



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 December 4, 2023 – December 12, 2023 (*click each individual project title to view the documents on our [CSS Portal](#)*)

1. Mitigated Negative Declaration

[Solene Vineyard LLC, Conditional Use Permit \(ED22-132\) DRC2021-00025](#)

SCH Number: [2022110571](#)

A request by Solene Vineyard LLC for a Conditional Use Permit (DRC2021-00025) to allow the phased development of a 27,248-square-foot winery facility, including a 19,101-square-foot underground wine cave system with a 3,505-square-foot exterior covered work area and a 4,642-square-foot administration building and tasting room with 3,117 square feet of interior space and 1,525 square feet of exterior space. The winery would increase the annual case production from 5,000 cases per year to a maximum of 10,000 cases per year. The project includes a request for a modification of the County of San Luis Obispo Land Use Ordinance (LUO) Section 22.30.070.D.2.d(1) setback standards that require a 200-foot setback from each property line to allow the underground wine cave system to be set back 34 feet and 5 inches from the northern property line and the administration building and tasting room to be set back a minimum of 41 feet and 4 inches from the southern property line. The project would result in approximately 2.6 acres of ground disturbance on a 26.69-acre parcel including 14,900 cubic yards of cut and 12,200 cubic yards of fill, to be balanced on-site (difference accounts for 15% soil shrinkage). 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 subarea of the North County Planning Area.

2. Mitigated Negative Declaration

[Buffalo Management Group Conditional Use Permit; ED21-135; DRC2019-00241](#)

SCH Number: [2023120282](#)

Request by Buffalo Management Group for a Conditional Use Permit (DRC2019-00241) to allow for the establishment of 2 acres of outdoor cannabis cultivation canopy, 0.5 acre of outdoor ancillary cannabis nursery, and ancillary transport of cannabis grown on-site on a 24-acre parcel. The project would result in approximately



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3.66 acres of site disturbance, including 350 cubic yards of earthwork, to be balanced on-site. The project includes a request for the modification of the standards set forth in the County of San Luis Obispo Inland Land Use Ordinance (LUO) Section 22.40.050.D.3 to allow the outdoor cultivation area to be located 263 feet from the southern property line where 300 feet is required. The project is located within the Agriculture land use category, at 1793 Sutliff Road, approximately 1.4 miles southwest of the community of San Miguel, in the Salinas River sub area of the North County planning area.