



Planning Commission Agenda Report

From: Darcy Delgado, Associate Planner

Subject: Request for approval of a Development Plan Amendment to establish a storage laydown yard southwest of the main parking lot of the Sensorio project, and a solar array system west of the main entrance roundabout. Both the storage laydown yard and the solar array are located within the overall project limits of the originally approved Entrada de Paso Robles development. (P25-0015 / PD 25-03 / Amending PD 01-025)

CEQA: In compliance with the California Environmental Quality Act (CEQA), an Initial Study and Mitigated Negative Declaration (SCH 2002071124) was prepared as part of the original project approval. An Addendum to the previously adopted Mitigated Negative Declaration (MND) was later approved via Planning Commission Resolution 14-015. Staff recommends the Planning Commission find the proposed Development Plan Amendment is consistent with the approved environmental document and does not require additional review under CEQA pursuant to CEQA Guide-lines section 15162 (no subsequent or supplemental MND is required, because no “substantial changes” to the project or to the circumstances under which the project was undertaken are proposed, and there are no “new significant environmental effects” or a “substantial increase in the severity of previously identified significant effects” under the existing MND).

Location: 4380 Highway 46 East (APNs 025-436-047, -048, & -049)

Date: August 26, 2025

Facts

1. The project site is located at 4380 Highway 46 East (See Vicinity Map, Attachment 1).
2. The project site is approximately 386 acres in size, of which 131.9 acres has an existing master development plan in place.
3. The existing entitlement (PD 01-025) consists of the Sensorio lights exhibit areas on the western portion of the site and a future hotel, resort, convention center for the east and northern portions of the site.
4. Entrada de Paso Robles (“applicant”) has applied for PD 25-03 to amend PD 01-025, to establish two ancillary support uses within the overall project site that were not initially shown on the master development plan. These include a storage laydown yard southwest of the main parking lot and a solar array system west of the main entrance roundabout.
5. The project is consistent with the General Plan land use designation and Zoning of Parks and Open Space (POS) and Agriculture (AG), the Paso Robles Airport Land Use Plan, Economic Strategy, and the Gateway Design Standards. The ancillary support uses fit into the overall project as back of house operations under the original entitlement.
6. The project was reviewed by the Development Review Committee on June 16, 2025. The Development Review Committee asked to see additional photo simulations, but otherwise agreed that the project was ready to be reviewed by the full Planning Commission.

7. An Initial Study and Mitigated Negative Declaration (SCH 2002071124) was prepared as part of the original project approval. An Addendum to the previously adopted Mitigated Negative Declaration (MND) was later approved via Planning Commission Resolution 14-015. As further addressed below and in the attached Resolution, staff is recommending the Planning Commission find that this proposed Development Plan Amendment does not require additional review under CEQA.

Options

After consideration of any public testimony, the Planning Commission should consider the following options:

1. Approve the project by adopting Draft Resolution PC 25-XXX based on findings and subject to conditions of approval.
2. Approve the project with modifications by amending and adopting Draft Resolution PC 25-XXX.
3. Refer the project back to the Development Review Committee or Staff for additional analysis.
4. Deny the project by adopting findings of denial.

Analysis and Conclusions

The project site has an existing entitlement (PD 01-025) that consists of the Sensario lights exhibit areas on the western portion of the site and a future hotel, resort, convention center for the east and northern portions of the site.

The request is to amend the existing entitlement and change the master development plan to allow for the construction of a storage laydown yard and solar array within the overall project limits.



Storage Laydown Yard

The applicant is proposing to amend the development plan to incorporate an area on the site that can be used to store materials and equipment associated with the ongoing operations of the Sensorio/Entrada facility. The yard would be a permanent component of the facility.

The proposed Storage Laydown Yard area would be located southwest of the existing Sensorio Parking Lot, as shown in Figure 1 below. The project area was originally proposed for use as a nursery under the approved Planned Development (PD 01-025). With PD 25-03, the area would be used to store site equipment which is currently stored elsewhere on site in multiple non-distinct locations.

The storage laydown yard will be screened from public views along Highway 46 by the existing berms with an approximate height of 20 feet above the yard (equipment being stored is proposed to not exceed 18-feet in height). From the interior, the yard will be screened from Sensorio visitors by existing berms as well as a gate located between the yard and the entrance closest to Sensorio Parking Lot. A gate detail and photo simulations are shown in Figures 2, 3, and 4 on the following page.

The storage yard has an overall disturbed area of 2.68 acres, and is mostly existing since it was anticipated to be used as a plant nursery pad. Per the changes to the area, the base material for the storage yard is proposed to be reclaimed asphalt. Based on feedback from the Development Review Committee, a condition of approval has been added to Attachment 2, Exhibit A for the material to be reviewed by the Regional Water Quality Control Board prior to any permits being issued.



