



San Luis Obispo County

Department of Planning and Building Environmental Division

TO: Interested Party
DATE: September 2, 2011
FROM: Bill Robeson, Project Manager
VIA: Ellen Carroll, Environmental Coordinator
SUBJECT: Agricultural Cluster Subdivision Program -- Notice of Availability of Draft Environmental Impact Report (LRP2008-00010)

A Draft Environmental Impact Report (DEIR) for the Agricultural Cluster Subdivision Program is complete and available for public review and comment. The document 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.

Copies of the Draft 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 DEIR 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".

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 COMMENT OR GET MORE INFORMATION:

Anyone interested in commenting on the draft EIR should **submit a written statement by 4:30 p.m. on Monday, October 17, 2011**, to me at:

Bill Robeson, Senior Planner
County Planning & Building Dept.
976 Osos St., Rm. 300
San Luis Obispo, CA 93408-2040

If you need more information about this project, please contact Bill Robeson at (805) 781-5607 (or e-mail: *brobeson@co.slo.ca.us*).

PUBLIC HEARING:

A tentative public hearing before the San Luis Obispo Planning Commission has been tentatively scheduled for January 26, 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.