

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH # 2013101050</b>
-------------------------

**Project Title:** Paso Robles Gateway ProjectLead Agency: City of Paso RoblesContact Person: Darren NashMailing Address: 1000 Spring StreetPhone: 805-237-3970City: Paso RoblesZip: 93446County: San Luis Obispo**Project Location:** County: San Luis ObispoCity/Nearest Community: Paso RoblesCross Streets: South Vine Street and State Route 46 (SR 46) WestZip Code: 93446Longitude/Latitude (degrees, minutes and seconds): 35 ° 35 ' 33 " N / 120 ° 41 ' 57 " W Total Acres: 170Assessor's Parcel No.: 040-031-017,-019,-020, and 040-091-039, -041

Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: SR 46 West and U.S. 101Waterways: Salinas RiverAirports: N/ARailways: Union Pacific Railroad Schools: Pat Butler Elementary School**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: SEE Amendment, Lot Line Adjustment, VTM, Development Agreement

**Development Type:**

Residential: Units 97 Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 105,600 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: 425 hotel rooms, Agriculture and Open Space (+/- 98 acres)

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Residential Suburban (RS) and Agriculture (AG)

**Project Description:** (please use a separate page if necessary)

The proposed 170-acre Paso Robles Gateway Project (Annexation Permit No. ANX 16-001 and Planned Development Permit No. PD 17-0090) involves development of the following components or "areas": (1) a Vine Street Vineyard Hotel; (2) a Village Commercial Center, including workforce residential units; (3) a Hillside Premium Destination Resort Hotel; (4) a Promontory Commercial Center; (5a) Highway 46 Resort or (5b) 80 Multi-Family Residences; (6) a Vine Street Commercial Center; and (7) +/- 98 acres of agriculture and open space uses. The Project includes a request for a Sphere of Influence (SOI) amendment and an annexation from the County of San Luis Obispo into the City of Paso Robles, a Pre-Zoning application, a General Plan amendment, approval of a Master Development Plan, a Lot Line Adjustment (PR/COAL 18-0098), a Vesting Tentative Tract Map (TTM 3120), and approval of a Development Agreement.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input checked="" type="checkbox"/> Office of Historic Preservation                                 |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                                       |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of  |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of  |
| <input checked="" type="checkbox"/> Caltrans District # <u>5</u>        | <input type="checkbox"/> Public Utilities Commission  |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>3</u>  |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of                            |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.                                  |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy                        |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy  |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy   |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Delta Protection Commission                    | <input checked="" type="checkbox"/> SWRCB: Clean Water Grants                                       |
| <input type="checkbox"/> Education, Department of                       | <input checked="" type="checkbox"/> SWRCB: Water Quality  |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights  |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>       | <input type="checkbox"/> Tahoe Regional Planning Agency   |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Toxic Substances Control, Department of                                    |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of   |
| <input type="checkbox"/> General Services, Department of                | <input checked="" type="checkbox"/> Other: <u>San Luis Obispo Local Agency Formation Commission</u> |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____   |
| <input checked="" type="checkbox"/> Housing & Community Development     |   |
| <input checked="" type="checkbox"/> Native American Heritage Commission |   |

### Local Public Review Period (to be filled in by lead agency)

Starting Date February 28, 2020 Ending Date April 13, 2020

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc,</u>	Applicant: <u>Quorum Reality Fund IV</u>
Address: <u>1530 Monterey Street, Suite D</u>	Address: <u>PO Box 862</u>
City/State/Zip: <u>San Luis Obispo, CA, 93401</u>	City/State/Zip: <u>Ross, California 94957</u>
Contact: <u>Richard Daulton</u>	Phone: _____
Phone: <u>805-547-0900</u>	

Signature of Lead Agency Representative:  Date: 2/26/20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.