Figure 1. Vicinity map showing the location of the Storage Laydown Yard outlined in red.

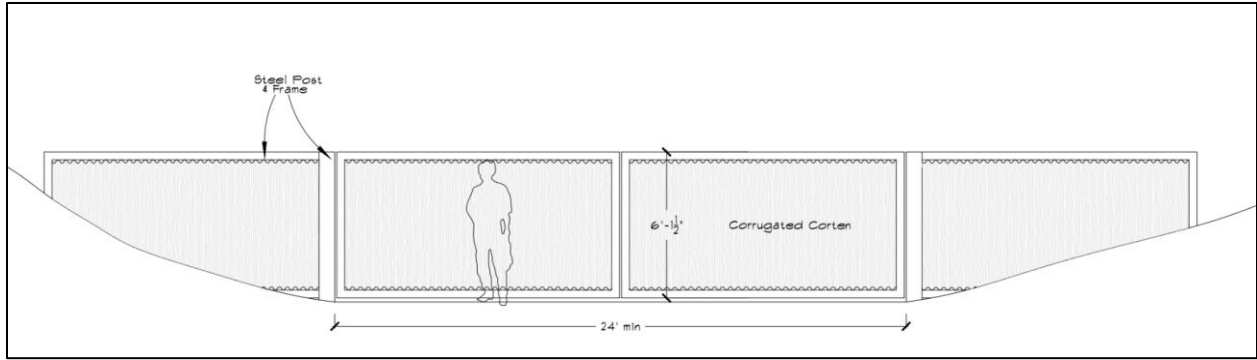


Figure 2. Gate detail for the Storage Laydown Yard.



Figure 3. Photo simulation of gate.

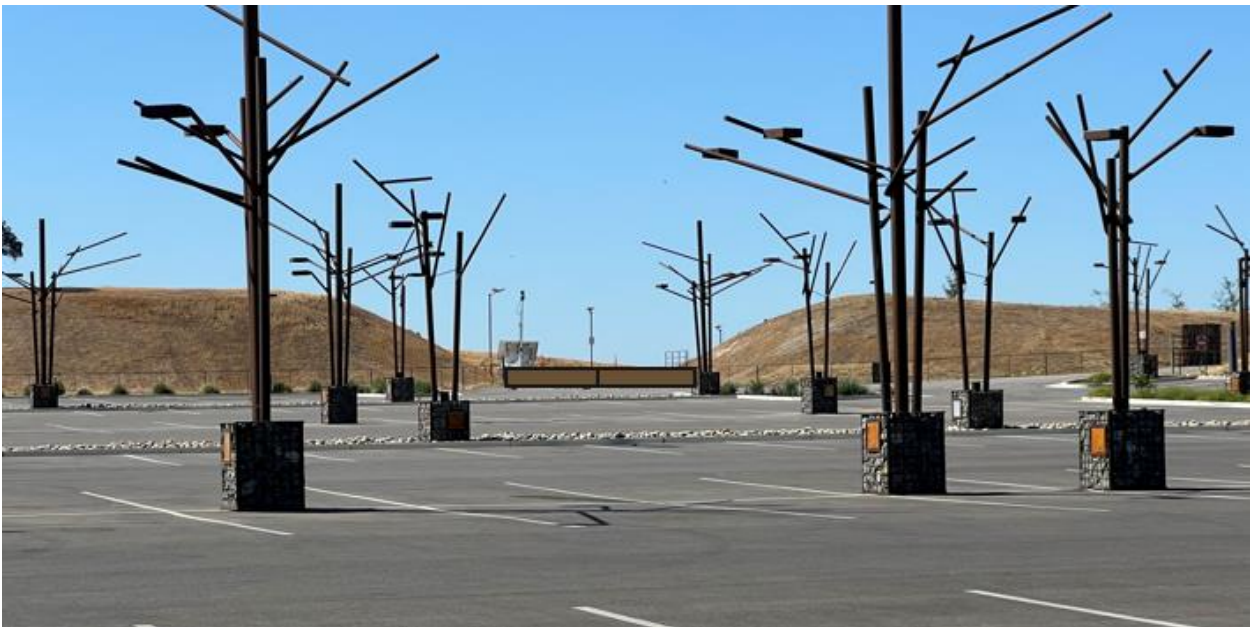


Figure 4. Photo simulation of gate detail in from parking lot.

Solar Array System

The proposed 22,600-square-foot Solar Array System will be located west of the existing Sensorio Roundabout along Sensorio Parkway, as shown in Figure 5 below. The project area was originally proposed for use as a vineyard under the PD 01-025. With the changes to the project, no grading is required for installation of the array, but a layer of white gravel will be placed below the array and extending approximately three feet beyond the array on each side bringing the total area of disturbance to just under 25,000 square feet. The array will be visible to visitors from Sensorio Parkway (see Figure 6) but is anticipated to be screened from the public views from Highway 46 due to various existing mature oak trees as well as recently planted mitigation oak trees (see Figure 7). No permanent sight lighting is needed for the array system. Solar-powered portable lighting units will be utilized on an as-needed basis as part of maintenance of the system.

