



# NOTICE OF INTENT & NEGATIVE DECLARATION

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

**ENVIRONMENTAL DETERMINATION NO.** ED22-038 **DATE:** August 8, 2022

**PROJECT/ENTITLEMENT:** Spanish Vineyard, LLC, DRC2019-00256

**APPLICANT NAME:** Spanish Vineyards LLC / Dave Watson **Email:** [dave@watsonplanning.us](mailto:dave@watsonplanning.us)

**ADDRESS:** P. O. Box 385, Pismo Beach, CA 93448

**CONTACT PERSON:** Dave Watson (Agent) **Telephone:** (805) 704-8728

**PROPOSED USES/INTENT:** A request by Spanish Vineyard, LLC for a Minor Use Permit to allow grading for an approximate 1 mile long driveway to the proposed single-family residence within San Luis Obispo County, adjacent to the northeastern boundary of the City of Pismo Beach, CA. The proposed access driveway would extend west and southwest from the terminus of Vetter Lane (off of Old Park Road) for approximately 1-mile, ending at the location of the proposed single-family residence. The subject property consists of two parcels (APNs 079-251-005 and 044-561-004), totaling 188 acres and 253 acres respectively. The subject property is zoned Rural Lands (RL) under the County General Plan.

**LOCATION:** The project is within the Rural Lands land use category and is located at the eastern terminus of Highland Drive and Rancho Pismo Drive, adjacent to the eastern boundary of the City of Pismo Beach. The project is located at in the South County Planning Area, San Luis Bay Sub Area

**LEAD AGENCY:** County of San Luis Obispo  
Dept of Planning & Building  
976 Osos Street, Rm. 200  
San Luis Obispo, CA 93408-2040  
Website: <http://www.sloplanning.org>

**STATE CLEARINGHOUSE REVIEW:** YES  NO

**OTHER POTENTIAL PERMITTING AGENCIES:** None

**ADDITIONAL INFORMATION:** Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.

**COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT** .....4:30 p.m. (2 wks from above DATE)

**30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification**

**Notice of Determination** **State Clearinghouse No.** \_\_\_\_\_

This is to advise that the San Luis Obispo County \_\_\_\_\_ as  *Lead Agency*  
 *Responsible Agency* approved/denied the above described project on \_\_\_\_\_, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

Terry Wahler (twahler@co.slo.ca.us)

County of San Luis Obispo

<b>Signature</b>	<b>Project Manager Name</b>	<b>Date</b>	<b>Public Agency</b>
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