



**CITY OF EL PASO DE ROBLES**  
*"The Pass of the Oaks"*

**NOTICE OF PLANNING COMMISSION**  
**PUBLIC HEARING**

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

**Project Description:** Planned Development (PD 21-13/P21-0121), Oak Tree Removal (OTR 21-24), Lot Merger (PRAL 21-0054): a request to construct seven new industrial warehouse buildings with accessory office space totaling 421,000 square feet on a 22-acre site that consists of twelve existing lots. The lot merger would merge the twelve existing lots into seven lots in a manner that allow for each of the seven buildings to be on separate lots. Additionally, is the request to remove one 33-inch diameter oak tree.

**Applicant:** PRG Paso Industrial Holdings, LLC

**Location:** 2150 Wisteria Lane; south side of Wisteria Lane, east of Golden Hill Road at Germaine Way (APNs: 025-425-016, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, & -029)

**CEQA Determination:** On August 2, 2016, the City adopted a Mitigated Negative Declaration (MND) and rezoned five parcels to Planned Industrial and Commercial Light Industrial in conjunction with approval of a general plan amendment and Tentative Tract 3069. As lead agency, and as part of the City's due diligence, the City prepared an addendum to the MND to determine if the Project would result in any new or more severe significant effects not identified in that MND. Based on addendum, supporting studies, a full analysis of the scope of the Project, and the previously adopted 2016 MND, none of the criteria specified in CEQA Guidelines section 15162 requiring a subsequent or supplemental environmental document to be prepared is triggered. In particular, there have been no: (1) substantial changes in the project that will require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect; (2) substantial changes with respect to the circumstances under which the Project is undertaken that will require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect; and (3) new information of substantial importance that was not known and could not have been known at the time the previous MND was adopted that shows: (a) the Project would have significant effects not discussed in the previous MND; (b) the Project would have more severe environmental effects; or (3) mitigation measures previously found to be infeasible or new mitigation measures now exist and would be feasible and would reduce significant effects. Therefore, an addendum is the appropriate document under CEQA to analyze the consistency of the Project with the type and intensity of development previously analyzed for the site in the MND as provided for in CEQA Guidelines section 15162 and 15164. A copy of the addendum to the MND will also available on the City website at: <https://www.prcity.com/357/CEQA-Documents>

**Hearing Date:** The Planning Commission will hold a **Public Hearing on August 9, 2022 at 6:30 p.m.** in the Council Chamber, 1000 Spring Street, Paso Robles

The City of Paso Robles is holding hybrid Planning Commission meetings. The public has the option to attend the meeting in person or to participate remotely, pursuant to AB 361, which allows for a deviation of the Ralph M. Brown

Act's standard teleconference requirements. The meeting will be a hybrid meeting because there exists a Governor proclaimed state of emergency and state and local officials are recommending measures to promote social distancing.

To participate remotely, residents can livestream the meeting at [www.prcity.com/youtube](http://www.prcity.com/youtube), and call (805)865-7276 to provide live public comment via telephone. The phone line will open just prior to the start of the meeting. Further directions on providing live telephone comments will be included in the Commission agenda and during the public hearing. Written public comments can be submitted via email to [planning@prcity.com](mailto:planning@prcity.com) or US Mail (submit early) to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that the comments are received prior to the time of the public hearing. Comments received prior to 12:00 noon on the day of the meeting will be posted as an addendum to the agenda. If submitting written comments, please note the agenda item by number or name.

Challenge to the application in court, will be limited to issues raised at the public hearings or in written correspondence delivered to the Planning Commission or City Council at, or prior to, public hearings.

The project staff report will be available for review on the City's website (<https://www.prcity.com/agendacenter/5>) on the Friday preceding the hearing. If you have any questions or have trouble accessing the staff report, please contact the Community Development Department at (805) 237-3970 or via email at [Planning@prcity.com](mailto:Planning@prcity.com).

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