



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 July 31, 2023 – August 4, 2023 (*click each individual project title to view the documents on our [CSS Portal](#)*)

1. Mitigated Negative Declaration

[MJG Properties/ Sweet Springs Conditional Use Permit DRC2022-00025/ ED23-098](#)

SCH Number: [2023080056](#)

A request by MJG Property Holding Partners, LLC for a Conditional Use Permit to allow the expansion of the existing Sweet Springs Mobile Home Park from 17 units to 26 units. The project includes a density bonus for affordable housing increasing the allowable number of units on the site from 19 to 26 based on the State density bonus law. The project would result in 1.30 acres of ground disturbance, including 3,220 cubic yards of earthwork, for road, drainage, and wastewater infrastructure. The project site is located at 311 Sweet Springs Road, approximately 2,500 feet northeast of the Huasna Road and Lopez Drive intersection, northeast of the City of Arroyo Grande. The project is located in the Residential Suburban land use category, within the San Luis Bay (Inland) Sub Area (South) of the South County Inland Planning Area.

2. Mitigated Negative Declaration

[Patrimony Winery Conditional Use Permit and Variance N-DRC2022-00032 \(ED23-091\)](#)

SCH Number: [2023080067](#)

A request by DAOU Brothers, LLC for a Conditional Use Permit and Variance (N-DRC2022-00032) to allow for the phased construction of a winery facility and tasting room, restaurant, and an eight-room bed and breakfast inn. The project would be constructed in three phases and at buildout would have a maximum production of 15,000 cases per year. The project is requesting a Variance to allow for the grading of circulation improvements and a portion of a private tasting patio on slopes greater than 30 percent, totaling 0.45 acres. The project is also seeking two modifications to standards of the County’s Title 22 Land Use Ordinance: 1) modification to Section 22.30.260 to allow the restaurant to be greater than 800 square feet in size, and 2) modification to Section 22.30.570 to allow the bed and breakfast inn to be constructed in eight separate structures rather than one single structure. The project would result in 8.96 acres of site disturbance on the 200-acre site, including 5.63 acres of



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new impervious surface area and 54,990 cubic yards of earthwork. The project is located at 4270 Adelaida Road, approximately 5 miles east of the City of Paso Robles. The project is in the Agriculture (AG) land use category, in the Adelaida sub-area of the North County Planning Area.

3. Final Environmental Impact Report (FEIR)

[Dana Reserve Specific Plan](#)

SCH Number: [2021060558](#)

The Dana Reserve Specific Plan Final Environmental Impact Report (FEIR) is available on the Planning and Building Department's website: [Dana Reserve Specific Plan - County of San Luis Obispo \(ca.gov\)](#). The Final EIR includes detailed responses to public and agency comments received on the Draft EIR, a brief environmental analysis of the staff recommended version of the project, revisions to the EIR made in response to comments, and the final Mitigation Monitoring and Reporting Plan. The proposed project is scheduled for consideration by the Planning Commission on August 30 and 31, 2023. The Planning Commission staff report will be posted on the Department's webpage [Meetings, Hearings, Agendas, and Minutes - County of San Luis Obispo \(ca.gov\)](#) the week of August 14, 2023. The Planning Commission's role is to review the proposed project and make a recommendation to the Board of Supervisors. A Board of Supervisors hearing date has not been set for the proposed project.