



# Notice of Intent to Adopt a 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. ED22-132**

**DATE:** November 23, 2022

**PROJECT/ENTITLEMENT:** Clos-Solene Winery Expansion / Conditional Use Permit / DRC2021-00025

**APPLICANT NAME:** Solene Vineyard LLC c/o Guillaume Fabre

**Email:** info@clossolene.com

**ADDRESS:** 2040 Niderer Road, Paos Robles, CA, 93422

**CONTACT PERSON:** Lacey Zubak

**Telephone:** (805) 461-5765

**PROPOSED USES/INTENT:** A request by Guillaume Fabre (Solene Vineyard LLC) for a Conditional Use Permit (DRC2021-00025) to allow for the phased relocation and expansion of the existing 2,742-square-foot winery facility and tasting room to the eastern half of the parcel. The new winery facility with tasting room would use 27,248-square-feet of total space. Phase 1 of the request includes a 19,101-square-foot subterranean cave for wine production activities, use areas and 3,505-square-foot covered exterior work area. The 2,384-square-foot administrative building (Bldg. 1), a 130-square-foot restroom building (Bldg. 2) and 853-square-foot tasting room (Bldg. 3) would occur in a small, traditional, above-ground structures located in close proximity to the cave portal during phase 2, with the remaining majority of the winery facility occurring beneath the ground in the subterranean cave. Additional project components include a 539-square-foot covered tasting patios, 310-square-foot trellis and 126 square-foot covered breezeway. above ground. The project includes an increase in the maximum annual case production of up to 10,000 cases per year. Proposed site improvements include improvements to the existing driveway, a 20-foot-wide driveway extension to the proposed winery facilities, a new septic system, two 10,000-gallon water tanks, parking spaces, and native landscaping. The proposed project includes a request for a modification to the northern and southern property line setbacks. To do so, the applicant is requesting a modification Section 22.30.070.D.2.d.(1) of the Land Use Ordinance that requires a 200-foot setback from each property line and is requesting the allowance of a 41-foot setback from the southern property line and a 34-foot setback from the northern property line. The request would additionally update the current conditions of approval to reflect current ag processing ordinance standards. No special events are requested; however, the winery will continue to participate in Industry Wide Events (e.g. non-advertised wine club activities, wine club pick up parties, and activities with under 50 attendees). This project will result in the disturbance of approximately 2.6 acres on an approximately 26.69-acre parcel, with approximately 14,900 cubic yards of cut and 12,200 cubic yards of fill.

**LOCATION:** The project site is within the Agriculture (AG) land use category and is located at 2040 Niderer Road, approximately 4 miles west of the city of Paso Robles in the Adelaida 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:** California Department of Fish and Wildlife, Regional Water Quality Control Board, Cal Fire

**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. 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 Department of Planning and Building as  *Lead Agency*  
 *Responsible Agency* approved the above-described project on 11/23/22, 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) 11/23/22

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**