



WEEKLY REPORT OF ENVIRONMENTAL DOCUMENTS AVAILABLE FOR REVIEW

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 environmental 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. 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 in writing and should be delivered to:

Ellen Carroll, Environmental Coordinator, Department of Planning and Building, 976 Osos Street, Room 300, San Luis Obispo, CA 93408-2040. For more information about the environmental review process, please write to the address above, call the Department of Planning and Building at (805) 781-5600, or review the environmental determination and other information on our website located at <http://www.slocounty.ca.gov/Departments/Planning-Building.aspx>

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 January 25th, 2018

Templeton Area

DRC2016-00103 CO17-0057 (ED17-099)

Request by Allen Kroger for a Tentative Parcel Map (CO17-0057) to subdivide an existing 2.4-acre parcel into two parcels of 1.2 acres each for the purpose of sale and/or development. The project will result in approximately 3,000 square feet of disturbance for road frontage improvements, installation of a new water meter and relocate waterlines on a 2.4-acre parcel. The property is developed with two existing single-family residences. The subdivision will result in two parcels each containing one residential unit with the potential to add a second residential dwelling on each lot. The proposed project is within the Residential Suburban land use category and is located at 1373 Vineyard Drive, Templeton, California in the community of Templeton. The site is in the Salinas River sub area of the North County planning area.



San Luis Obispo Area

A Draft Environmental Impact Report (DEIR) for the Jack Ranch SLO Agricultural Cluster Subdivision is complete and available for public review and comment. The document addresses the environmental impacts that may be associated with the request to subdivide a 299-acre property into 13 residential lots as well as a Conditional Use Permit (CUP) to allow for a Major Agricultural Cluster project within the unincorporated portion of the County of San Luis Obispo, approximately 2.5 miles south of the City of San Luis Obispo. The total allowable development area, which would include the proposed residential lots and roadway infrastructure, would be approximately 15 acres (five percent of the gross site area). The proposed residential lots would each be approximately one acre in size and would be clustered in the southern portion of the site. The remainder of the site would include approximately 163 acres of existing and proposed vineyards and approximately 122 acres of natural open space.

The proposed project is within the Agriculture and Rural Lands land use categories and is accessed for on-site agricultural operations via Ketzell Lane off of Los Ranchos Road near the intersection of Los Ranchos Road and Edna Road (State Route [SR] 227). Upon project development, Ketzell Lane would serve as one of the emergency access points for the proposed development. The primary access for the proposed development would be via Greystone Place, which is the gated main access to the San Luis Country Club and Estates along the southeastern border of the project site. Greystone Place loops through the southeastern corner of the project site adjacent to the proposed development area. Access to the proposed lots would be provided from a cul-de-sac extending from Greystone Place onto the property. Emergency access would be provided through an existing farm road easement located across from the terminus of Hacienda Avenue at Caballeros Avenue in the Rolling Hills subdivision north of the project site. County File Number: S000323U/Tract 2429.