



San Luis Obispo County

Department of Planning and Building Environmental Division

TO: Interested Party
DATE: August 9, 2012
FROM: Airlin M. Singewald, EIR Project Manager
VIA: Ellen Carroll, Environmental Coordinator
SUBJECT: Agricultural Cluster Subdivision Program -- Notice of Availability of Final Environmental Impact Report (LRP2008-00010)

The Final Environmental Impact Report (FEIR) for the Agricultural Cluster Subdivision Program is complete and available for public review. The FEIR addresses the environmental impacts that may be associated with proposed amendments to existing Land Use Ordinance standards and General Plan policies pertaining to agricultural cluster subdivisions. Specifically, the proposed program will amend Section 22.22.150 (*Agricultural Lands Clustering*), Section 22.22.152 (*Major Agricultural Cluster*), and Section 22.22.154 (*Minor Agricultural Cluster*) of the County Land Use Ordinance (LUO) and Policies 20, 22, and 23 of the Agriculture Element of the County General Plan. The proposed program will also add a new section to the Coastal Zone Land Use Ordinance (CZLUO), which would allow for agricultural cluster subdivisions in specified areas of the Coastal Zone.

The proposed amendments to the LUO would affect Agriculture-designated parcels within five road miles of the following Urban Reserve Lines (URLs): Arroyo Grande, Atascadero, San Luis Obispo, San Miguel, Nipomo, Templeton, and Paso Robles. The proposed amendments to the CZLUO would affect Agriculture-designated parcels in the North Coast and Estero planning areas.

ENVIRONMENTAL IMPACTS:

The EIR focuses on the following issues: agricultural resources, air quality, biological resources, cultural resources, geologic hazards, hydrology/water quality, noise, public services and utilities, transportation and circulation, visual resources, water quality, and growth inducing effects. The EIR also considers four alternatives in addition to the required "No Project" alternative.

Per CEQA Section 15087(c)(6), the proposed project is within close proximity of one or more sites described under Government Code Section 65962.5 (known as the "Cortese List"), which includes hazardous waste facilities, land designated as hazardous waste property, hazardous

waste disposal sites, or is subject to the Hazardous Waste Substances Statement required under subsection (f) of that Section, or is found on a list at the following website:

<http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>

HOW TO GET MORE INFORMATION

Copies of the Final EIR are available at the following locations: Cal Poly Library and City/County Library of San Luis Obispo. Copies are also available on loan and for review at the Environmental Division of the Planning Department, located at the 976 Osos St., Room 300, San Luis Obispo, 93408-2040. The FEIR is on the Planning Department's website at: **www.sloplanning.org** under "Environmental Information and Natural Resources," then "Environmental Notices, Proposed Negative Declarations, EIRs and other Documents."

If you need more information about this project, please contact Airlin Singewald at (805) 781-5198 (or e-mail: asingewald@co.slo.ca.us).

PUBLIC HEARING:

A tentative public hearing before the San Luis Obispo Planning Commission has been tentatively scheduled for August 30, 2012, in the Board of Supervisors Chambers, County Government Center, San Luis Obispo. If you plan to attend, please call two weeks before this date to verify.