



# San Luis Obispo County

## Department of Planning and Building Environmental Division

**TO:** Interested Party  
**DATE:** July 10, 2013  
**FROM:** Brian Pedrotti, Project Manager  
**VIA:** Ellen Carroll, Environmental Coordinator  
**SUBJECT:** Laetitia Agricultural Cluster Subdivision -- Notice of Availability of Revised Recirculated Draft Environmental Impact Report (Tract 2606)

The Revised Recirculated Draft Environmental Impact Report (RRDEIR) for the Laetitia Agricultural Cluster Subdivision is complete and available for public review and comment. The RRDEIR consists of several revised sections of the 2008 Draft Environmental Impact Report (DEIR), including water resources, biological resources, and alternatives analysis, and along with the 2008 DEIR, addresses the environmental impacts that may be associated with an Agricultural Cluster subdivision of twenty-one parcels (approximately 1,910 acres) into 106 lots, including 102 residential lots for the future construction of 102 single-family homes and four open space lots.

The proposed project is within the Agriculture and Rural Lands land use categories and is located approximately two miles north of Los Berros Road, between the City of Arroyo Grande and the community of Nipomo, in the South County Inland planning area of San Luis Obispo County.

**Background:** In September 2008, the San Luis Obispo County Planning and Building Department released a DEIR for the Laetitia Agricultural Cluster Subdivision Tentative Tract Map and Conditional Use Permit. The 2008 DEIR noted several significant, adverse, and unavoidable impacts related to biological resources, archaeological resources, agricultural resources, transportation and circulation, air quality, noise, aesthetics, hazards, hazardous materials, and public services and utilities. Following the closure of the 2008 public comment period, issues regarding water resources and applicant modifications to the project description delayed preparation of a Final EIR for the project and necessitated the need to re-circulate portions of the DEIR.

The Introduction, Biological Resources, Water Resources, and Alternative Analysis sections of the Draft EIR were recirculated in April 2012. At the time, the Notice of Availability was not posted at the San Luis Obispo County Clerk's Office, as required by CEQA Guidelines Section 15087, Public Review of Draft EIR. Further several inconsistencies were noted by the applicant within the document. Therefore, the County is recirculating the Introduction, Biological Resources, Water Resources, and Alternatives Analysis sections of the Draft EIR.

Copies of the RRDEIR 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 2008 DEIR, 2012 Recirculated Draft EIR (RDEIR) and RRDEIR are on the Planning Department's web site at: [www.sloplanning.org](http://www.sloplanning.org) under "Environmental and Natural Resources", then "Environmental Notices, Proposed Negative Declarations, EIRs and other Documents".

**ENVIRONMENTAL IMPACTS:**

The RRDEIR is a revision to the DEIR and RDEIR prepared for the project. It is intended to address several issues that have arisen since the time the DEIR was originally prepared for the project. The RRDEIR focuses on the following issues: water resources, biological resources, and alternatives analysis. The 2008 DEIR focused on the following issues: agricultural resources, visual resources, biological resources, transportation and circulation, cultural resources, paleontological resources, wastewater disposal, water resources, air quality, geologic hazards, drainage/erosion and sedimentation, public services, population and housing, recreation, noise, and growth inducing impacts. The RRDEIR also considers two additional project alternatives.

**HOW TO COMMENT OR GET MORE INFORMATION:**

Anyone interested in commenting on the RRDEIR should **submit a written statement by 5:00 p.m. on August 26, 2013**, to:

Brian Pedrotti, Project Manager  
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 Brian Pedrotti at (805)788-2788 (or e-mail: [bpedrotti@co.slo.ca.us](mailto:bpedrotti@co.slo.ca.us)).

**PUBLIC HEARING:**

The public hearing before the San Luis Obispo County Planning Commission to certify the EIR and consider the project for approval has been tentatively scheduled for **November 2013**, 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.