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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022110571

Project Title: Solene Vineyard LLC / Phased Winery Expansion Conditional Use Permit DRC2021-00025

Lead Agency: County of San LUis Obispo

Contact Name: Holly Phipps

Email: hphipps@co.slo.ca.us Phone Number: (805) 781-1162

Project Location: Templeton (*City*) San Luis Obispo (*County*)

Project Description (Proposed actions, location, and/or consequences).

A request by Solene Vineyard LLC for a Conditional Use Permit to allow the phased development of a 27,248-square-foot winery facility, including a 19,101-square-foot underground wine cave system with a 3,505-square-foot exterior covered work area and a 4,642-square-foot administration building and tasting room with 3,117 square feet of interior space and 1,525 square feet of exterior space. The winery would increase the annual case production from 5,000 cases per year to a maximum of 10,000 cases per year. The project includes a request for a modification of the etback standards that require a 200-foot setback from each property line to allow the underground wine cave system to be set back 34 feet and 5 inches from the northern property line and the administration building and tasting room to be set back a minimum of 41 feet and 4 inches from the southern property line. The project would result in approximately 2.6 acres of ground disturbance on a 26.69-acre parcel including 14,900 cubic yards of cut and 12,200 cubic yards of fill, to be balanced on-site (difference accounts for 15% soil shrinkage).The project site is within the Agriculture and use category and is located at 2040 Niderer Road, approximately 4 miles west of the city of Paso Robles.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality - Dust control plan, ROG and NOx emissions reduction through diesel equipment standards and limits of use;
Biological Resources - Nesting birds, potential stream bed alteration;
Cultural Resources - Monitoring
Geology and Soils - Paleontological Monitoring
Noise - wine production noise reduction measures

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Access, Noise, Dust

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife
Regional Water Quality Control Board