



City of Paso Robles - NOTICE OF AVAILABILITY

Recirculated 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 Recirculated 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 139.18-acre project site to allow for the construction and operation of The Landing Paso Robles, as part of the redevelopment of the former Paso Robles Boys School site. The project would include a business park and mix of other uses, including warehouses, an industrial park (with maker space type uses), offices, retail uses, a restaurant, a market hall, a hotel with conference center, a winery, and passive park and green spaces with agricultural elements. Off-site infrastructure improvements are also proposed to support the project.

The project is expected to be constructed in two phases. The initial development phase would encompass approximately 50.44 acres of the project site. This phase would be developed with a 310,800-square-foot cold storage warehouse, up to 350 rooms of transient lodging and conference center, 63,000 square feet of industrial park and retail uses, and an 11.60-acre stormwater basin that would serve the entire site. Future development would include development of the remaining 88.74 acres of the project site of up to 1,057,920 square feet of retail, industrial park (including a second 310,800 square foot warehouse), office, and other uses with an emphasis on visitor-serving uses.

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

- Aesthetics Resources
- Agricultural Resources
- Air Quality
- 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 **February 13, 2025** and closes on **March 31, 2025**. Comments on the Recirculated Draft EIR must be submitted in writing and received by the City of Paso Robles prior to the close of the public review period. The City is recirculating the entirety of the Draft EIR for a new public comment period. Pursuant to State CEQA Guidelines Section 15088.5(f)(1), the City is requesting that reviewers submit new comments. Although part of the administrative record, previously submitted comments do not require a written response in the Final EIR and only those comments that are submitted in response to this recirculated Draft EIR will receive a written response in the Final EIR. 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 Recirculated 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/357/CEQA-Documents
---	--	--