

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PLANNED DEVELOPMENT 09-004 (KEN CLOUSTON)

DATE: APRIL 27, 2010

Needs: To consider an application filed by Tim Roberts on behalf of Ken Clouston, to pre-grade pads for single family homes on four existing single family zoned lots.

- Facts:
1. The lots are located on Kapareil Lane, which is a private street off of Golden Hill Road, near the intersection of Golden Hill Road and Rolling Hills Road. (See attached Vicinity Map).
  2. The General Plan land use designation for the lots is Residential Single Family (RSF) and the zoning is R1 (Residential Single Family).
  3. Tract 1022 was subdivided and recorded in 1985 creating nine, 1-acre parcels. Parcels 7 & 8 were merged and developed with a single family home; parcel 6 has also been developed with a single family home; lots 4 & 5 are vacant and are significantly steeper (22 to 28 percent) and will require custom stepped/stem-wall foundation systems.
  4. This application is associated with Lots 1-3 & Lot 9, where the applicant is proposing to grade the building pads and the driveways for the four lots as one grading project. Mr. Clouston is not intending on building the homes at this time. The process of grading property without a development plan is considered “pre-grading”.
  5. Section 21.23B.030(A)(6) of the Zoning Code allows for pre-grading of a site without accompanying development plans if the disturbance area is greater than 20,000 square feet, without the submittal of development plans, if approved through the Development Plan (PD) public review process.
  6. The proposal is to pad grade each lot in a manner that would accommodate the construction of a “slab-on-grade” foundation for the future homes.
  7. Section 21.16E.140.B of the Grading Ordinance, allows pad grading on lots that are 1 acre or larger, when it can be determined that the grading will not create adverse visual impact to the surrounding areas.
  8. The Development Review Committee (DRC) reviewed this project on multiple occasions, most recently on March 8, 2010. The DRC recommended that the Planning Commission approve the pad

grading, making the finding that the grading would be consistent with other residential grading in the vicinity of the project and would not create an adverse visual impact to the surrounding areas. The DRC also recommended approval to pre-grade the project.

9. Concurrent with the grading plan, the applicant's are requesting to construct a 6-foot tall masonry wall along the project boundary adjacent to Golden Hill Road. There would be approximately 5 to 10 feet of landscape area between the back of the sidewalk and the wall.
10. Staff has concerns with the height of the wall and that the wall is proposed to be solid, in close proximity to the sidewalk. Staff suggested using a fence style that is open, such as split-rail or tubular steel. The DRC discussed the wall and suggested the Planning Commission should also discuss the wall when reviewing the PD.
11. Pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA) and the City's Procedures for Implementing CEQA, an Initial Study was prepared and circulated for public review and comment. Based on the information and analysis contained in the Initial Study, a determination has been made that the Project would be in compliance with the regulations for issuance of a Negative Declaration.

Analysis  
and

Conclusion:

Concurrently with the proposed grading plans, a landscaping plan has been provided with the proposed plan to construct a 6-foot tall masonry wall along Golden Hill Road. At the time the grading occurs (Phase I), Mr. Clouston is proposing to construct the wall and plant landscaping between the wall and the back of the existing sidewalk. As each lot develops with a home, the slope area would be planted as shown on the plans.

The intent of the wall is to tie in with the existing gate feature for Kapareil Drive and provide security for the subdivision. During the DRC meetings, staff expressed concerns with the wall, based on its height and the fact that it is solid, and that the wall would seem to provide a tunnel effect for pedestrians walking on the sidewalk. Graffiti is also a concern. Staff suggested a low split-rail fence similar to Tract 1881 (Summit Hills) across Golden Hill Road, or a partial masonry – tubular steel fence such as the subdivision across the road Tract 2354 (Del Oro). Staff's suggestion of an open fence was to provide a boundary between the landscaping at the lower portion of the sites near the sidewalk at the bottom of the slopes. As a result of the pad grading, the useable rear yard area of each lot would be up at the top of the slope. It would appear that more substantial privacy fencing would make more sense at the top of the slope.

