



NOTICE OF PREPARATION – Draft Environmental Impact Report & Scoping Meeting Notice

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET ♦ ROOM 200 ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600
Promoting the Wise Use of Land ♦ Helping to Build Great Communities

Date: March 20, 2015

To: Responsible Agencies, Trustee Agencies and Interested Parties

From: County of San Luis Obispo (Project Applicant)
Department of Planning & Building
976 Osos St., Room 300
San Luis Obispo, CA 93408-2040

Project Title: Notice of Preparation (NOP) of a Draft Environmental Impact Report for the Los Osos Community Plan and Notice of Scoping Meeting ED13-061

NOP Responses Due By: April 20, 2015

Scoping Meeting Date: April 13, 2015 at 6:00PM

A Draft Environmental Impact Report (EIR) is proposed to evaluate the environmental effects from the Los Osos Community Plan.

This notice: (1) provides an overview of the proposed action and possible alternatives; (2) is soliciting comments from Responsible and Trustee Federal, State and local agencies on the County's intent to prepare a Draft EIR document; (3) is soliciting public participation in and notification of a Public Scoping Meeting and the initiation of a 60 day public scoping period relating to the scope of environmental issues and alternatives to be included in the Draft EIR document.

NOTICE OF PREPARATION - ENVIRONMENTAL DOCUMENTS

The County of San Luis Obispo will be the California Environmental Quality Act (CEQA) Lead Agency and will be preparing an integrated Draft Environmental Impact Report (EIR).

Contact Information. For Responsible and Trustee Federal, State and local agencies, please provide your comments, questions and responses by the NOP date specified above and address all inquiries to:

Kerry Brown
County of San Luis Obispo
Planning and Building Department
976 Osos Street, Room 300
San Luis Obispo, CA 93408
e-mail: kbrown@co.slo.ca.us

The County requests the views of your agency as to the scope and content of the environmental information which is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR document prepared by the County when considering your permit or other approval(s) for the project.

Please provide the following information at your earliest convenience, but not later than the comment period due date specified above.

1. NAME OF CONTACT PERSON. (Please include address, e-mail and telephone number)
2. PERMIT(S) or APPROVAL(S) AUTHORITY. Please provide a summary description of these and send a copy of the relevant sections of legislation, regulatory guidance, etc.
3. ENVIRONMENTAL INFORMATION. What environmental information must be addressed in the EIR document to enable your agency to use this documentation as a basis for your permit issuance or approval?
4. PERMIT STIPULATIONS/CONDITIONS. Please provide a list and description of standard stipulations (conditions) that your agency will apply to features of this project. Are there other conditions that have a high likelihood of application to a permit or approval for this project? If so, please list and describe.
5. ALTERNATIVES. What alternatives does your agency recommend be analyzed in the EIR?
6. REASONABLY FORESEEABLE PROJECTS, PROGRAMS or PLANS. Please name any future project, programs or plans that you think may have an overlapping influence with the project as proposed.
7. RELEVANT INFORMATION. Please provide references for any available, appropriate documentation you believe may be useful to the County in preparing the EIR. Reference to and/or inclusion of such documents in an electronic format would be appreciated.
8. FURTHER COMMENTS. Please provide any further comments or information that will help the County to scope the document and determine the appropriate level of environmental assessment.

The general project description, location, and the probable environmental effects are contained in the following materials.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, **but not later than the due date specified above.**

SCOPING MEETING

A public scoping meeting on the Draft EIR document will be held on **April 13, 2015 at 6:00PM** at the South Bay Community Center located at 2180 Palisades Avenue, Los Osos, California. The purpose of the public scoping meeting is to solicit the views of interested parties, responsible agencies, agencies with jurisdiction by law, trustee agencies and involved federal agencies, as to the appropriate scope and content of the Draft EIR document. Representatives from the County will be present to offer a summary of and answer questions regarding the proposed project. All inquiries about this process or written comments submitted should be made to Kerry Brown (see contact information above). **Written public comments will be due no later than April 20, 2015.**

PROJECT DESCRIPTION / PURPOSE

The purpose of this Los Osos Community Plan is to establish a vision for the future of Los Osos that will guide growth and development over the next 20 years. The vision described in this plan reflects the desires of the community, and the plan contains the policies, programs, standards, and guidelines to help achieve that vision.

