



# NOTICE OF INTENT & NEGATIVE DECLARATION

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

**COUNTY ENVIRONMENTAL DETERMINATION NO. ED23-095**

**DATE: 01/30/2024**

**PROJECT/ENTITLEMENT: Lamoreaux Winery Minor Use Permit ED23-095 N-DRC2022-00044**

<b>APPLICANT NAME:</b>	<b>Jason Lamoreaux</b>	<b>Email: JL@lamorgroup.com</b>
<b>ADDRESS:</b>	<b>12138 Industrial Blvd, Suite 100, Victorville CA, 92395</b>	
<b>CONTACT PERSON:</b>	<b>Jason Lamoreaux</b>	<b>Telephone: 760-684-8008</b>

**PROPOSED USES/INTENT:** A request by Jason Lamoreaux for a Minor Use Permit to allow the construction of a new 9,045-square-foot winery facility with 3,439 square feet of exterior use areas. The winery includes 2,887 square feet of barrel storage, a 1,738-square-foot fermentation room, a 1,126-square-foot tasting room, a 547-square-foot members lounge, and a 214-square-foot commercial kitchen to accommodate wine and food pairings, a 572-square-foot case good storage area, and 1,961 square feet of offices, workstations, restrooms, and circulation. Exterior use areas include 1,685 square feet of covered crush pad, covered patios, and a covered entry with 1,754 square feet of uncovered crush pad extension and uncovered patio area. Case production of 10,000 cases per year. The project will result in the disturbance of 2.7 acres on a 20.74-acre parcel which includes 3,070 cubic yards of cut and 2,210 cubic yards of fill to be balanced on-site. The proposed project is within the Agriculture land use category and is located on a vacant parcel along Vineyard Drive, approximately 2.2 miles west of the community of Templeton. The site is in the Adelaida Sub Area of the North County Planning Area.

**LOCATION:** A vacant parcel on Vineyard Drive, approximately 2.2 miles west of the community of Templeton. The site is 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:**

**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**

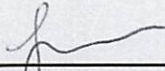
**Notice of Determination**

State Clearinghouse No. 2024020030

This is to advise that the San Luis Obispo County Planning Department Hearing officer as  *Lead Agency*  *Responsible Agency* approved/denied the above described project on March 15, 2024, 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](mailto:jmacrae@co.slo.ca.us)

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**