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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: Patrimony Winery Conditional Use Permit and Variance

Lead Agency: County of San Luis Obispo

Contact Name: Jessica Macrae

Email: jmacrae@co.slo.ca.us Phone Number: 805-788-2714

Project Location: San Luis Obispo, San Luis Obispo County
City *County*

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

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. 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.

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: Potential to expose sensitive receptors to pollutant emissions, including diesel-idling emissions and fugitive dust. Mitigation has been included to reduce exposure to diesel-idling and fugitive dust through implementation of standard SLOAPCD measures.

Biological Resources: Potential to impact nesting birds, American badger, pallid bat, Monterey duskyfooted woodrat, northern California legless lizard, oak trees, and surface water resources. Mitigation has been included to reduce impacts through environmental awareness training, preconstruction surveys, oak tree replacement, and construction best management practices.

Geology and Soils: Potential to increase erosion at the site and impact paleontological resources. Mitigation has been included to reduce the potential for erosion to enter the on-site drainage and to address inadvertent discovery of paleontologcial resources.

Hydrology and Water Quality: Potential to increase erosive and polluted runoff to the on-site creek. Mitigation has been included to reduce the potential for erosion and pollutants to enter the on-site creek.

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

N/A

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

- Central Coast Regional Water Quality Control Board (RWQCB)
- California Department of Fish and Wildlife (CDFW)
- Caltrans
- CALFIRE
- San Luis Obispo County Air Pollution Control District (SLOAPCD)