

NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT Paso Robles Gateway Annexation



In accordance with the California Environmental Quality Act (CEQA), the City of Paso Robles has completed Draft Environmental Impact Report (EIR) SCH#2013101050 for the Paso Robles Gateway Annexation, which is now available for review and comment.

PROJECT LOCATION: The site is 170 acres located northwest of the intersection of Highway 101 and Highway 46W in the County of San Luis Obispo, California.

PROJECT DESCRIPTION: The project includes an Annexation, General Plan Amendment, Zone Change, Development Plan, Tentative Tract Map, and Oak Tree Removal Permit for the purpose of developing two hotels with up to 425 rooms, three commercial centers with approximately 75,600 sf of space, a 30,000-sf conference center, and <u>up to</u> 97 residential units. South Vine Street would be realigned to connect with Theatre Drive.

ENVIRONMENTAL IMPACTS:

The project has the potential to impact the following:

- Aesthetics
- Agriculture
- Air Quality
- **Biological Resources**
- Cultural Resources
- Energy
- **Geology & Soils**
- **Greenhouse Gas Emissions**
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Noise
- Transportation
- Utilities

PUBLIC REVIEW: The 45-day public review period for the Draft EIR begins February 28, 2020 and closes on April 13, 2020. Copies of the Draft EIR are available at:

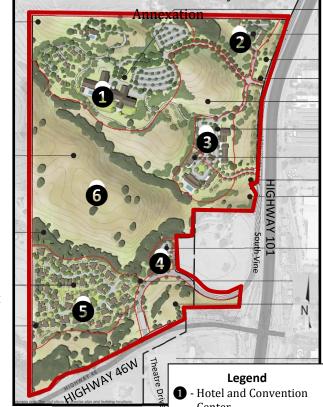
Paso Robles City Library Paso Robles City Hall 1000 Spring Street 1000 Spring Street Paso Robles, CA 93446 Paso Robles, CA 933446

www.prcity.com/357/CEQA-Documents Online:

COMMENT: Comments on the Draft EIR must be submitted in writing and received by the City of Paso Robles prior to the close of the public review period.

City of Paso Robles OR email: planning@prcity.com mail to:

> 1000 Spring Street Paso Robles, CA 93446



Center

6 - Multi-Family

Overlay 6 - Vineyard and Open

Space

- Commercial Center

4 - Vine Street Commercial

- Commercial Center and

Residential with Resort