

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

SCH # 2021050487

Project Title: The Landing Paso Robles

Lead Agency: City of Paso Robles Contact Person: Brandi Cummings
 Mailing Address: 1000 Spring Street Phone: 805-786-2550
 City: Paso Robles Zip: 93446 County: San Luis Obispo

Project Location: County: San Luis Obispo City/Nearest Community: Paso Robles

Cross Streets: Old Dry Creek Road and Airport Road Zip Code: 93446

Longitude/Latitude (degrees, minutes and seconds): 35 ° 39 ' 59 " N / 120 ° 38 ' 42.6 " W Total Acres: 136.3

Assessor's Parcel No.: 025-434-001 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 101,46 Waterways: Huer Huero Creek, Salinas River, Estrella River

Airports: Paso Robles Municipal Airport Railways: n/a Schools: Kermit King, Cuesta College

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: Development Agreement

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 900,000 Acres 60.8 Employees _____
 Industrial: Sq.ft. 700,000 Acres 75.5 Employees 2,028 (total)
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

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:

Public Facilities - the former Estrella Youth Correctional Facility/Paso Robles Boy School (closed in 2008)

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

See Attachment 1.

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 checked="" 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 checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input checked="" type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input 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 checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input checked="" type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input 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 13, 2025 Ending Date March 31, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>SWCA Environmental Consultants</u>	Applicant: <u>Majestic Realty Co. c/o Tracy Zinn, T&B Planning, Inc.</u>
Address: <u>4111 Broad Street, Suite 210</u>	Address: <u>13191 Crossroads Parkway North, Sixth Floor</u>
City/State/Zip: <u>San Luis Obispo, CA 93401</u>	City/State/Zip: <u>City of Industry, CA 91746</u>
Contact: <u>Brandi Cummings</u>	Phone: <u>714-505-6360 x. 350</u>
Phone: <u>805-786-2550</u>	

Signature of Lead Agency Representative: Brandi Cummings Digitally signed by Brandi Cummings
Date: 2025.02.11 13:39:37 -08'00' Date: _____

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

ATTACHMENT 1

The Applicant (Majestic Realty Co.) seeks entitlements for the 139.18-acre project site to allow for the demolition of existing onsite improvements and the construction and operation of The Landing Paso Robles, a warehouse, light industrial, and business park center, as part of the redevelopment of the former Paso Robles Boys School site. The Applicant is seeking entitlements for a GPA; a Zone Change; a VTTM; a Conceptual Master Development Plan, including Design Guidelines, for the entire site; a specific Development Plan for one 310,800-square-foot cold storage warehouse building and one 310,800-square-foot industrial park warehouse building; an Oak Tree Removal permit; and a Development Agreement between the Applicant and the City. Future entitlements would include but not be limited to Conditional Use Permits (CUPs), Development Plans, or Planned Development applications, as appropriate, for the entitlement of individual developments that are within the scope of the Conceptual Master Development Plan.

The project would include a mix of employment and visitor-serving uses, including, but not limited to, a cold storage warehouse, an industrial park with three warehouses and other light industrial and maker space-type uses¹ offices, retail uses, a restaurant, a market hall, a hotel with conference center, a winery, and passive park and green spaces with agricultural elements (Figure 2-3). Offsite 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 (one of the two warehouse buildings proposed as part of the specific Development Plan), up to 350 rooms of transient lodging and conference center, 63,000 square feet of industrial park maker space and retail uses, and an 11.60-acre stormwater basin that would serve the entire project 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 the second 310,800-square-foot warehouse proposed as part of the specific Development Plan), office, and other uses with an emphasis on visitor-serving uses. Table 2-1 identifies the maximum development potential of The Landing Paso Robles. See Appendix B for project plans.

Table 2-1. Proposed Development

Land Use Type	Maximum Gross Floor Area ¹	Acreage ²
<i>Initial Development Phase</i>		
Cold Storage Warehouse ³	310,800 sf	22.92 acres
Hotel and Conference Center	175,000 sf; 350 rooms	6.50 acres
Industrial Park Maker Space/Light Industrial	47,000 sf	4.54 acres
Retail	16,000 sf	2.00 acres
Stormwater Detention Basin	n/a	11.60 acres
Onsite Roads	n/a	2.88 acres
Offsite Improvements	n/a	20.77 acres (low water crossing option) or 17.47 acres (temporary traffic signal option)
<i>Future Development Phase</i>		
Industrial Park Warehouses	459,520 sf	34.97 acres
Industrial Park Maker Spaces/Light Industrial	255,000 sf	24.58 acres
Office	250,000 sf	10.27 acres
Market Hall	57,000 sf	4.20 acres
Retail (Food and Beverage)	13,400 sf	1.73 acres
Restaurant	6,500 sf	5.05 acres

¹ A maker space is a collaborative workspace that contains tools and equipment and is used to create or manufacture goods.

ATTACHMENT 1

Land Use Type	Maximum Gross Floor Area ¹	Acreage ²
Winery	16,500 sf	
Passive Park-Pedestrian Plaza-Green Spaces	n/a	7.94 acres
Total	1,606,720 sf; 350 hotel rooms	156.65 or 159.95 acres

¹ sf = square feet

² Acreages approximate; subject to survey verification.

³ Gross Floor Area for the warehouse buildings is defined as the sum of the gross horizontal areas of all floors, mezzanines, and lofts of the building, excluding stairwells, elevator shafts, equipment rooms, and mezzanine areas used as catwalks and platforms for conveyors, equipment, and related workstations.