



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Courtesy Notice

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

For the week of October 19, 2025- October 26, 2025*(click each individual project title to view the documents on our [CSS Portal](#))*

1. Mitigated Negative Declaration

Norgrove Gardens, LLC Conditional Use Permit N-DRC2024-00038

SCH Number: [2025101226](#)

A request by Norgrove Gardens LLC (Golden Spike Winery) for a Conditional Use Permit (CUP) to allow the phased construction of a new winery and distillery facility with a shared tasting room and exterior use areas. At full buildout, the facility would total 12,325 square foot (sq. ft.) and include a 2,250 sq. ft. fermentation room, 2,015 sq. ft. barrel storage room, 1,515 sq.ft. tasting room, 165 sq. ft. kitchen, and 1,400 square feet of supporting uses. The outdoor use area features a 1,420 sq. ft. covered crush pad, 1,430 sq. ft. loading area, 1,250 sq. ft. tram passenger loading area, and an 880 sq. ft. tasting deck. The winery/distillery facility will have a maximum combined production of 10,000 cases per year. The applicant is also requesting three (3) modifications of the standards set forth in Section 22 of the County Code (Land Use Ordinance): (1) a modification to reduce the required setback for facilities with public tastings from 200-feet to 155 feet from the nearest property line, (2) a modification of the standards for winery special events to allow outdoor amplified music after 5:00 pm, and (3) a modification of the signage standards to allow two freestanding signs at a maximum height of 22'-2". Lastly, the project includes a request to amend the conditions of approval of Parcel Map (S010102P / CO01-0399) to allow for a new commercial / agricultural access driveway along El Campo Road and to expand the designated building envelope to include existing ag accessory structures for the purpose of establishing an Accessory Dwelling Unit (ADU) or farmworker housing within an existing workshop. The project would result in 3.67 acres of site disturbance, including 4,000 cubic yards of cut and 4,000 cubic yards of fill. The project site consists of 128.33 acres located about one mile southeast of the City of Arroyo Grande at 2449 Brady Lane in the South County Inland sub-area of the South County Planning Area. The project site is within the Agriculture land use category.

Additional project information can be found at:

<https://sanluisobispocountyca-energovweb.tylerhost.net/apps/selfservice#/plan/516dfff3-03ea-401c-9124-f0087cf40684>