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## WEEKLY REPORT OF ENVIRONMENTAL DOCUMENTS AVAILABLE FOR REVIEW (“Courtesy Notice”)

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 these 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; these weekly Courtesy Notices can be viewed online at [slocounty.ca.gov/CourtesyNotice](http://slocounty.ca.gov/CourtesyNotice). 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 addressed to the Environmental Coordinator (address at end of document). For more information about the environmental review process, please visit: [slocounty.ca.gov/EnvironmentalReview](http://slocounty.ca.gov/EnvironmentalReview)

**For the week of November 18, 2022 – December 2, 2022** (click each individual project title to view the documents on our [CSS Portal](#))

### Document Items:

- A. Proposed Negative Declarations
- B. Notice of Preparation of a Draft Environmental Impact Report
- C. Notice of Environmental Impact Report Scoping Meeting

### A. 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.

#### 1. Mitigated Negative Declaration

[Solene Vineyard LLC, Conditional Use Permit with MND \(DRC2021-00025\)](#)

SCH Number: [2022110571](#)

A request by Guillaume Fabre (Solene Vineyard LLC) for a Conditional Use Permit (DRC2021-00025) to allow for the phased relocation and expansion of the existing 2,742-square-foot winery facility and tasting room to the eastern half of the parcel. The new winery facility with tasting room would use 27,248-square-feet of total space. Phase 1 of the request includes a 19,101-square-foot subterranean cave for wine production activities, use areas and 3,505-square-foot covered exterior work area. The 2,384-square-foot administrative building (Bldg. 1), a 130-square-foot restroom building (Bldg. 2) and 853-square-foot tasting room (Bldg. 3) would occur in a small, traditional, above-ground structures located in close proximity to the cave portal during phase 2, with the remaining majority of the winery facility occurring beneath the ground in the subterranean cave. Additional project components include a 539-square-foot covered tasting patios, 310-square-foot trellis and 126 square-foot covered breezeway. above ground. The project includes an



increase in the maximum annual case production of up to 10,000 cases per year. Proposed site improvements include improvements to the existing driveway, a 20-foot-wide driveway extension to the proposed winery facilities, a new septic system, two 10,000-gallon water tanks, parking spaces, and native landscaping. The proposed project includes a request for a modification to the northern and southern property line setbacks. To do so, the applicant is requesting a modification Section 22.30.070.D.2.d.(1) of the Land Use Ordinance that requires a 200-foot setback from each property line and is requesting the allowance of a 41-foot setback from the southern property line and a 34-foot setback from the northern property line. The request would additionally update the current conditions of approval to reflect current ag processing ordinance standards. No special events are requested; however, the winery will continue to participate in Industry Wide Events (e.g. non-advertised wine club activities, wine club pick up parties, and activities with under 50 attendees). This project will result in the disturbance of approximately 2.6 acres on an approximately 26.69-acre parcel, with approximately 14,900 cubic yards of cut and 12,200 cubic yards of fill. The project site is within the Agriculture (AG) land use category and is located at 2040 Niderer Road, approximately 4 miles west of the city of Paso Robles in the Adelaida Sub Area of the North County Planning Area.

## 2. Mitigated Negative Declaration

[Wiemann, Major Grading Permit with MND \(PMTG2022-00005\)](#)

SCH Number: [2022110609](#)

A request by Greg Wiemann for a major grading permit for the construction of a 4,541 square-foot single-family dwelling unit, a 3,304 square-foot detached agriculture storage barn, and a 484 square-foot detached car garage. The project will result in approximately 0.99 acres (43,124 square feet) of ground disturbance on a 15.25-acre parcel, and the proposed grading will result in 2,250 cubic yards of cut and 110 cubic yards of fill. The proposed project is within the residential rural land use category and is located at 3400 Stage Springs Road (APN 043-121-004) in the community of Creston. The project site is in the North County Planning Area and El Pomar-Estrella Sub Area.

## B. Notice of Preparation (NOP) of a Draft Environmental Impact Report

[Avila Beach Golf Resort Phased Expansion Development Plan and Coastal Development Permit \(DRC2018-00067\)](#)

SCH Number: [2022120057](#)

In accordance with the California Environmental Quality Act (CEQA), the County of San Luis Obispo (County), as CEQA Lead Agency, will prepare an Environmental Impact Report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

Due to the time limits mandated by State of California law, your response must be sent at the earliest possible date. For responsible and trustee agencies, this is not later than 30 days after receipt of this notice. For other agencies and organizations, and members of the public, this is not later than 30 days following the publication of this NOP. **The 30-day review period begins Friday, December 2, 2022 and ends**



**Tuesday, January 3, 2023.** Please send any comments relative to the EIR analysis to **Nicole Ellis, Senior Planner, at the contact information shown below.** Please provide the name and phone number of the contact person in your agency.

Because the proposed project may have statewide, regional, or areawide significance, a CEQA scoping meeting is required pursuant to Public Resources Code (PRC) Section 21083.9(a)(2) and State CEQA Guidelines Section 15082(c)(1). A CEQA scoping meeting will be held in person on **Thursday, December 15, 2022 at 10:00 AM.** The meeting will be held at the **Avila Beach Community Center located at 191 San Miguel Street, Avila Beach, CA.**

The project description, location, and potential environmental effects are contained in the Initial Study (IS) prepared for the project. The IS and additional project information for the proposed project can be located on the County's Department of Planning & Building website (PermitSLO). Interested parties may search the plan case number DRC2018-00067 and click on the "Attachments" tab - [DRC2018-00067 \(sloplanning.org\)](https://sloplanning.org/DRC2018-00067).

The County appreciates your attention to this NOP.

**CEQA Lead Agency:** County of San Luis Obispo  
976 Osos Street Room 200  
San Luis Obispo, CA 93408  
Contact: Nicole Ellis, Senior Planner  
Phone: (805) 781-5157  
Email: [nellis@co.slo.ca.us](mailto:nellis@co.slo.ca.us)

### **C. Environmental Impact Report Scoping Meeting**

[Avila Beach Golf Resort Phased Expansion Development Plan / Coastal Development Permit \(DRC2018-00067\)](#)

An Environmental Impact Report (EIR) Scoping Meeting for the proposed Avila Beach Resort phased Development Plan (DP) / Coastal Development Permit (CDP) DRC2018-00067 (ED21-190). An EIR Scoping Meeting is an opportunity for agencies and interested members of the public to obtain information about the project and provide input on the issues that will be analyzed in the EIR.

The subject of the EIR and the scoping meeting is a request by ABR Property L.P. for a phased DP/ CDP to add hotel accommodations and related facilities including various sized temporary events to the Avila Beach Golf Resort (Resort). The project includes, but is not limited to, a request for a modification to the setback standards for the proposed project in order to contain development in the least sensitive portion of the site, an exception to allow additional business and access signage area, and a request to modify the road improvement standards along Avila Beach Drive. The Development Plan application will also concurrently amend and update the San Luis Bay Estates Master Development Plan to provide consistency between the San Luis Bay Estates Master Development Plan (SLBE MDP) and the San Luis Bay Coastal Area Plan. The project will result in the disturbance of approximately 17 acres on the 170-acre site with approximately 14,700 cubic yards of cut and 18,100 cubic yards of fill. The subject property is identified as APN 076-181-032, APN 076-181-039, APN 076-181-061 and 076-205-001 and is located on approximately 170 acres. The resort is situated immediately north of Avila Beach Drive, adjacent to the community of Avila



COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING

Courtesy Notice

Beach. The property is situated at the edge of San Luis Bay, where San Luis Creek flows into the Pacific Ocean. It is bounded to the north and east by steeper hillsides and residential development known as San Luis Bay Estates, and Avila Beach Drive and the community of Avila to the south and west. The Resort property has a land use designation of Recreation (REC). The Resort is part of the 1,100-acre San Luis Bay Estates Master Development Plan and located within the San Luis Bay Coastal Planning Area within the Urban Reserve Line (URL) of the Avila Community.

The County Department of Planning & Building invites all interested persons and organizations to attend this meeting and provide comments on the preliminary environmental assessment. The scoping meeting discussion will be focused on environmental concerns, the focus of the project environmental document, feasible ways in which project impacts may be minimized (mitigation measures) and potential alternatives to the project. You may comment by providing testimony in person at the scoping meeting below. Alternatively, written comments will also be accepted and should be submitted to **Nicole Ellis, 976 Osos Street, Room 300, San Luis Obispo, CA 93408, no later than Tuesday January 3, 2023.**

**Where/When:** Details for the Scoping Meeting is as below:

Date: **Thursday December 15, 2021**  
Location: **Avila Beach Community Center**  
**191 San Miguel Street, Avila Beach, CA 93424**  
Time: **10:00 am to 12:00 pm**

**Further Information:** Additional project information for the proposed project is available for review at the County's Department of Planning & Building website (PermitSLO). Interested parties may search the plan case number DRC2018-00067 and click on the "Attachments" tab - [DRC2018-00067 \(sloplanning.org\)](https://www.sloplanning.org/DRC2018-00067). Please contact Nicole Ellis at (805) 781- 5157 or [nellis@co.slo.ca.us](mailto:nellis@co.slo.ca.us) for additional information.