In conclusion, the questions before the Planning Commission are: Is pad grading appropriate for these lots and will it create an adverse visual impact to the surrounding areas; is it appropriate to grade the four lots prior to going forward with constructing the homes? And lastly, is the applicants request to install a 6-foot masonry wall along the Golden Hill sidewalk, necessary and consistent with neighborhood patterns?

Policy

Reference: General Plan Land Use Element, Economic Strategy, and Zoning Code

Fiscal

Impact: None

Options:

After consideration of all public testimony, the Planning Commission by separate actions should consider the following options:

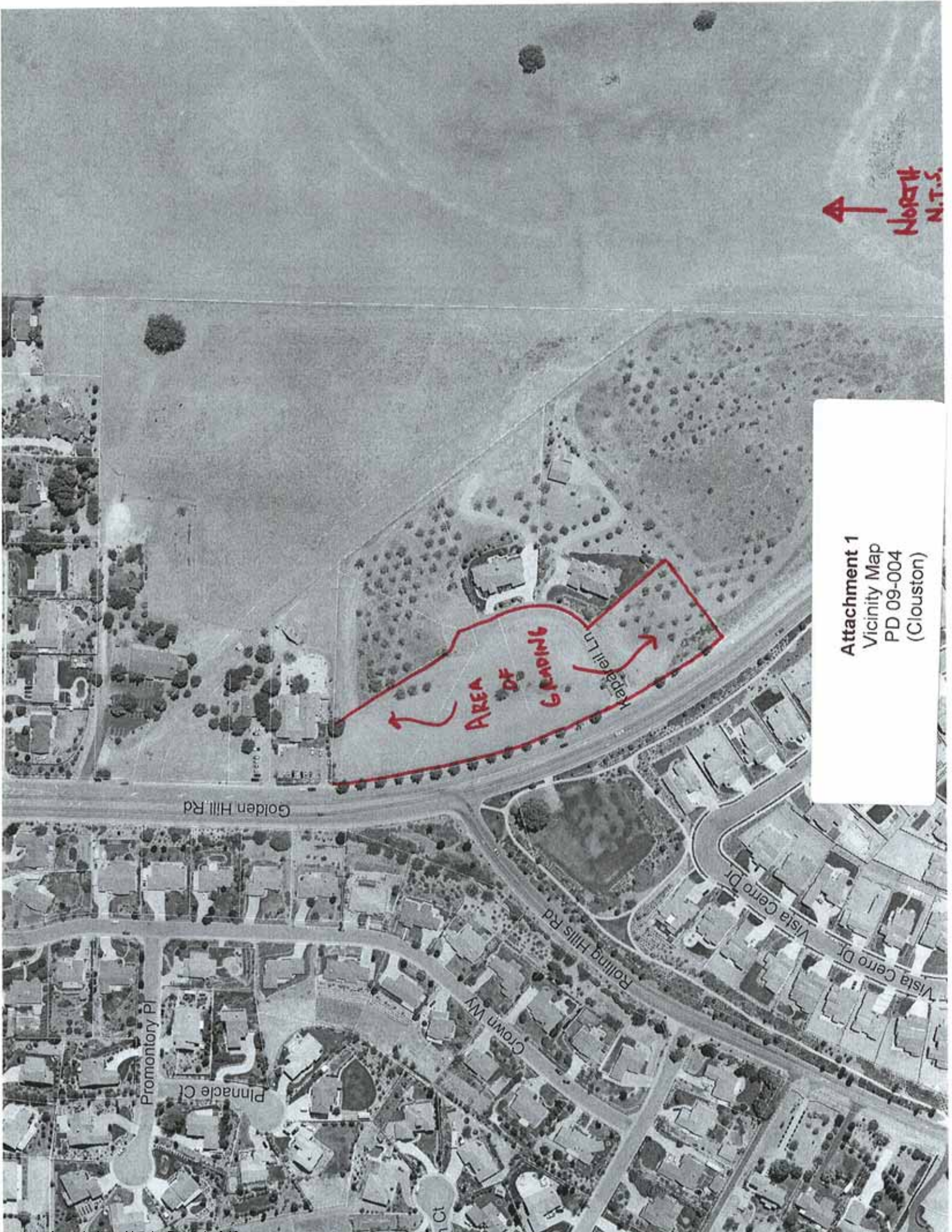
1. a. Adopt the attached resolution granting approval of a Negative Declaration for the project; and
- b. Adopt the attached resolution granting approval to Planned Development 09-004, allowing the applicant to pre-grade pads on Lots 1-3 & 9, and require the use of open-style fencing, subject to standard and site-specific development conditions; and
2. Reject the proposal for Pad Grading, and direct the property owner to use stepped foundations.
3. That the Planning Commission amend, modify, or reject the above options.

