



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: December 4, 2023

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 Solene Vineyard LLC for a Conditional Use Permit (DRC2021-00025) to allow the phased development of a 27,248-square-foot winery facility, including a 19,101-square-foot underground wine cave system with a 3,505-square-foot exterior covered work area and a 4,642-square-foot administrative building and tasting room with 3,117 square feet of interior space and 1,525 square feet of exterior space. The winery would increase the annual case production from 5,000 cases per year to a maximum of 10,000 cases per year. The project includes a request for a modification of the County of San Luis Obispo Land Use Ordinance (LUO) Section 22.30.070.D.2.d.(1) setback standards that require a 200-foot setback from each property line to allow the underground wine cave system to be set back 34 feet and 5 inches from the northern property line and the administration building and tasting room to be set back a minimum of 41 feet and 4 inches from the southern property line. This project would result in approximately 2.6 acres of ground disturbance on a 26.69-acre parcel including 14,900 cubic yards of cut and 12,200 cubic yards of fill, to be balanced on-site (difference accounts for 15% soil shrinkage).

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

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| Notice of Determination | | State Clearinghouse No. 2022110571 | |
| This is to advise that the San Luis Obispo County Board of Supervisors as <input checked="" type="checkbox"/> <i>Lead Agency</i> | | | |
| <input type="checkbox"/> <i>Responsible Agency</i> approved the above-described project on <u>April 9, 2024</u> , and has made the following determinations regarding the above described project: | | | |
| <i>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.</i> | | | |
| 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) | 4/9/24 | County of San Luis Obispo |
| Signature | Project Manager Name | Date | Public Agency |