



## Notice of Exemption/General Rule Exemption

**Project Title and No.:** Bodega de Edgar Minor Use Permit; N-DRC2023-00034 / ED24-118

**Project Location and APN:**

3860 Peachy Canyon Road Paso Robles, CA 93446-5228; 026-292-001

**Project Applicant/Phone No./Email:**

Edgar Torres / 805-370-3969 / edgar@bodegadeedgar.com

**Applicant Address (Street, City, State, Zip):**

3860 Peachy Canyon Road Paso Robles, CA 93446-5228

**Description of Nature, Purpose, and Beneficiaries of Project:**

A request by Edgar Torres for a Minor Use Permit to allow the construction of a 4,000 square-foot barrel and case good storage building to support an existing winery and tasting room facility. The applicant is requesting a modification to setback standards in Section 22.30.070 to allow a 35-foot setback from the eastern property line setback instead of the ordinance standard of 100 feet for wine processing buildings. The project will result in the disturbance of approximately 12,600 square-feet on an approximate 8-acre parcel. The proposed project is within the Agriculture land use category and is located at 3860 Peachy Canyon Road approximately 3 miles west of the City of Paso Robles. The project site is in the Adelaida Sub Area of the North County Planning Area.

**Name of Public Agency Approving Project:** County of San Luis Obispo

**Exempt Status/Findings:** This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption].

**Reasons why project is exempt:** The project includes grading and construction of a barrel and case good storage building to support an existing winery facility and tasting room. The project site has access to an existing County Road (Peachy Canyon Road) that is adequate to serve the project. The applicant has designed the project so that grading and site improvements are minimized to a relatively small area of disturbance of approximately 12,600 feet. The project area is located within the Adelaida Sub Area of the North County Planning Area and is subject to the applicable sub area standards outlined in County Code Section 22.94.030. This project, as proposed, meets all applicable community standards for development.

The project is not located in an environmentally sensitive area and there are no special status plant species known to exist within the project area. The project will not result in the removal of any heritage oak trees or other native tree species. Therefore, the project will maintain compliance with local policies and ordinances.

The project is not located near a stream or in an area with known archaeological resources; therefore, impacts to cultural resources are not anticipated. In the unlikely event resources are uncovered during grading activities, implementation of County Code Section 22.10.040 (Archaeological Resources) would be required, which states:

- A. Construction activities shall cease, and the Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
- B. In the event archeological resources are found to include human remains, or in any other case when human remains are discovered during construction, the County Coroner shall be notified in addition to the Department so proper disposition may be accomplished.

Existing grading and drainage regulations will adequately address surface water quality impacts during construction and permanent use of the residence. The project will conform to the applicable General Plan and Area Plan standards, and no measures beyond those required by County Code are necessary to address the environmental impacts associated with the proposed project.

The project site is not located within the Paso Robles Groundwater Basin and any other high priority basins therefore the project would not be required to comply with sustainable management requirements implemented by the Paso Robles Subbasin Groundwater Sustainability Agency or other agencies. Estimated case production of 5,000 annually. The project site is served by one existing well to support existing and proposed uses onsite. The project as proposed would not substantially decrease groundwater supply or interfere with groundwater recharge in a manner that could interfere with sustainable groundwater management. No mitigation measures beyond those required by County ordinances are necessary to address the environmental impacts associated with the proposed project. Therefore, the proposed project will not have a significant effect on the environment.

**Additional Information:** Additional information pertaining to this notice of general rule exemption may be obtained by reviewing the second page of this document and by contacting the Environmental Coordinator, 976 Osos St., Rm 200, San Luis Obispo, CA 93408 (805) 781-5600.

## Notice of General Rule Exemption

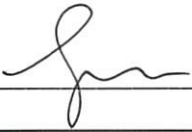
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Pursuant to section 15061 of the State California Environmental Quality Act (CEQA) Guidelines, the preliminary review of a project includes a determination as to whether a project is exempt from CEQA. This checklist represents a summary of this project's review for exemption.

	<u>YES</u>	<u>NO</u>
1. Does this project fall within any exempt class as listed in sections 15301 through 15329 of the State CEQA Guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is there a reasonable possibility that the project could have a significant effect on the environment due to unusual circumstances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is the project inconsistent with any Federal, State, or local law or administrative requirement relating to the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will the project involve substantial public controversy regarding environmental issues?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Does the project have the potential to achieve short-term environmental goals to the disadvantage of achieving long-term environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Does the project have adverse impacts which are individually insignificant, but cumulatively significant? Cumulatively significant means that the incremental effects of an individual project are substantially adverse when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

On the basis of this initial evaluation, I find that the proposed project does not have the potential to cause a significant effect on the environment and is therefore exempt from CEQA.

Lead Agency Contact Person Jessica Macrae, [jmacrae@co.slo.ca.us](mailto:jmacrae@co.slo.ca.us), 805-788-2714

Signature: 

Date: 10/21/24

**If filed by applicant:**

1. Attach certified document of exemption finding
2. Has a notice of exemption been filed by the public agency approving the project? Yes  No

On October 4, 2024 the project was Approved by:

- Board of Supervisors       Subdivision Review Board       Other  
 Planning Commission       Planning Dept Hearing Officer