Attachments:

1. Vicinity Map.
2. Site Plan
3. Draft Resolution Approving a Negative Declaration
4. Draft Resolution Approving PD 09-004
5. Newspaper and Mail Notice Affidavits



Attachment 1  
Vicinity Map  
PD 09-004  
(Clouston)





RESOLUTION NO. \_\_\_\_\_  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES APPROVING  
A NEGATIVE DECLARATION FOR  
PLANNED DEVELOPMENT 09-004  
(CLOUSTON)  
APN: 025-360-001, 002, 003 & 009

WHEREAS, Planned Development PD 09-004 has been filed by Roberts Engineering on behalf of Ken Clouston, requesting to pre-grade pads for single family homes on four existing 1-acre single family residential lots; and

WHEREAS, the project is proposed on Lots 1-3 & Lot 9 or Tract 1022, which is located on Kapraeil Lane, a private driveway off of Golden Hill Road, near the intersection of Rolling Hills Road; and

WHEREAS, the site is zoned R1, and according to Section 21.23B.030(A)(6) Review Requirements of the Zoning Code, allows a property owner to grade a site, where the disturbance is greater than 20,000 square feet without the submittal of and development plans, if approved through the Development Plan (PD) public hearing review process by the Planning Commission; and

WHEREAS, along with the request to grade prior to developing the lots, the applicant is requesting to pad-grade the lots; and

WHEREAS, Section 21.16E.140.B of the Zoning Code allows for pad grading of lots 1 acre and greater, when it can be determined by the DRC and or Planning Commission, that the grading will not create an adverse visual impact to the surrounding areas; and

WHEREAS, public notice of the proposed Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, a public hearing was conducted by the Planning Commission on April 27, 2010, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed project; and

WHEREAS, based on the information and analysis contained in the Initial Study (Exhibit A) prepared for this project and testimony received as a result of the public notice, the Planning Commission finds that there is no substantial evidence that there would be a significant impact on the environment as a result of the development and operation of the proposed project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve a Negative Declaration for Planned Development 09-004 subject to the applicant complying with the conditions of approval outlined in the resolution approving PD 09-004:

PASSED AND ADOPTED THIS 27<sup>th</sup> day of April, 2010, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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JOEL PETERSON, CHAIRMAN

ATTEST:

