



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. 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

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 weeks of January 23, 2023 – February 10, 2023 (*click each individual project title to view the documents on our [CSS Portal](#)*)

1. Mitigated Negative Declaration

[Morro Shores Mobile Home Park Development Plan/Coastal Development Plan \(DRC2020-00203\)](#)

SCH Number: [2023020077](#)

A request by Morro Shores Mobile Home Park (MHP) LLC for a Development Plan/Coastal Development Permit to allow for the expansion of the existing Morro Shores Mobile Home Park (MHP) containing 164 mobile home units to locate 10 new prefabricated manufactured homes (mobile homes) with driveways and designated carports in the southern portion of the approximately 30-acre parcel and construction of additional site improvements. Site improvements would include construction of additional walkways, steps to new units, roadway extensions, fire access improvements, and neighborhood amenities. The project would result in a total of 14,931 square feet (sf) of new residential floor area and an additional 5,614 sf of site improvements. The project would result in the disturbance of approximately 1.7 acres on the approximately 30-acre parcel. The project is located at 633 Ramona Avenue in the Residential Single-Family (RSF) land use category, in the community of Los Osos (south of Ramona Avenue, approximately 0.4 miles north of Los Osos Valley Road). The site is in the Estero Planning Area and the Coastal Zone.

2. Mitigated Negative Declaration

[Bianchi, Conditional Use Permit \(N-DRC2022-00012\)](#)

SCH Number: [2023020195](#)

A hearing to consider a request by Beau Bianchi (Bianchi Winery) for a Conditional Use Permit (N-DRC2021-00012) to allow phased expansion and remodel of the 14,023-square foot winery facility and a 2,123-square-foot tasting room that will include at buildout: a 445-square-foot distillery and 295 square-foot second tasting room for distilled spirit tasting within the existing winery building, as well as a 1,647-square-foot limited food serving facility (restaurant) located within the existing hospitality building, consisting of a 426 square-foot kitchen, and an existing 63 square-foot storage area, a 384-square-foot indoor seating area and a 774-square-foot outdoor



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seating area. The project includes the construction of a new 2,800-square-foot eight-modular unit Bed & Breakfast Inn with 832-square-foot of individual decks plus a 900-square-foot Innkeeper Unit with a 322-square-foot deck. Finally, the construction of a 9,280 square-foot winery production building previously approved under DRC2005-00180 (that was never built) for future storage. The applicant is a modification to the Section 22.30.070.D.2.h.(3) standard that limits a winery to one tasting room to allow for second tasting room for distilled spirits, a modification to Section 22.30.070.D.2.d.1 standard to allow a 200-foot tasting room setback from each property line to allow a setback of 164 feet from the western property line, a modification to Section 22.30.570.E standard that limits a restaurant to utilize 800-square-feet to allow a 1,647-squarefoot restaurant, a modification to section 22.30.260.A.1.a. that requires Bed and Breakfast Inn buildings to be within 100 feet of an existing visitor use to allow 377 feet, a modification that requires bed and breakfast buildings to be established in one single structure to allow 9 detached, modular structures. County Code, Section 22.30.020.D allows standards to be modified through a Conditional Use Permit if it can be proven to be unnecessary and the project meets all other development standards. The project will result in approximately 0.83 acres of site disturbance on a 42.17-acre parcel, including 850 cubic yards of cut and 300 cubic yards of fill. The proposed project located is within the Agriculture land use category, located at 3380 Branch Road, approximately 0.5 miles south of Highway 46 and approximately 2.3 miles from the city limits of Paso Robles. The project site is in the El Pomar-Estrella Sub Area of the North County planning Area.

3. Mitigated Negative Declaration

[Hill Street Terraces Project \(TR 3135 / SUB2021-00035\)](#)

SCH Number: [2023010478](#)

Hearing to consider a request by Briar Rose Estates LLC and Monte J. Cool for a Planned Development (TR 3135) and Subdivision (SUB2021-00035) to subdivide an approximately 2.66-acre parcel into 25 lots and allow for grading and construction of 24 single-family residences and associated on- and off-site improvements (project). The project includes a request to modify the allowable height for walls and fences required by County of San Luis Obispo Inland Land Use Ordinance (LUO) Section 22.10.080 in order to allow for up to a 12-foot-tall retaining wall with an attached six-foot fence along the eastern property boundary. The project would require a total of approximately 128,200 square feet (2.94 acres) of ground disturbance, including approximately 3,720 cubic yards of cut and 13,367 cubic yards of fill. The project site is located at 695 Hill Street within the community of Nipomo in the Residential Multi-Family land use category. The project site is in the South County Inland sub area of the South County planning area.

4. Mitigated Negative Declaration

[G&A Industries LLC, Conditional Use Permit \(DRC2019-00165\)](#)

SCH: [2023020301](#)

Hearing to consider a request by G & A Industries, LLC for a Conditional Use Permit (DRC2019-00165) to establish up to 11,128 square feet of indoor cannabis cultivation canopy, 2,646 square feet of ancillary nursery canopy, 1,662 square feet of commercial processing, 883 square feet of manufacturing for on-site and off-site cannabis product, 358 square feet of manufacturing storage, 410 square feet of non-storefront dispensary, 187 square feet of distribution, and 112 square feet of storage and ancillary transport within an existing approximately 27,117 square foot two-story warehouse building. Additional improvements include security fencing, equipment, and access. The project includes a request for an ordinance modification to reduce the required number of off-street parking spaces from 39 to 12. The project does not propose new ground disturbance as it will occur in an existing building located on a 2.82-acre property located at 320 Marquita Avenue within the community of Templeton. The project site is within the Industrial land use category in the Salinas River Subarea of the North County Planning Area.