



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 November 1 - November 26, 2021 *(click each individual project title to view the documents on our [CSS Portal](#))*

[DRC2020-00051 Stoller Paris Valley Road Winery](#)

SCH Number: [2021110046](#)

A request by Craig Stoller (Paris Valley Road Winery) for a Conditional Use Permit (DRC2020-00051) to allow the phased expansion and update to an existing 102,000-square-foot winery facility and visitor serving uses to include: A 2,447-square-foot restaurant (limited food facility) that includes the remodel of the existing 905-square-foot-kitchen, conversion of a 542-square-foot-tasting room to indoor seating, and new 1,000-square-foot outdoor seating area; construction of a 7,060-square outdoor members lounge area, cabanas and swimming pool and spa; construction of a new 8,500-square-foot, two-story, eight-unit Bed & Breakfast and a 924-square-foot-pool; construction of a new 7,300-square-foot winery building; construction of a new 26,000-square-foot winery building; New covered outdoor work areas for wine production activities; Construction of a new 6,000-square-foot, two story office building; Interior remodel of the existing buildings to support existing and proposed uses; and Site improvements including grading and new landscaping to accommodate the reconfiguration of the existing visitor access locations and parking areas. The project also includes a request to host up to 40-winery special events annually with a maximum of 300 guests. The applicant requests to participate in wine industry events as allowed by the Land Use Ordinance. The applicant is requesting a modification to Section 22.30.570.E standard that limits a restaurant to 800 square feet to allow a 2,447-square-foot restaurant, a modification to Section 22.30.570.D standard to allow the restaurant to operate beyond the tasting room hours, to 9 p.m., 7 days per week, and a modification to Section 22.30.070.D.2.h.(3) to allow second tasting room for the distillery operation. Section 22.30.020.D allows a standard to be modified through a Conditional Use Permit if it can be proven to be unnecessary



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Courtesy Notice

and the project meets all other development standards. The project will result in approximately 4.5 acres of site disturbance on a 59-acre parcel, including 14,605 cubic yards of cut and 7,000 cubic yards of fill. The proposed project is within the Agriculture land use category, located at 5625 Highway 46 East, adjacent to the City Paso Robles. The project site is in the El Pomar-Estrella Sub Area of the North County planning Area.

[Big Foot Valley, LLC, Conditional Use Permit, ED21-00184, DRC2018-00234](#)

SCH Number: [2021110342](#)

Hearing to consider a request by Big Foot Valley, LLC for a Conditional Use Permit (DRC2018-00234) for the phased development of outdoor cannabis cultivation canopy, outdoor ancillary nursery, ancillary processing activities, and ancillary transport. Phase 1 includes up to one acre of outdoor cultivation canopy within two separate cultivation areas; up to 3,000 square feet of outdoor ancillary nursery canopy in existing hoop structures; ancillary transport; portable restrooms; a compost area; installation of security fencing and equipment; installation of a new driveway entrance; relocation of six existing 190-watt solar panels; revegetation of a previous as-built driveway; and use of existing parking, water storage tanks, and storage shed. Phase 2 includes ancillary processing within an existing 2,403 square foot barn; realignment of an existing driveway; additional parking; and installation of a 10,000-gallon water tank. The project includes a request to modify the fencing standards set forth in Section 22.10.080 of the County Code to allow deer fencing around the perimeter of each outdoor cultivation area and no fencing around the processing building. The project would result in approximately 4.3 acres of site disturbance, including 3,500 cubic yards of cut and 1,800 cubic yards of fill, on an 88.49-acre parcel. The project is located at 5145 Calf Canyon Hwy, approximately 6 miles northeast of the community of Santa Margarita within the Rural Lands land use category, and within in the Las Pilitas sub-area of the North County Planning Area.

[Cool Properties, LLC, Development Plan/Coastal Development Permit, ED21-109 \(DRC2020-00152\)](#)

SCH Number: [2021110390](#)

Hearing to consider a request by Cool Properties, LLC for a Development Plan/Coastal Development Permit (DRC2020-00152) to allow for the phased development of two residences, one guesthouse and an agricultural barn. Phase 1 consists of the construction of an agricultural barn (4,000 sf) with one residence located in the upper story with associated site improvements. Phase 2 consists of the construction of two new single-family residences (between 2,500-4,500 sf), and the conversion of the residential unit within the agricultural barn into a guesthouse. This project includes the creation of two building envelopes ranging from 12,500 sf to 21,000 sf, dedication of a coastal public trail easement, and a request to modify the front yard setback standard for an agriculture accessory structure. The applicant is also requesting a Variance to allow grading on slopes greater than 30%. The project would result in approximately 1.61 acres of total site disturbance including 6,700 cubic yards (cy) of cut and 2,500 cy of fill (total of 9,200 cy of earthwork) on a 54.95-acre parcel. The project is located in the Rural Lands land use category, on the south side of Avila Beach Drive at the intersection with Ontario Road (across from the Avila Valley Barn), east of the community of Avila Beach, in the San Luis Bay Coastal Planning Area and the Coastal Zone.