The proposed activities for the solar array were reviewed by the project's Biologist Amy Golub-Tse who determined the proposed disturbance to be consistent with the original vineyard, concluding there is a similar level of vegetation removal and ground disturbance required. Based on the report's findings (Attachment 3), no additional environmental review is required and the project can rely on the existing recommended avoidance and minimization measures outlined in the IS/MND previously adopted via Resolution 14-015.



Figure 5. Vicinity map showing the location of the Solar Array System outlined in red.

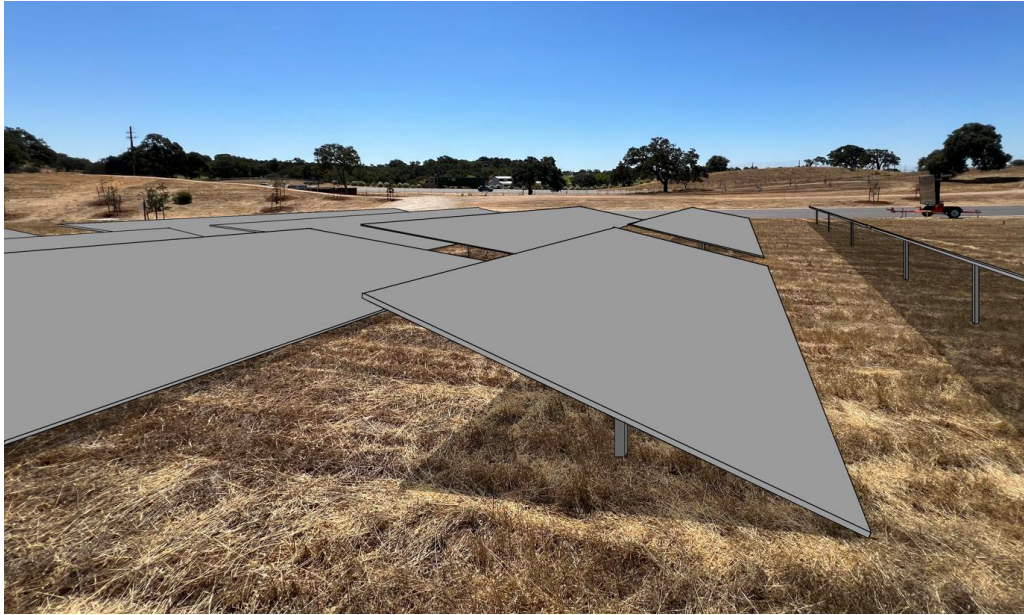


Figure 6. Close up photo simulation of solar arrays, looking south.



Figure 7. Photo simulation of solar arrays, looking north from Highway 46 westbound shoulder.

Development Review Committee

The project was reviewed by the DRC on June 16, 2025. During the meeting, the Committee requested the applicant provide photo simulations of the storage laydown yard gate and a closer view of the proposed solar array. These visual materials have been included in this staff report.

Staff also inquired whether additional landscaping was needed for the laydown yard gate for the purpose of screening. However, the DRC concluded that no further landscape treatment was necessary, noting the applicant's intent is to keep the gate from becoming a focal point, as the area is intended for storage of “back of house” equipment.

Lastly, at the Committee’s request, nighttime photos of the parking lot have been provided and are shown in Figures 8 and 9.



Figure 8. Photo of parking lot taken at night.



Figure 9. Photo of parking lot light fixtures at night.

CEQA

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Development Plan Amendment is consistent with the approved environmental document and does not require additional review under CEQA pursuant to CEQA Guidelines section 15162 (no subsequent or supplemental MND is required, because no “substantial changes” to the project or to the circumstances under which the project was undertaken are proposed, and there are no “new significant environmental effects” or a “substantial increase in the severity of previously identified significant effects” under the existing MND).

Recommendation (Option 1)

Staff recommends the Planning Commission adopt the draft resolution, approving Development Plan PD25-03, which would amend PD 01-025, to allow the laydown storage yard and solar array system, based on findings and subject to conditions of approval.

Attachments

1. Attachment 1. Vicinity Map
2. Attachment 2. Draft Resolution PC 25-XXX
 - a. Exhibit A. Site Specific Conditions of Approval
 - b. Exhibit B.1-B.4. Storage Laydown Yard Plans
 - c. Exhibit C. Storage Laydown Yard Gate Detail
 - d. Exhibit D.1-D.5. Solar Array Plans
3. Attachment 3. Biological Conformance Letter
4. Attachment 4. Legal Affidavit
5. Attachment 5. Mail Notice Affidavit