

# 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: Conditional Use Permit N-DRC2024-00038 Norgrove Gardens, LLC

Lead Agency: County of San Luis Obispo

Contact Name: Elizabeth Moreno

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Project Location: Community of Nipomo, County of San Luis Obipos  
*City* *County*

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

A request by Norgrove Gardens LLC (Golden Spike Winery) for a Conditional Use Permit (CUP) to allow the phased construction of a new winery and distillery facility with a shared tasting room and exterior use areas. At full buildout, the facility would total 12,325 square foot (sq. ft.) and include a 2,250 sq. ft. fermentation room, 2,015 sq. ft. barrel storage room, 1,515 sq.ft. tasting room, 165 sq. ft. kitchen, and 1,400 square feet of supporting uses. The outdoor use area features a 1,420 sq. ft. covered crush pad, 1,430 sq. ft. loading area, 1,250 sq. ft. tram passenger loading area, and an 880 sq. ft. tasting deck. The winery/distillery facility will have a maximum combined production of 10,000 cases per year. The applicant is also requesting three (3) modifications of the standards set forth in Section 22 of the County Code (Land Use Ordinance): (1) a modification to reduce the required setback for facilities with public tastings from 200-feet to 155 feet from the nearest property line, (2) a modification of the standards for winery special events to allow outdoor amplified music after 5:00 pm, and (3) a modification of the signage standards to allow two freestanding signs at a maximum height of 22'-2". Lastly, the project includes a request to amend the conditions of approval of Parcel Map (S010102P / CO01-0399) to allow for a new commercial / agricultural access driveway along El Campo Road and to expand the designated building envelope to include existing ag accessory structures for the purpose of establishing an Accessory Dwelling Unit (ADU) or farmworker housing within an existing workshop. The project would result in 3.67 acres of site

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

Proposed mitigation measures are proposed for Air Quality, Biological Resources, Hazards & Hazardous Materials, and Noise.

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

Biological concerns.

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

County Public Works Department  
County Environmental Health Services  
County Agricultural Commissioner's Office  
Regional Water Quality Control Board  
Community Services District  
Building Department