Background

The original Estero Area Plan was certified by the Coastal Commission in 1988 and an update to the Plan began in 1996. The Estero Area Plan encompasses Los Osos, Cayucos, and the rural area (of Estero) entirely within the Coastal Zone. On November 2, 2004, the Board of Supervisors approved the Estero

Area Plan update for submittal to the California Coastal Commission. The update and associated amendments were submitted to the Coastal Commission at the end of December 2004 as part of Local Coastal Program Amendment No. 2-04.

Due to the outstanding issues in Los Osos, specifically lack of an approved communitywide Habitat Conservation Plan for Los Osos to deal with widespread environmentally sensitive habitat, a projected build-out in line with groundwater supply, and at that time (mid 2000's) uncertainty about a community-wide sewer system, the County modified the submittal to the Coastal Commission to remove the Los Osos urban area from the update.

Construction of the Los Osos Wastewater Project is currently underway. Before vacant parcels within the prohibition zone can hook up to the wastewater project, the County, as the applicant, is required to update the Estero Area Plan for the Urban Area of Los Osos (the 'Los Osos Community Plan'), to incorporate a sustainable build-out target supported by the safe yield of the groundwater basin, and integrate a Habitat Conservation Plan for long-term preservation of environmentally sensitive habitat areas throughout the community.

Project Location

The project boundaries are defined as the area within the urban reserve line of the community of Los Osos, and for water related issues: the Los Osos Groundwater Basin, which are within the Estero planning area. The Community Plan covers approximately 3,400 acres. The project is bounded by Morro Bay and the Estuary to the north, Los Osos Valley to the east and Montaña de Oro State Park to the west and south. Los Osos is an unincorporated community ten miles northwest of the City of San Luis Obispo and five miles south of the City of Morro Bay in San Luis Obispo County, California.

The Los Osos Community Plan

The project is to establish a Community Plan for the community of Los Osos, and update the Estero Area Plan, as needed, to establish the Community Plan. The Plan will be a comprehensive update of the community with a focus on protecting key resources as well as providing adequate infrastructure as new development occurs. Key elements of this Plan include:

- 1) Focus on infill development within the Urban Services Line
- 2) A land use plan
- 3) A circulation plan
- 4) Coastal access component
- 5) An implementation program
- 6) A Public Facilities Financing Plan
- 7) Revised development standards

The Community Plan is intended to guide growth and development for Los Osos for the next 20 years. The Community Plan will allocate land in specific land use categories for a range of uses to support the community. The Community Plan proposes policies, standards, programs, and guidelines to shape the future growth and development of the community. Proposed growth is contingent on available resources.

The Community Plan will include land use category changes, amend designations, and proposes new designations within the community. Proposed planning requirements will regulate development standards, such as the heights of structures, setbacks, lot coverage, density and intensity, open space, land uses, landscaping and tree planting, and parking and access requirements.

The Public Review Draft of the Los Osos Community Plan can be found on the County Planning and Building Department's web site:

<http://www.slocounty.ca.gov/planning/loplan.htm>

PROBABLE ENVIRONMENTAL EFFECT TOPICS

As required by CEQA, the Draft EIR will identify and evaluate any potentially significant adverse impacts, whether direct or indirect, that may result from the proposed project. The Draft EIR document will also determine whether mitigation measures and/or alternatives can be implemented that will mitigate those impacts to a level that is less than significant. The alternatives for analysis in the document may include, but not be limited to, variations in the level of expected future development within the approximately 3,560-acre planning area. All impacts will be evaluated against existing conditions in the study area as of the date of the issuance of this NOP.

The Draft EIR document will address the following environmental issues, including, but not limited to:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Zoning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Socioeconomic and Environmental Justice
- Transportation and Circulation
- Utilities and Service Systems

Additional Information: Additional information (such as color versions of attached figures) regarding this project may also be found at Planning’s website: <http://www.slocounty.ca.gov/planning.htm>.

Attachments

- Figure 1 – Map of the Los Osos Community
- Figure 2 – Map of the Los Osos Groundwater Basin

FIGURE 1 – LOS OSOS COMMUNITY



FIGURE 2 – LOS OSOS GROUNDWATER BASIN