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RON WHISENAND, PLANNING COMMISSION SECRETARY

**ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM  
CITY OF PASO ROBLES**

- 1. PROJECT TITLE:** **Clouston Pre-grading**
- Concurrent Entitlements:** **PD 09-004**
- 2. LEAD AGENCY:** City of Paso Robles  
1000 Spring Street  
Paso Robles, CA 93446
- Contact:**  
**Phone:** (805) 237-3970  
**Email:**
- 3. PROJECT LOCATION:** Kapareil Lane, off of Golden Hill Road, east of Rolling Hills Road. (See attached location map.)
- 4. PROJECT PROPONENT:** **Ken Clouston**
- Contact Person:** **Tim Roberts, Robert's Engineering (Representative)**
- Phone:** **239-0664**  
**Email:** [robertseng@charter.net](mailto:robertseng@charter.net)
- 5. GENERAL PLAN DESIGNATION:** **RSF (Residential Single Family)**
- 6. ZONING:** **R-1 (Residential Single Family)**
- 7. PROJECT DESCRIPTION:** Tract 1022 was subdivided and recorded in 1985 creating nine, 1-acre parcels. Parcels 7 & 8 were merged and developed with a single family home. Parcel 6 also has been developed with a single family home. Lots 4 & 5 are significantly steeper (22 to 28 percent) and will require custom stepped/stem-wall foundation systems. The application that this environmental review is addressing is related to Lots 1-3 & Lot 9. The applicant is proposing to pad grade the four lots in order to construct slab on grade home foundations. The applicants would like to "pre-grade" the building pads and the driveways for the four lots as one grading project. The intent of grading the lots and waiting



to construct homes is in order to prepare the lot for future home construction and to better market the lots to prospective buyers. These lots are not as steep as lots 4 & 5, but range in slope from approximately 9 to 16 percent.

8. **ENVIRONMENTAL SETTING:** The four lots that are proposed to be graded with this project are existing single family residential lots located within a gated neighborhood with four other residential lots, of the eight lots, two have existing homes built on them. The lots are accessed off of a private cul de sac street (Kapareil Lane). Properties to the west have been developed with single family homes, utilizing pad-grading techniques. Properties to the south are vacant and located in the Chandler Ranch Specific Plan area, and are anticipated for single family residential development. Property to the east is zoned multi-family residential and recently entitled to be a senior housing project. Property to the north is zoned residential single family and has been developed with a pre-school.

9. **OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED):** None.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology /Soils                     |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Hydrology / Water Quality          |
| <input type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources                  | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population / Housing     | <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic   | <input type="checkbox"/> Utilities / Service Systems        | <input type="checkbox"/> Mandatory Findings of Significance |

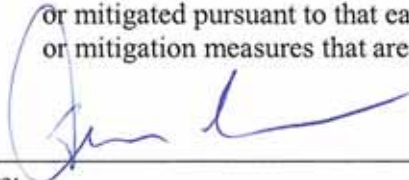
**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



## **EVALUATION OF ENVIRONMENTAL IMPACTS:**

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. “Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify:
  - a. the significance criteria or threshold, if any, used to evaluate each question; and
  - b. the mitigation measure identified, if any, to reduce the impact to less than significance

|  | Potentially<br>Significant<br>Impact | Less Than<br>Significant with<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact | No<br>Impact |
|--|--------------------------------------|---|------------------------------------|--------------|
|--|--------------------------------------|---|------------------------------------|--------------|

**I. AESTHETICS:** Would the project:

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is not located within a scenic vista.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. | Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The site is not considered a scenic resource and is not located along a state scenic highway, and there are no historic buildings located on this site.

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c. | Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: Section 21.16.E.140 of the Zoning Code addresses grading for single family residential lots. The Code discourages pad grading of lots mainly to protect hillside lots and not allow significant grading that would result in manufactured slopes visible after the homes are built.

The Code does allow pad grading for lots 1-acre and larger as long as standards are met such as setbacks from the toe of slopes to property lines, contour grading and landscaping. Additionally pad grading on a 1-acre or larger lot requires the Development Review Committee (DRC) to make a finding that the grading will not result in the creation of adverse visual impacts to other properties.

In the case of this project, since the applicant is requesting to grade the four lots and not build on the lots in conjunction with the grading, it is considered a pre-grading project and subject to development plan (PD) review by the Planning Commission. Therefore, for this pre-grading project the issue of whether the pad-grading will create an adverse visual impacts to other properties will need to be determined by the Planning Commission.

