

NOTICE OF INTENT TO ADOPT A MITIGATED
NEGATIVE DECLARATION

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**CITY OF EL PASO DE ROBLES
NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will consider adoption of a Draft Mitigated Negative Declaration in accordance with the California Environmental Quality Act and approval of the following project:

Project Title: Treana Winery Expansion(PD22-03)
Applicant: Hope Family Wines
Project Location: 4280 Second Wind Way, Paso Robles, CA
APN: 025-471-016 & 032

The "Project" consists of expanding the existing Treana Winery at 4280 Second Windy Way in the City of Paso Robles. The proposed project would include approximately 225,000 square feet of additional production and storage space to the existing 132,440 square foot of winery operations facility. The proposed project includes the development of an additional 24,830 square feet of parking lot area and 98,860 square feet of other paved surfaces.

The project site is approximately 16.5 acres and is east of Second Wind Way, west of Wright Way, and north of Dry Creek Road. Construction of the proposed project is anticipated to begin in May 2023 and be completed by May 2024. Thus, the first full year of proposed project operations would be 2025. The proposed project would generate approximately 380 new vehicle trips per weekday (133 truck trips and 247 passenger car trips).

The Public Review Period for the proposed Mitigated Negative Declaration will commence on Friday, February 10, 2023 and conclude on Tuesday, March 14, 2023.

FINDING

The City of Paso Robles has reviewed the above project in accordance with the City of Paso Robles' Rules and Procedures for the Implementation of the California Environmental Quality Act and has determined that an Environmental Impact Report need not be prepared because:

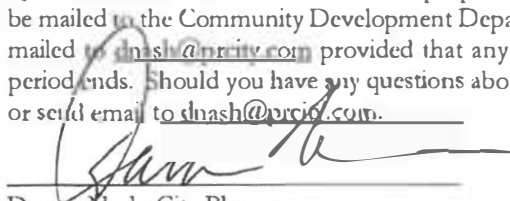
- The proposed project will not have a significant effect on the environment.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures included in the associated Mitigation Monitoring and Reporting Program (MMRP), and hereby made a part of the Mitigated Negative Declaration have been added to the project.

The Initial Study which provides the basis for this determination is available at the City of Paso Robles, Community Development Department, 1000 Spring Street, Paso Robles, CA 93446.

NOTICE

The public is invited to provide written comment on the Draft Mitigated Negative Declaration and/or to provide oral comment at the public hearing noted above. The appropriateness of the Draft Mitigated Negative Declaration will be considered in light of the comments received.

Questions about and comments on the proposed project and Draft Mitigated Negative Declaration may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or e-mailed to dnash@prcity.com provided that any comments are received prior to the time of the review period ends. Should you have any questions about this project, please call Darren Nash at (805) 237-3970 or send email to dnash@prcity.com.


Darren Nash, City Planner

2/8/23
Date