



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. ED23-091

DATE: July 10, 2023

PROJECT/ENTITLEMENT: Patrimony Winery Conditional Use Permit and Variance: N-DRC2022-00032

APPLICANT NAME: DAOU Brothers, LLC

Email: neil@daouvineyards.com

ADDRESS: 2777 Hidden Mountain Road, Paso Robles, CA, 93446

CONTACT PERSON: Neil Cassidy

Telephone: (805) 226-5480 x 250

PROPOSED USES/INTENT: A request by DAOU Brothers, LLC for a Conditional Use Permit and Variance (N-DRC2022-00032) to allow for the phased construction of a winery facility and tasting room, restaurant, and an eight-room bed and breakfast inn. The project would be constructed in three phases and at buildout would have a maximum production of 15,000 cases per year. The project is requesting a Variance to allow for the grading of circulation improvements and a portion of a private tasting patio on slopes greater than 30 percent, totaling 0.45 acres. The project is also seeking two modifications to standards of the County's Title 22 Land Use Ordinance: 1) modification to Section 22.30.260 to allow the restaurant to be greater than 800 square feet in size, and 2) modification to Section 22.30.570 to allow the bed and breakfast inn to be constructed in eight separate structures rather than one single structure. The project would result in 8.96 acres of site disturbance on the 200-acre site, including 5.63 acres of new impervious surface area and 54,990 cubic yards of earthwork.

LOCATION: The project is located at 4270 Adelaida Road, approximately 5 miles east of the City of Paso Robles. The project is in the Agriculture (AG) land use category, 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: Air Pollution Control District
California Department of Fish and Wildlife, CALFIRE, Caltrans, Regional Water Quality Control Board

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/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.

Jessica Macrae (jmacrae@co.slo.ca.us),

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency