



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. ED23-42

DATE: March 13 2023

PROJECT/ENTITLEMENT: Morris Winery / Conditional Use Permit / DRC2020-00033

APPLICANT NAME: Joshua & Katherine Morris Email: josh@ellasvinard.com

ADDRESS: 8790 E. HWY 41, Creston, CA, 93432

CONTACT PERSON: Josh Morris Telephone: 805-704-9447

PROPOSED USES/INTENT: A request by Joshua and Katherine Morris for a Conditional Use Permit (DRC2020-00033) to allow the development of an approximately 7,200 square feet (SF) single story winery facility that will include a 4,200 SF production area/barrel storage area, a 323 SF tasting area, 213 SF kitchen, restrooms, storage rooms and a 1,200 SF second floor mezzanine area that will include an office, storage areas and 184 SF outdoor patio. The project includes a 2,586 SF subterranean cave for wine storage, a 423 SF members only tasting room, and 177 SF bottle storage area. The winery's initial annual production is anticipated to be approximately 2,700 cases with a maximum of 5,000 cases. The project includes a request to host up to 30 winery special events annually with a maximum of 250 guests (including non-profits). The applicant is requesting to participate in wine industry-events as allowed by the Land Use Ordinance. Events to be held both indoor and outdoor. The applicant is requesting a modification to ordinance Section 22.30.070.D.i(3) to allow outdoor amplified sound beyond 5 p.m. to allow up to 8 p.m., and a modification to the ordinance Section 22.10.090.C.1 limiting the height of the winery building to 45 feet to allow up to 50 feet. The project would result in approximately 2.4 acres of site disturbance on a 32.23-acre parcel, including 9,250 cubic yards of cut and 750 cubic yards of fill.

LOCATION: The proposed project is located with the Agriculture land use category and is located at 8790 East CA-41. The proposed project is located within 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

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.

Holly Phipps

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency