

October 12, 2026, AVAC Agenda Item 6) d) County and Local Agency Reports- Planning- prepared by Jeremy Freund and presented by Kerry Brown.

Written County Current Planning Updates

Good evening Chair and Council and Committee members,

1. October 2026 Active/In Process Project Spreadsheet

The spreadsheet has been updated to reflect project status updates. Where updates where made, the various spreadsheet cells have been highlighted in yellow. **Updates Highlighted in Yellow and Red.**

The following **projects have been updated:**

AVILA COMMITTEE PROJECT(S)

Item 1. on the October Active/in Process list. (SUB2021-00041/CO 21-001) APN(s): 076-217-028 and 076-217-027 (addresses 356, 358 and 360 First Street). Update Column: Upon receiving any new project information, AVAC has requested staff to refer the project to them. If an applicant's proposed project description changes substantially, at the discretion of the Planning Liaison, the updated application materials will be re-referred to the advisory council for comment on the newly revised project. **County sent a withdrawal request letter 9-30-2026.**

AVILA VALLEY COMMITTEE PROJECT(S)

Item 4. On the October Active/in Process list. APN(076-233-040. Project Manager: Eric Tolle, Consultant Contact: Lacey Zubak, Description: (BASSI WINERY- A Minor Use Permit for the construction of a new 7,457 SF winery facility with a 700 SF tasting room, 6,053 SF of gross exterior support areas, access road improvements, 2 water tanks, stormwater retention basin, and utility improvements with a total of 0.92 acres of disturbance. Water servicing the tasting room will derive from Bassi Mutual Water Company whereas water for production will utilize existing agriculture wells. Up to a maximum annual production of 10,000 cases of wine per year. Project includes a request to modify the applicable setback requirement along the southern property line from 200 ft to 189 ft and to amend the existing Bassi Ranch Open Space Easement to allow agricultural processing uses consistent with the current Agriculture land use designation. The project does not include industry events to the project proposes industry events only. The parcel is located on the north side of San Luis Bay Drive, just west of HWY 101, within the Bassi Ranch tract open space parcel in the Agriculture land use category. Update Project Column: Project Referral sent 9-3-2026 and revised scope resent 9-11-2026. Project is on information hold. AVAC's 60 day response due 11-11-2026.

SAN LUIS BAY ESTATES COMMITTEE PROJECT(S)

Item 7 on the October Active/in Process list. (N-DRC2022-00042) APN 076-180-076 Update Column: Submitted 11.09.2025. Currently under review. Referral to AVAC and subcommittee sent 12-02-2025. SBE referral response received 1/31/2026. 4/30/26 Resubmittal (with updated project plans, project description and supplemental Biological Resource Assessment response from the Biologist, SWCA) for re-review by the County. A re-referral in progress and to be sent week of May 11. Referral response from AVAC received 5/29/2026. Staff responded to AVAC's questions July 28, 2026. Applicant resubmitted a revised documents on 8/7 and is working on preparing a referral. **Project has been accepted for processing on 9/8. Environmental Determination in process.**

Item 9 on the October Active/in Process list. N-SUB2025-00066 and N-DRC2026-00005, APNs: 076-189-005 & 076-189-006. Application received 10-2-2025. Project referral sent 10/15/2025. Information hold letter No 1 issued October 31, 2025 (available on PermitSLO website). San Luis Bay Estates HOA board referral response 1/13/2026. AVAC referral response received 1/13/2026. Applicant resubmitted 2-4-26, referral resent. Project change to include CUP. (N-DRC2026-00005). Referral resent to AVAC 3/10/2026. **Project is accepted for processing and tentatively scheduled for PC in October 22.**

That concludes County Current Planning updates. Thank you.