The DRC, which is a sub-committee of the Planning Commission, has reviewed this grading project. After multiple meetings with the applicants including trips to the site to review the project, the DRC made a recommendation to the Planning Commission that the proposed pad grading would result in a residential neighborhood consistent with other residential neighborhoods in the vicinity of this project, which were developed using pad grading techniques.

Therefore, it is anticipated that pad grading the four lots as proposed by the applicant including the standard slope setbacks and landscaping will be consistent with other neighborhoods in the vicinity of this project, and will not create an adverse visual impact. Therefore impacts of the project degrading the existing visual character or quality of the site and its surroundings, will be less than significant.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. | Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1, 2, 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed grading for this project would not create light glare. The only exterior lighting would be standard residential lighting, similar to that of other residences in the vicinity of this project.

| Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

**II. AGRICULTURE AND FOREST RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is not located on agriculturally zoned land and there are no agricultural activities taking place on the site.

- |  |                          |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|--------------------------|

Discussion: See discussion section for Section II.a.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Conflict with existing zoning for, or cause rezoning of, forest, land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 5114(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is not located on agriculturally zoned land and there are no agricultural activities taking place on the site.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is not located on land zoned for forest purposes.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: This project would not result in the conversion of farmland or forest land.

| Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

**III. AIR QUALITY:** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? (Source: 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

*Discussion: The San Luis Obispo County area is a non-attainment area for the State standards for ozone and suspended particulate matter. The SLO County Air Pollution Control District (APCD) administers a permit system to ensure that stationary sources do not collectively create emissions which would cause local and state standards to be exceeded. The potential for future project development to create adverse air quality impacts falls generally into two categories: Short term and Long term impacts.*

*Short term impacts are associated with the grading and development portion of a project where earth work generates dust, but the impact ends when construction is complete. Long term impacts are related to the ongoing operational characteristics of a project and are generally related to vehicular trip generation and the level of offensiveness of the onsite activity being developed.*

*There will be short term impacts associated with grading for the four lots, standard conditions required by the City as well as the APCD will be implemented.*

*There will not be any Long term impacts, since the development of four homes will not create significant air quality impacts.*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See Section III.a

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See Section III.a

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d. Expose sensitive receptors to substantial pollutant concentrations? (Source: 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: Besides the short term impacts from the actual grading, there will not be a significant impact to sensitive receptors.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. Create objectionable odors affecting a substantial number of people? (Source: 11) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project will not create objectionable odors.

|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

**IV. BIOLOGICAL RESOURCES:** Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-f):

This project consists of grading four existing single family residentially zoned lots in order construct one home on each lot, which is consistent with the R1 zoning and RSF land use designation of the Zoning Code and General Plan. Therefore, there will not be impacts to biological resources.

|   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| <b>V. CULTURAL RESOURCES:</b> Would the project:  |                                |  |                              |                                     |
| a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d. Disturb any human remains, including those interred outside of formal cemeteries?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| Discussion (a-d):   |                                |  |                              |                                     |
| This project consists of grading four existing single family residentially zoned lots in order construct one home on each lot, which is consistent with the R1 zoning and RSF land use designation of the Zoning Code and General Plan. Therefore, there will not be impacts to cultural resources. |                                |  |                              |                                     |

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>VI. GEOLOGY AND SOILS:</b> Would the project:   |                          |                          |                                     |                          |
| a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:   |                          |                          |                                     |                          |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Sources: 1, 2, & 3)  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p><i>Discussion: The potential for and mitigation of impacts that may result from fault rupture in the project area are identified and addressed in the General Plan EIR, pg. 4.5-8. There are two known fault zones on either side of the Salinas Rivers valley. The Rinconada Fault system runs on the west side of the valley, and grazes the City on its western boundary. The San Andreas Fault is on the east side of the valley and is situated about 30 miles east of Paso Robles. The City of Paso Robles recognizes these geologic influences in the application of the Uniform Building Code to all new development within the City. Review of available information and examinations indicate that neither of these faults is active with respect to ground rupture in Paso Robles. Soils and geotechnical reports and structural engineering in accordance with local seismic influences would be applied in conjunction with any new development proposal. Based on standard conditions of approval, the potential for fault rupture and exposure of persons or property to seismic hazards is not considered significant. There are no Alquist-Priolo Earthquake Fault Zones within City limits.</i></p> |                          |                          |                                     |                          |
| ii. Strong seismic ground shaking? (Sources: 1, 2, & 3)  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

