

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 #: 2013101050

Project Title: Paso Robles Gateway Project

Lead Agency: City of Paso Robles

Contact Name: Darren Nash

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Project Location: Paso Robles San Luis Obispo
City *County*

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

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.

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

See attachment.

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

In accordance with the CEQA Guidelines, a NOP for this EIR was distributed for review by affected agencies and the public on October 16, 2013. The NOP is presented in Appendix A of this EIR. This EIR addresses the issues determined to be potentially significant based on responses to the NOP and scoping discussions among the public, consulting staff, and the city. The City of Paso Robles conducted an initial analysis of the proposed development ' s impacts through NOP and scoping process. Accordingly, the following issues are addressed in detail in the Draft EIR: aesthetics, agriculture, air quality, biological resources, cultural and tribal cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services and recreation, transportation and traffic, utilities and service systems, and energy.

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

- San Luis Obispo Local Agency Formation Commission - Annexation
- County of San Luis Obispo - Annexation
- The California Department of Transportation (Caltrans) - review for any improvements effecting Caltrans right-of-way on SR 46 West and U.S. 101
- United States Army Corps of Engineers - Nationwide or Individual permit (depending on total acreage of wetland disturbance)
- California Department of Fish and Wildlife - Streambed Alteration Agreement
- Central Coast Regional Water Quality Control Board - Section 401 Water Quality Certification, National Pollutant Discharge Elimination System

Attachment to Summary Form for Electronic Document Submittal

Significant or Potentially Significant Effects and Mitigation Measures

The project would result in significant and unavoidable impacts associated with Clean Air Plan consistency; operational air quality emissions; cumulative air quality impacts; temporary and long-term increases in GHG emissions; GHG emissions reduction plan consistency; cumulative GHG emissions impacts; Existing + Project traffic impacts at U.S. 101/Main Street interchange; General Plan Buildout + Project traffic impacts to U.S. 101 mainline.

Potential project impacts that would be reduced below thresholds of significance with implementation of mitigation include scenic vistas and scenic resources; visual character, light and glare, conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses; conversion of farmland to non-agricultural use, conflict with existing zoning for forest land or timberland; loss of forest land or conversion of forest land to non-forest use; construction air quality emissions; exposure of sensitive receptors to *Coccidioides* fungus, impacts to riparian areas, special status wildlife species, special status plant species, wetlands, protected trees; Climate Action Plan consistency for energy efficiency, seismic and geologic hazards; located on a geologic unit or soil that is unstable; soil erosion and loss of topsoil, expansive soils; Paleontological resources; routine transport, use, or disposal of hazardous materials; accidental release of hazardous material; located on a site included on a list of hazardous materials sites; residual pesticides; construction and operation impacts to water quality; construction and operational noise; long-term traffic noise; groundborne vibration; and wastewater treatment facilities and capacity.

The EIR describes mitigation required to reduce these impacts to a less than significant level including Alternative Transportation and Transportation Demand Management Measures; Land Use Emission Reduction Measures; GHG Emissions Reduction Program and Measures; Fair Share Funding to Templeton Road Improvements Fee Program and to the General Plan Buildout Transportation Improvements; Master Landscape Plan Requirements; Lighting Plan; Agricultural Preservation and Irrigation; Agricultural buffers; Limitations on Pesticide Applications; Right to Farm Notification; Fugitive Dust Control Measures; Valley Fever Suppression Measures; Special Status Plant Pre-construction Surveys; Special Status Plant Species Avoidance; Restoration Plan for Special Status Plant Species; Northern California Legless Lizard and Lesser Slender Salamander Impact Avoidance and Minimization; Special Status Birds, Nesting birds, and Raptors Impact Avoidance and Minimization; Monterey Dusky-footed Woodrat Impact Avoidance and Minimization; American Badger Impact Avoidance and Minimization; Worker Environmental Awareness Program Training; Open Space Management Plan; Jurisdictional Delineation and Agency Permits; Mitigate for Loss of any Riparian Areas; Agency Coordination; Wetland and Drainage Mitigation; Jurisdictional Areas Best Management Practices During Construction; Oak Tree Compensatory Mitigation and Protection; Cultural Resources Monitoring Plan and Qualified Principal Investigator/Native American Monitor; Unanticipated Discovery of Archeological and Tribal Cultural Resources; Geotechnical Investigation and Reporting; Earthwork Program; Moisture Conditioning & Fill Compaction; Geotechnical Report Measures; Worker Paleontological Resource Awareness Session; Paleontological Monitoring and Handling of Resources Inadvertently Discovered During Grading; Soil Sampling and Remediation; Construction Traffic Control Plan; Stormwater Pollution Prevention Plan; implementing berms and brims; Erosion and Sediment Control Plan; Stormwater Quality Treatment Controls; Stormwater Best Management Practice Maintenance Manual; Stormwater

BMP Semi-Annual Maintenance Report; Exterior Noise Abatement; Construction Equipment Noise Best Management Practices; Sewer Line Improvements; and Prohibit Water Softener Use