

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Norgrove Gardens, LLC Conditional Use Permit N-DRC2024-00038

Lead Agency: County of San Luis Obispo

Contact Person: Elizabeth Moreno

Mailing Address: 976 Osos St Room 300

Phone: 805-781-5721

City: San Luis Obispo

Zip: 93401

County: County of San Luis Obispo

Project Location: County: County of San Luis Obispo

City/Nearest Community: Arroyo Grande

Cross Streets: Brady and El Campo Road

Zip Code: 93420

Longitude/Latitude (degrees, minutes and seconds): 35 ° 6 ' 6.25 " N / 120 ° 33 ' 22.23 " W Total Acres: 128

Assessor's Parcel No.: 075-081-007

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: 101

Waterways:

Airports: Oceano Airport

Railways: Schools: Lucia Mar School District.

### Document Type:

- CEQA:  NOP  Draft EIR  Supplement/Subsequent EIR (Prior SCH No.)  Other:  Mit Neg Dec
- NEPA:  NOI  EA  Draft EIS  FONSI
- Other:  Joint Document  Final Document  Other:

### Local Action Type:

- General Plan Update  Specific Plan  Rezone  Annexation
- General Plan Amendment  Master Plan  Prezone  Redevelopment
- General Plan Element  Planned Unit Development  Use Permit  Coastal Permit
- Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other:

### Development Type:

- Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_
- Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
- Commercial: Sq.ft. 12,325 Acres 0.28 Employees 6
- Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
- Educational: \_\_\_\_\_
- Recreational: \_\_\_\_\_
- Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_
- Transportation: Type \_\_\_\_\_
- Mining: Mineral \_\_\_\_\_
- Power: Type \_\_\_\_\_ MW \_\_\_\_\_
- Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_
- Hazardous Waste: Type \_\_\_\_\_
- Other: \_\_\_\_\_

### Project Issues Discussed in Document:

- Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation
- Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality
- Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater
- Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian
- Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement
- Coastal Zone  Noise  Solid Waste  Land Use
- Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects
- Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: Mandatory Findings of Significance

### Present Land Use/Zoning/General Plan Designation:

Agriculture

### Project Description: (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <sup>3</sup> _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <sup>4</sup> _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date 10/22/2025 Ending Date 11/20/2025

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Kirk Consulting</u>	Applicant: _____
Address: <u>8830 Morro Rd</u>	Address: _____
City/State/Zip: <u>Atascadero</u>	City/State/Zip: _____
Contact: <u>Jamie Jones</u>	Phone: _____
Phone: <u>805-461-5765</u>	

Signature of Lead Agency Representative: *Elizabeth Moreno* Date: 10/22/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.