



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 week of January 29, 2024 – February 2, 2024 (*click each individual project title to view the documents on our [CSS Portal](#)*)

1. Mitigated Negative Declaration

[Lamoreaux Winery Minor Use Permit ED23-095 N-DRC2022-00044](#)

SCH Number: [2024020030](#)

A request by Jason Lamoreaux for a Minor Use Permit to allow the construction of a new 9,045-square-foot winery facility with 3,439 square feet of exterior use areas. The winery includes 2,887 square feet of barrel storage, a 1,738-square-foot fermentation room, a 1,126-square-foot tasting room, a 547-square-foot members lounge, and a 214-square-foot commercial kitchen to accommodate wine and food pairings, a 572-square-foot case good storage area, and 1,961 square feet of offices, workstations, restrooms, and circulation. Exterior use areas include 1,685 square feet of covered crush pad, covered patios, and a covered entry with 1,754 square feet of uncovered crush pad extension and uncovered patio area. Case production of 10,000 cases per year. The project will result in the disturbance of 2.7 acres on a 20.74-acre parcel which includes 3,070 cubic yards of cut and 2,210 cubic yards of fill to be balanced on-site. The proposed project is within the Agriculture land use category and is located on a vacant parcel along Vineyard Drive, approximately 2.2 miles west of the community of Templeton. The site is in the Adelaida Sub Area of the North County Planning Area.

Also to be considered at the hearing will be adoption of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on February 2, 2024 for this project. Mitigation measures are proposed to address Air Quality, Biological Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Utility and Service Systems, and Mandatory Findings of Significance and are included as conditions of approval.

The Environmental Document is available for public review at the Department of Planning and Building, at the below address. A copy of the Environmental Document is also available on the Planning and Building Department



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DEPARTMENT OF PLANNING & BUILDING**

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website at www.sloplanning.org. Anyone interested in commenting on the proposed Environmental Document should submit a written statement and/or speak at the public hearing. Comments will be accepted up until completion of the public hearing(s).

Additional project information can be found at:

https://energov.sloplanning.org/energov_prod/selfservice#/plan/57013937-92aa-4d44-a9ed-5ceab33dd75a?tab=attachments

2. Mitigated Negative Declaration

[Steinmann Vesting Tentative Tract Map 3164 SUB2021-00023 and Variance/Development Plan/Coastal Development Permit C-DRC2022-00029 \(ED23-105\)](#)

SCH Number: [2024020121](#)

Hearing to consider a request by Josef Steinmann for a Vesting Tentative Tract Map (Tract 3164, SUB2021-00023) to divide a 9.69 acre parcel into an eight residential lot Planned Development for the purpose of sale and development, and one open space lot. The project will include site improvements for vehicular access, the grading of building sites and the extension of utilities over an area of disturbance of about 2.6 acres including 7,000 cubic yards (cy) of cut and 2,500 cy of fill. The project requires approval of a Development Plan to allow grading on slopes between 20% and 30% and a Variance (C-DRC2022-00029) to allow grading on slopes greater than 30%. Lastly, the project includes a request for an adjustment to the design standards set forth in Section 21.03 of the County's Real Property Division regulations and a waiver for the installation of curbs, gutters and sidewalks. The project site is located on N. Ocean Avenue at the north end of the community of Cayucos within the Residential Multi-Family land use category and the Estero Planning Area.

Also to be considered at the hearing will be adoption of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on February 2, 2024 (SCH# 2024#####), for this project. Mitigation measures are proposed to address air quality, biological resources, hazards and hazardous materials, land use and planning, and mandatory findings of significance and are included as conditions of approval. The Environmental Document is available for public review at the Department of Planning and Building, at the below address. A copy of the Environmental Document is also available on the Planning and Building Department website at www.sloplanning.org. Anyone interested in commenting on the proposed Environmental Document should submit a written statement and/or speak at the public hearing. Comments will be accepted up until completion of the public hearing(s).

Additional project information can be found at:

https://energov.sloplanning.org/energov_prod/selfservice#/plan/88ff2308-7555-44d8-9260-69fe2076d796?tab=attachments