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## WEEKLY REPORT OF ENVIRONMENTAL DOCUMENTS AVAILABLE FOR REVIEW (“Courtesy Notice”)

The purpose of the environmental review process is to provide information about the environmental effects of the actions and decisions made by the County, so that these considerations become a part of the decision-making process. The following is a summary of the most recent determinations made by the County’s Environmental Coordinator; these weekly Courtesy Notices can be viewed online at [slocounty.ca.gov/CourtesyNotice](http://slocounty.ca.gov/CourtesyNotice). The purpose of this listing is to notify the public of pending actions, which may affect the environment of San Luis Obispo County. You are invited to participate in this process by reviewing and providing comments on the recommendations of the Environmental Coordinator. Your comments should be addressed to the Environmental Coordinator (address at end of document). For more information about the environmental review process, please visit: [slocounty.ca.gov/EnvironmentalReview](http://slocounty.ca.gov/EnvironmentalReview)

### Proposed Negative Declarations

A Negative Declaration is issued for projects that would not result in significant effects on the environment. In many cases, the project applicant has added mitigation measures to the project to reduce environmental impacts in order to qualify for a Negative Declaration. If you disagree with the issuance of a proposed Negative Declaration, you may provide comments or file a Request for Review (appeal) of the Negative Declaration. Requests for Review must be filed within two weeks of the date that the proposed Negative Declaration is posted and must address only environmental issues. There is a fee for the request. If you would like more information about this process, please contact the Environmental Coordinator.

**For the week of December 18, 2023 – December 22, 2023** (*click each individual project title to view the documents on our [CSS Portal](#)*)

#### 1. Mitigated Negative Declaration

[Mesa Trails Apartment Community Conditional Use Permit ED23-139 / N-DRC2023-00001](#)

SCH Number: [2023120702](#)

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.



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING**

**Courtesy Notice**

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Additional project information can be found at:

[https://energov.sloplanning.org/energov\\_prod/selfservice#/plan/0dfff13b-28ed-4c50-a2d8-2d12acddd6d4?tab=attachments](https://energov.sloplanning.org/energov_prod/selfservice#/plan/0dfff13b-28ed-4c50-a2d8-2d12acddd6d4?tab=attachments).

**2. Notice of Determination**

[Mashayekan Vesting Tentative Tract Map \(Tract 3148\) \(ED23-195 / SUB2020-00021\)](#)

SCH Number: [2023120704](#)

A request by David Mashayekan for a Tentative Tract Map (3148 / SUB2020-00021) to subdivide a 2.85-acre parcel into six parcels ranging in size from 0.15 acres to 1.04 acres for sale and/or development (previously approved Tract 2690, SUB2004-00134 and Conditional Use Permit, DRC2007-00109 original project). Proposed Parcel 2 would include a condominium subdivision of twenty residential work/live units ranging in size from 1,018 square feet to 2,644 square feet. The project site is within the Commercial Retail land use category. The project site is within the Commercial Retail land use category and is located at 691 West Tefft Street, approximately 1,500 feet west of the West Tefft Street and U.S. 101 intersection, within the community of Nipomo in the South County Planning Area.

Additional project information can be found at:

[https://energov.sloplanning.org/energov\\_prod/selfservice#/plan/82a7d754-430a-4ff8-a5cf-bff441d11c3b?tab=attachments](https://energov.sloplanning.org/energov_prod/selfservice#/plan/82a7d754-430a-4ff8-a5cf-bff441d11c3b?tab=attachments)