



COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING

PLN-2040  
06/13/2019

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION  
& NOTICE OF DETERMINATION

**ENVIRONMENTAL DETERMINATION NO.** ED23-28

**DATE:** February 7, 2023

**PROJECT/ENTITLEMENT:** Bianchi Winery / Conditional Use Permit / N-DRC2021-00012

**APPLICANT NAME:** Beau Bianchi  
**ADDRESS:** 3380 Branch Rd

**Email:** lacey@kirk-consulting.net

**CONTACT PERSON:** Lacy Zubak

**Telephone:** 805-461-5765

**PROPOSED USES/INTENT:** A request Beau Bianchi (Bianchi Winery) for a Conditional Use Permit (N-DRC2021-00012) to allow phased expansion and remodel of the 14,023-square foot winery facility and a 2,123-square-foot tasting room that will include at buildout: a 445-square-foot distillery and 295 square-foot second tasting room for distilled spirit tasting within the existing winery building, as well as a 1,647-square-foot limited food serving facility (restaurant) located within the existing hospitality building, consisting of a 426 square-foot kitchen, and an existing 63-square-foot storage area, a 384-square-foot indoor seating area and a 774-square-foot outdoor seating area. The project includes the construction of a new 2,800-square-foot eight-modular unit Bed & Breakfast Inn with 832-square-feet of individual decks plus a 900-square-foot Innkeeper Unit with a 322-square-foot deck. Finally, the construction of a 9,280 square-foot winery production building previously approved under DRC2005-00180 (that was never built) for future storage. The applicant is a modification to the Section 22.30.070.D.2.h.(3) standard that limits a winery to one tasting room to allow for second tasting room for distilled spirits, a modification to Section 22.30.070.D.2.d.1 standard to allow a 200-foot tasting room setback from each property line to allow a setback of 164 feet from the western property line, a modification to Section 22.30.570.E standard that limits a restaurant to utilize 800-square-feet to allow a 1,647-square-foot restaurant, a modification to section 22.30.260.A.1.a. that requires Bed and Breakfast Inn buildings to be within 100 feet of an existing visitor use to allow 377 feet, a modification that requires bed and breakfast buildings to be established in one single structure to allow 9 detached, modular structures. County Code, Section 22.30.020.D allows standards 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 will result in approximately 0.83 acres of site disturbance on a 42.17-acre parcel, including 850 cubic yards of cut and 300 cubic yards of fill.

**LOCATION:** The proposed project located is within the Agriculture land use category, located at 3380 Branch Road, approximately 0.5 miles south of Highway 46 and approximately 2.3 miles from the city limits of 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    X    NO

**OTHER POTENTIAL PERMITTING AGENCIES:** CDFW and 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**

<b>Notice of Determination</b>		<b>State Clearinghouse No.</b> _____	
This is to advise that the San Luis Obispo County _____ as <input type="checkbox"/> <i>Lead Agency</i> <input type="checkbox"/> <i>Responsible Agency</i> 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.			
Holly Phipps		County of San Luis Obispo	
<b>Signature</b>	<b>Project Manager Name</b>	<b>Date</b>	<b>Public Agency</b>