

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 #: _____

Project Title: Spring Street Affordable Housing and Mixed-Use Project

Lead Agency: City of Paso Robles

Contact Name: Katie Banister

Email: planning@prcity.com

Phone Number: 805-237-3970

Project Location: Paso Robles

San Luis Obispo

City

County

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

Development Plan (PD22-11) for a new affordable housing and mixed-use building.

Conditional Use Permit (CUP23-07) for a winetasting room.

Rezone (RZN23-01) to apply the Resort/ Lodging overlay district to the property.

The project is development of a vacant infill site in the downtown of Paso Robles with a mixed-use building including 3,346 square feet of commercial space including a winetasting room, 16 hotel rooms, and 8 residential apartments (13% of which will be deed restricted to very-low income households).

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

The project includes outdoor lights. Mitigation measures would require shielding of light sources. The project is located near sensitive receptors. Mitigation measures include measures reduce impacts to air quality and to require noticing before construction begins. The site is fully disturbed, but construction has the potential to uncover cultural and tribal cultural resources. Mitigation measures require stopping work and notification of relevant parties if any resources are discovered. The project will meet current statewide greenhouse gas requirements, but the requirements will become stricter over the life of the project. Mitigation measures would require oversizing electrical infrastructure to allow for future electrification of the project. The site was formerly a service station and is on the Cortese List for leaking underground tanks. The tanks have been remediated (RWQCB Case 9-0750), but there may be residual soil and water contamination. Mitigation measures would require completion of a soil management plan before grading can begin. The project includes a rooftop patio, but is adjacent to residential uses. Mitigation measures preclude the use of the outdoor areas for amplified music or other nightclub activities.

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

The project includes affordable housing units, and has requested Affordable Housing Density Bonus concessions including allowing a hotel use and a reduction in the parking requirement.
The site was formerly a service station with leaking underground storage tanks (LUST). The tanks have been cleaned up and the case closed with the Regional Water Quality Control Board.

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

City of Paso Robles
Central Coast Regional Water Quality Control Board (Region 3)