



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 40-09072022-124
STATE CLEARINGHOUSE NUMBER (If applicable) 2022070283

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF SAN LUIS OBISPO PLANNING AND	LEAD AGENCY EMAIL hphipps@co.slo.ca.us	DATE 09/07/2022
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO		DOCUMENT NUMBER
PROJECT TITLE VINYL VINEYARDS LLC CONDITIONAL USE PERMIT DRC2021-00086		

PROJECT APPLICANT NAME JEFFERY HEVERT AND DINA B EHAR OF VINYL	PROJECT APPLICANT EMAIL jhevert@gmail.com	PHONE NUMBER (805) 541-4509
PROJECT APPLICANT ADDRESS 4374 UNION ROAD	CITY PASO ROBLES	STATE CA
		ZIP CODE 93446

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$	
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$	\$2,548.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 2,598.00

SIGNATURE X <i>Amy Webster</i>	AGENCY OF FILING PRINTED NAME AND TITLE Amy Webster, Deputy County Clerk-Recorder
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Filed in County Clerk's Office
 Elaina Cano
 San Luis Obispo - County Clerk-Recorder
40-09072022-124
 09/07/2022
 FISH
 Pages: 102
 Fee: \$ 2598.00
 By awebster, Deputy



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

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 productions 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 ,5794 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

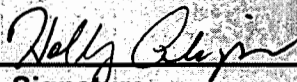
Notice of Determination

State Clearinghouse No. 2022070283

This is to advise that the San Luis Obispo County Planning Commission as *Lead Agency*
 Responsible Agency approved denied the above described project on 8/25/2022, 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.



Holly Phipps / hhipps@co.slo.ca.us

9/6/2022

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Initial Study – Environmental Checklist

PLN-2039
04/2019

Project Title & No. Vinyl Vineyards Conditional Use Permit ED22-102 / DRC2021-00086

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Public Services
<input type="checkbox"/> Agriculture & Forestry Resources	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Hydrology & Water Quality	<input checked="" type="checkbox"/> Transportation
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Land Use & Planning	<input type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities & Service Systems
<input type="checkbox"/> Energy	<input type="checkbox"/> Noise	<input type="checkbox"/> Wildfire
<input type="checkbox"/> Geology & Soils	<input type="checkbox"/> Population & Housing	<input type="checkbox"/> Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Jeff Oliveira, Principal
 Oliveira Environmental
 Consulting LLC

04/27/2022

Prepared by (Print)

Signature

Date

Holly Phipps

Holly Phipps Digitally signed by Holly Phipps
DN: cn=US, e=hphipps@co.slo.ca.us,
ou=Department of Planning and Building,
o=County of San Luis Obispo, cn=Holly
Phipps
Date: 2022.07.13 12:33:43 -0700

Steve McMasters, Principal
 Environmental Specialist

07/11/2022

Reviewed by (Print)

Signature

Date