



CITY OF EL PASO DE ROBLES

“The Pass of the Oaks”

GATEWAY ANNEXATION PROJECT SUMMARY

The City of Paso Robles is seeking a study session with LAFCO to discuss the proposed Gateway Annexation project.

The Gateway project consists of 170 acres and is located within the unincorporated area of San Luis Obispo County, adjacent to the southwest edge of the Paso Robles City limits and northwest of the U.S 101 and Highway 46 West interchange. The property is bounded by S.R. 46 West on the south, South Vine Street (frontage road) and U.S. 101 on the east, and vineyards and rural residential uses on the north and west. The project is located approximately 1,000 feet north of the Target shopping center and 1,000 feet west of the Firestone Walker Brewery. See Figure 1.

The project site currently has a County of San Luis Obispo general plan land use designation of Residential Suburban and Agriculture. (The County does not use independent zoning designations.) Existing and historical use of the site includes intermittent grazing and a non-irrigated almond orchard. The almond orchard is no longer in commercial production. There are approximately 200 oak trees on the property, most of which are found along several intermittent drainages that flow from west to east across the property.

The project includes a request for annexation into the City, a General Plan Amendment, and Pre-Zoning of the property by the City to establish land use designations and zoning for the proposed uses. If approved, LAFCO would need to amend the City’s Sphere of Influence and approve annexation of the land to the City before development could commence. Once the annexation process is formally completed, the zoning established during pre-zoning will apply to the property. Other approvals required for the project would include a Development Agreement, Lot Line Adjustment, Vesting Tentative Tract Map, and one or more Planned Development Permits or Conditional Use Permits to address phasing and conditions for the subareas of the project.

The conceptual development plan for the project provides for the development of two hotels, several commercial centers, and a limited number of high-density residential units or a third hotel. The project would retain approximately 98 acres of land for agriculture and open space uses, of which 32 acres would be placed into an agricultural conservation easement. See Figure 2 and Table 1 for more detailed information regarding the proposed uses.

The project would also facilitate the realignment and reconstruction of South Vine Street. The South Vine Street realignment was previously evaluated in the May 2008 Caltrans Mitigated Negative Declaration/Environmental Assessment with Finding of No Significant Impact (EA 05-451300). The August 2, 2016 Settlement Agreement dictates the terms of the property conveyance between the Quorum and CENCO properties and the offer of dedication for realignment and construction of Vine Street.

The project is currently undergoing environmental review and an EIR is being prepared. Staff anticipates a draft EIR for public review will be available late summer/early fall.

