



Negative Declaration & Notice of Determination

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

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ENVIRONMENTAL DETERMINATION NO. ED22-102

DATE: July 10, 2022

PROJECT/ENTITLEMENT: Vinyl Vineyards LLC Conditional Use Permit DRC2021-00086

APPLICANT NAME: Jeffery Hevert and Dina Behar of Vinyl Vineyards LLC

Email: jhevert@gmail.com; dbeher120@gmail.com

ADDRESS: 4374 Union Road, Paso Robles, CA 93446

CONTACT PERSON: Oasis Associates, Inc.

Telephone: 805-541-4509

PROPOSED USES/INTENT:

A request by **Jeffery Hevert and Dina Behar of Vinyl Vineyards LLC** for a Conditional Use Permit (DRC2021-00086) to allow the development of an approximately 6,411 square feet (SF) winery facility that will include interior and exterior production areas of 4,597 SF and 1,475 SF. The tasting room would encompass approximately 810 SF and would be located within the winery building. The winery's initial annual production is anticipated to be approximately 2,500 cases with a maximum of 5,000 cases. The project includes a request for up to ten (10) winery events annually (including non-profits) with a maximum of 150 attendees. The project also includes a request for 10 camping sites that will be located in two locations that is suitable for tent and recreational vehicles. San Luis Obispo County Code Section 22.30.520.A.5 states that the setback standards for this development require a 1,000-foot setback to property lines. The applicant is requesting a modification to Section 22.30.520.A.5 to allow a 250-foot setback from the eastern property line and a 326-foot setback from the northern property line. Section 22.30.020.D allows a standard to be modified through a Conditional Use Permit if it can be proven to be unnecessary and the project meets all other development standards. The project would result in approximately 6.3 acres of site disturbance on a 120-acre parcel, including 5,794 cubic yards of cut and 5,494 cubic yards of fill.

LOCATION: The proposed project is within the Agriculture land use category, located at 4374 Union Road, 0.5 miles south of the City Paso Robles. The project site is in the El Pomar Estrella Sub Area of the North County planning 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: CDFW, RWQCB

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.

County of San Luis Obispo

Signature	Project Manager Name	Date	Public Agency
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