



**CITY OF EL PASO DE ROBLES
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
AND NOTICE OF PLANNING COMMISSION HEARING**

NOTICE IS HEREBY GIVEN that the City of Paso Robles Planning Commission will hold a public hearing to consider the following project:

Project Title: Spring Street Affordable Housing and Mixed-Use Project
Applicant: Tobin James
Project Location: 1745 Spring Street, Paso Robles, CA
Project Description: Development of a vacant infill lot 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). PD22-11, CUP23-07, RZN23-01, P22-0076
CEQA Determination: The City has prepared a mitigated negative declaration for the project. The 30-day public review period for the negative declaration will begin Thursday, July 11, 2024, and conclude on Saturday, August 10, 2024. The initial study and mitigated negative declaration can be downloaded from www.prcity.com/357/CEQA-Documents
Hearing Date: The Planning Commission will hold a Public Hearing on Tuesday, August 13, 2024, at 6:30 p.m. at the City of Paso Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chamber. The Planning Commission will make a recommendation to the City Council, who will hold a future public hearing.

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.

NOTICE

The public is invited to provide written comment on the Draft Mitigated Negative Declaration. 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 planning@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 Katie Banister at (805) 237-3970 or send email to planning@prcity.com.

/s/ Katie Banister, Associate Planner