Figure 1 – Project Location



Figure 2 – Conceptual Land Use Plan

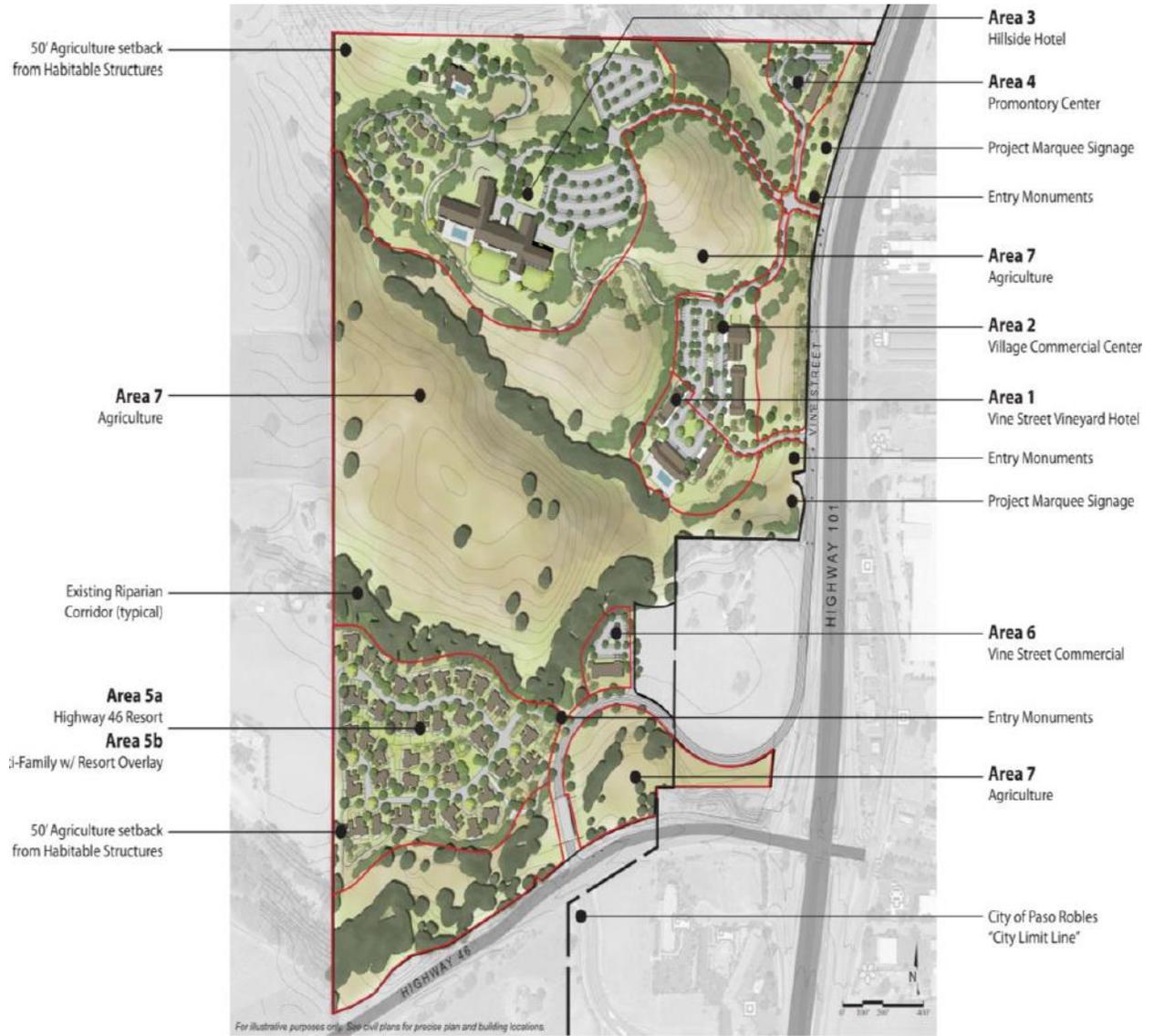


Table 1 – Conceptual Land Use Plan Components

Area	Component	Existing Zoning and Land Use Designation (SLO County)	Proposed Land Use Category*	Description
1	Vine Street Vineyard Hotel	RS-Residential Suburban; AG-Agriculture	Regional Commercial (RC)	4.5 acres, 76,000 square feet, 100 rooms, conference room and pool, 84 parking spaces
2	Village Commercial Center	RS-Residential Suburban; AG-Agriculture, FL-Flood Hazard	Regional Commercial (RC)	5.5 acres, 37,100 square feet; including: 18,200 square feet of retail area, 2 restaurants totaling 5,600 square feet, 3,800 square feet of office area, 17 workforce residential units in conjunction with retail uses and 159 parking spaces
3	Hillside Resort Hotel	AG-Agriculture, FL-Flood Hazard	Regional Commercial (RC)	36 acres, 200,000 square feet; up to 225 rooms, 5,000 square feet of restaurants, 7,000 square foot spa, a 20,000 square foot administrative back house, and 581 parking spaces
4	Promontory Commercial Center	RS-Residential Suburban	Regional Commercial (RC)	2.5 acres, 24,000 square feet commercial and office uses, 73 parking spaces
5 Alternative A	Highway 46 Resort	AG-Agriculture	Regional Commercial (RC)	19 acres, 135,000 square-feet; up to 100 rooms; 2,500 square-foot ballroom; 1,300 square-foot conference room; 4,000 square-foot restaurant; 6,000 square-foot spa; 1,000 square-foot conference room; 15,000 square-foot outdoor event area; and pool
5 Alternative B	Residential Development with Transient Lodging Potential	AG-Agriculture	Single Family (RSF), or Multiple-Family (RMF)*	19 acres, a maximum 80 residences that may be used as single-family residences, vacation rentals, and/or guest accommodations for long term Hillside Resort Hotel visitors.
6	Vine Street Commercial Area	AG-Agriculture	Regional Commercial (RC)	1.6 acres, 22,000 square feet commercial and office uses, 66 parking spaces
7	Agriculture and Open Space	RS-Residential Suburban, FL-Flood Hazard	Agriculture (AG) and Open Space (OS)	98 acres of vineyards, orchards, areas throughout the property that would remain in agriculture, agriculture production, and open space; includes a 32-acre permanent agricultural conservation easement, roads, infrastructure, drainage improvements, landscaping, and project signage

* NOTE: The identified Land Use Categories generally fit the development as proposed, but the final Land Use Categories and related Zoning Districts have not yet been determined. The project will include a Planned Development (PD) or Specific Plan (SP) overlay, and portions of the project may include a Resort Lodging (RL) Overlay District. These provisions would establish the allowed uses, development standards, and other details for the project.