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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 #: _____

Project Title: Bianchi Conditional Use Permit / N-DRC2021-00012

Lead Agency: County of San Luis Obispo

Contact Name: Holly Phipps / Supervisor

Email: hphipps@co.slo.ca.us Phone Number: 805-305-1177

Project Location: 3380 Branch Rd., Paso Robles San Luis Obispo
City *County*

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

A request by Beau Bianchi (Bianchi Winery) for a Conditional Use Permit (N-DRC2021-00012) to allow phased expansion and remodel of the 14,023-square foot winery facility and a 2,123-square-foot tasting room that will include at buildout: a 445-square-foot distillery and 295 square-foot second tasting room for distilled spirit tasting within the existing winery building, as well as a 1,647-square-foot limited food serving facility (restaurant) located within the existing hospitality building, consisting of a 426 square-foot kitchen, and an existing 63-square-foot storage area, a 384-square-foot indoor seating area and a 774-square-foot outdoor seating area. The project includes the construction of a new 2,800-square-foot eight-modular unit Bed & Breakfast Inn with 832-square-feet of individual decks plus a 900-square-foot Innkeeper Unit with a 322-square-foot deck. Finally, the construction of a 9,280 square-foot winery production building previously approved under DRC2005-00180 (that was never built) for future storage. The applicant is a modification to the Section 22.30.070.D.2.h.(3) standard that limits a winery to one tasting room to allow for second tasting room for distilled spirits, a modification to Section 22.30.070.D.2.d.1 standard to allow a 200-foot tasting room setback from each property line to allow a setback of 164 feet from the western property line, a modification to Section 22.30.570.E standard that limits a restaurant to utilize 800-square-feet to allow a 1,647-square-foot restaurant, a modification to section 22.30.260.A.1.a. that requires Bed and Breakfast Inn buildings to be within 100 feet of an existing

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

The project has the potential to impact Noise, Biological Resources, and air quality. Mitigation measures have been placed within each of these sections to address potential impacts and their implementation would reduce impacts to less than significant levels.

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

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