



ENVIRONMENTAL DOCUMENTS FOR REVIEW

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

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 www.sloplanning.org.

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 Week of April 28th, 2016

Paso Robles Area

A request by STEVE CASS (CASS WINERY) for a Conditional Use Permit to allow the expansion of a previously approved winery and related visitor-serving uses including: a) construction of a new 13,279 square-foot (sf) barrel storage and administration building with an approximately 6,327 sf covered patio area and 6,800 sf of ornamental landscaping; b) construction of a new 4,128 sf eight room bed and breakfast inn; c) improving an existing agricultural road to serve as a secondary access road from the new barrel storage building and the bed and breakfast inn to Geneseo Road; d) increase in the existing temporary events program from six annual events with up to 80 attendees each to 20 annual events with up to 200 attendees each; e) use of an existing 1,760 sf commercial kitchen and seating area as a limited food serving facility (restaurant); and e) increase in annual wine production from 5,000 cases to up to 20,000 cases. The applicant is requesting modifications to ordinance standards to allow: an increase in the allowable square footage of a proposed restaurant in the Agriculture land use category from 800 to 1,760 sf, and increase in the maximum distance between a bed and breakfast inn and an existing visitor serving use from 100 feet to 144 feet. The proposed project will result in approximately 5 acres of site disturbance on a 273 acre parcel in the Agriculture land use category. The proposed project is located at 7350 Linne Road, at the northwest corner of Linne Road and Geneseo Road, approximately 4.13 miles east of Paso Robles. ED15-179 (DRC2014-00133)

Nipomo Mesa Area

Request by Carlos Castaneda for a Vesting Tentative Parcel Map to subdivide two existing parcels totaling 20.9 acres into four parcels of approximately five acres each for the purpose of sale and/or development. The project includes off-site road improvements to Pomeroy Road. The project will result in the disturbance of approximately 10,000 square feet of approximately 21 acre parcel with additional disturbance as the parcels are further developed. The proposed project is within the Residential Rural land use category. The project is located at 1650 Rocky Place, at the north east corner of Rocky Place and Pomeroy Road, approximately three miles north of the community of Nipomo. The site is in the South County Sub-area of the South County planning area. ED15-155 (SUB2015-00009).

Nipomo Mesa Area

Request by John and Tia Dowden for a Vesting Tentative Parcel Map (CO 15-0057) to subdivide an existing ten acre parcel into two parcels of five acres each for the purpose of sale and/or development. The project includes off-site road improvements to Aloma Way. The project will result in the disturbance of approximately 10,000 square feet of a ten acre parcel for road improvements with up to an additional two acres as the parcels are developed. The proposed project is within the Residential Rural land use category. The project is located at 400 Aloma Way, approximately 1,000 feet northeast of the Halcyon Road/Aloma Way intersection. The site is in the South County Inland sub area of the South County planning area. ED15-150 (SUB2015-00037).

Avila Beach Area

Request by Eureka Energy for a Variance to allow construction of an access road to service powerline tower and two pedestrian paths to service security camera towers. The project will result in the disturbance of approximately 34,000 square feet on a 545 acre parcel. The proposed project is within the Public Facilities land use category and is located at the Diablo Canyon Power Plant on Reservoir Road, 9 miles northwest of the community of Avila. The site is in the San Luis Bay Coastal planning area, Diablo Canyon Power Plant, Reservoir Rd. ED15-211 (DRC2015-00089).