



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Trevor Keith, *Department Director*

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

WHO: County of San Luis Obispo

WHAT: A Draft Mitigated Negative Declaration for Norgrove Gardens, LLC Conditional Use Permit N-DRC2024-00038 / ED25-0087 complete and available for public review and comment. The document addresses the environmental impacts that may be associated with activities related to the implementation of the project. The Environmental Coordinator, after completion of the Initial Study, finds that there is substantial evidence that the project would not 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 **10/22/2025 SCH**. Mitigation measures are proposed to address impacts associated with Air Quality, Biological Resources, Hazards and Hazardous Materials, Land Use and Planning, Noise, Mandatory Findings of Significance and will be included as conditions of approval.

PROJECT: The proposed project is 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.

WHERE: Copies of the proposed Mitigated Negative Declaration and all of the associated documents referenced in the Mitigated Negative Declaration are available for review at the County of San Luis Obispo Department of Planning and Building, 976 Osos Street, County Government Center Room 200, San Luis Obispo, CA 93408 and also on our website at <https://sanluisobispocountyca-energovweb.tylerhost.net/apps/selfservice#/plan/516dfff3-03ea-401c-9124-f0087cf40684>

HOW TO COMMENT OR GET MORE INFORMATION:

Anyone interested in commenting on the Draft Mitigated Negative Declaration should email your comments or questions to **Elizabeth Moreno, Project Manager**, at emoreno@co.slo.ca.us or mail your written comments to the County of San Luis Obispo Department of Planning and Building at 976 Osos St., Rm 200, San Luis Obispo, CA 93408. The 30-day public review period for this Draft Initial Study and Mitigated Negative Declaration begins **October 22, 2025**, and ends **November 22, 2025**. Written comments must be received by 5:00 p.m. on the last day of the review period to be considered. The County of San Luis Obispo will hold a public hearing to consider the adoption of the Mitigated Negative Declaration. The hearing is tentatively scheduled for **December 11, 2025**.

If you would like more information about this project, please contact Elizabeth Moreno, Project Manager, at emoreno@co.slo.ca.us or (805) 781-5721.

DATED: **October 17, 2025**