



Negative Declaration & Notice of Determination

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

ENVIRONMENTAL DETERMINATION NO. ED23-139

DATE: February 22, 2024

PROJECT/ENTITLEMENT: Mesa Trails Apartment Community, Conditional Use Permit N-DRC2023-00001

APPLICANT NAME: Abbot | Reed Inc. and Housing Authority of San Luis Obispo
EMAIL: aaryn@abbottreedinc.com
ADDRESS: 1308 Monterey ST Unit:210 San Luis Obispo, CA 93401
CONTACT PERSON: Aaryn Abbott Telephone: (805) 215-2872

PROPOSED USES/INTENT: 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.

LOCATION: 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.

LEAD AGENCY: County of San Luis Obispo
Dept of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040 Website: <http://www.sloplanning.org>

STATE CLEARINGHOUSE REVIEW: YES NO

OTHER POTENTIAL PERMITTING AGENCIES:

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 4:30 p.m. 30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination		State Clearinghouse No. <u>2023120702</u>	
This is to advise that the San Luis Obispo County Department of Planning and Building as <input checked="" type="checkbox"/> <i>Lead Agency</i> <input type="checkbox"/> <i>Responsible Agency</i> <u>approved</u> denied the above-described project on <u>2/22/24</u> , and has made the following determinations regarding the above-described project:			
The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.			
This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.			
	Elizabeth Moreno (emoreno@co.slo.ca.us)		County of San Luis Obispo
Signature	Project Manager Name	Date	Public Agency