



City of Paso Robles

NOTICE OF AVAILABILITY

Draft Environmental Impact Report

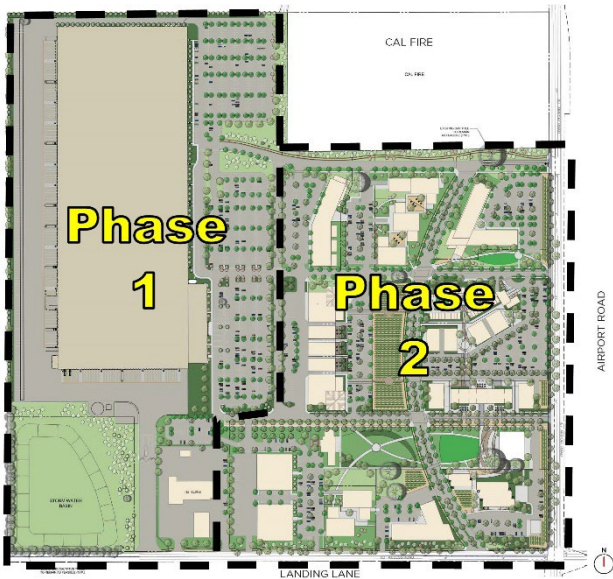
The Landing Paso Robles

In accordance with the California Environmental Quality Act (CEQA), the City of Paso Robles has completed a Draft Environmental Impact Report (EIR) that is now available for review and comment. The EIR addresses the potential environmental impacts of the proposed development of The Landing Paso Robles.

PROJECT LOCATION: The project site is located along the west side of Airport Road, north of Dry Creek Road, and west of the Paso Robles Municipal Airport.

The project site is not located on any of the lists of sites enumerated under Section 65962.5 of the Government Code.

PROJECT DESCRIPTION: Majestic Realty Co. seeks entitlements for the 140.75-acre project site to allow for the construction and operation of The Landing Paso Robles, a warehouse and business park center, as part of the redevelopment of the former Paso Robles Boys School site. The project would include a warehouse and a mix of employment and visitor-serving uses, including, but not limited to, industrial flex space, maker spaces, offices, retail uses, a restaurant, a market hall, a hotel, a winery, and passive park and green spaces with agricultural elements. Off-site infrastructure improvements are also proposed to support the project.



The project would be constructed in two phases. Phase 1 would be developed first and would encompass the western 76.87 acres of the project site. This phase would be developed with a 1,330,356-square-foot warehouse and a 5.38-acre stormwater basin. The existing 21,808-square-foot maintenance building and yard would be subdivided from the rest of the project and expanded by the City up to 38,000 square feet for use as a City-owned maintenance yard. Phase 2 would include development on the eastern 63.88 acres of the project site of up to 630,900 square feet of commercial, light industrial, office, and other uses with an emphasis on visitor-serving uses, and up to 120 rooms of transient lodging.

ENVIRONMENTAL IMPACTS OF THE PROJECT: The project has the potential to result in impacts to:


- Aesthetics Resources
- Air Quality
- Agricultural Resources
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards, Hazardous Materials, and Wildfire
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Transportation and Traffic
- Utilities, Service Systems, and Energy

PUBLIC REVIEW AND COMMENT: The 45-day public review period for the Draft EIR begins on **June 7, 2023** and closes on **July 24, 2023**. 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. Written comments can be submitted by regular mail to:

City of Paso Robles
Community Development Department
1000 Spring Street
Paso Robles, CA 93446

or by e-mail to: planning@prcity.com

The Draft EIR, including technical appendices, is available for public review at:

Paso Robles City Library 1000 Spring Street Paso Robles, CA 93446	Paso Robles City Hall 1000 Spring Street Paso Robles, CA 93446	Download from: www.prcity.com/CEQA 
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