22.10.090.C; 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 the maximum fencing and screening height standards set forth in County LUO Section 22.10.080 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. The project also includes 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 and 42 feet 1 inch for a portion of the project site along Hill Street and South Frontage Road where a 0-foot maximum is currently required.

The project would be located on the west side of Frontage Road south of Hill Street within the community of Nipomo, in the Inland subarea of the South County Planning Area and is partially located within the *West Tefft Corridor Design Plan* area.

WHERE: Copies of the proposed Mitigated Negative Declaration and all 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 [N-DRC2023-00001 \(sloplanning.org\)](https://energov.sloplanning.org) or https://energov.sloplanning.org/energov_prod/selfservice#/plan/0dfff13b-28ed-4c50-a2d8-2d12acddd6d4?tab=attachments.

HOW TO COMMENT OR GET MORE INFORMATION:

Anyone interested in commenting on the proposed Mitigated Negative Declaration should email your comments or questions to Elizabeth Moreno at emoreno@co.slo.ca.us or submit a written statement directed to Elizabeth Moreno 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 December 22, 2023, and ends January 23, 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 Elizabeth Moreno, Senior Planner, at (805) 781-5721 or emoreno@co.slo.ca.us.

DATED: December 22, 2023