*Discussion: The proposed grading project and future homes on each of the lots will be constructed to current CBC codes. The General Plan EIR identified impacts resulting from ground shaking as less than significant and provided mitigation measures that will be incorporated into the design of this project including adequate structural design and not constructing over active or potentially active faults.*

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| iii. Seismic-related ground failure, including liquefaction? (Sources: 1, 2 & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

*Discussion: Per the General Plan EIR, the project site is located in an area with soil conditions that have a potential for liquefaction or other type of ground failure due to seismic events and soil conditions. To implement the EIR's mitigation measures to reduce this potential impact, the City has a standard condition to require submittal of soils and geotechnical reports, which include site-specific analysis of liquefaction potential for all building permits for new construction, and incorporation of the recommendations of said reports into the design of the project*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iv. Landslides?<br>Discussion: See discussions above. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b. Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

*Discussion: Per the General Plan EIR the soil condition is not erosive or otherwise unstable. As such, no significant impacts are anticipated. A geotechnical/ soils analysis will be required prior to issuance of building permits that will evaluate the site specific soil stability and suitability of grading and retaining walls proposed. This study will determine the necessary grading techniques that will ensure that potential impacts due to soil stability will not occur. An erosion control plan shall be required to be approved by the City Engineer prior to commencement of site grading.*

- |  |                          |                          |                          |                          |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|--------------------------|

*Discussion: See response to item a.iii, above.*

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

*Discussion: See response to item a.iii, above.*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

|   |   |   |                      |
|---|---|---|----------------------|
| <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant with<br/>Mitigation<br/>Incorporated</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>Impact</b> |
|---|---|---|----------------------|

Discussion: All lots within this project will be served by City sewer system.

**VII. GREENHOUSE GAS EMISSIONS:** Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gasses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-b):

This project consists of grading four existing single family residentially zoned lots in order construct one home on each lot, which is consistent with the R1 zoning and RSF land use designation of the Zoning Code and General Plan. Therefore, there will not be impacts to green house gas emissions.

**VIII. HAZARDS AND HAZARDOUS MATERIALS:** Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| in a safety hazard for people residing or working in the project area?   |                                |  |                              |                                     |
| f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Discussion (a-h):

This project consists of grading four existing single family residentially zoned lots in order construct one home on each lot, which is consistent with the R1 zoning and RSF land use designation of the Zoning Code and General Plan. Therefore, the project will not create hazardous situations or expose people to hazardous materials.



**IX. HYDROLOGY AND WATER QUALITY:** Would the project:

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Violate any water quality standards or waste discharge requirements?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., Would the production rate of pre-existing nearby wells drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Would decreased rainfall infiltration or groundwater recharge reduce stream baseflow? (Source: 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| substantial erosion or siltation on- or off-site? (Source: 10)   |                                |  |                                     |                                     |
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: 10) | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 10)   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f. Otherwise substantially degrade water quality?<br>Discussion:   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| j. Inundation by mudflow?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| k. Conflict with any Best Management Practices found within the City's Storm Water Management Plan?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| 1. Substantially decrease or degrade watershed storage of runoff, wetlands, riparian areas, aquatic habitat, or associated buffer zones? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion (a-1):

This project consists of grading four existing single family residentially zoned lots in order construct one home on each lot, which is consistent with the R1 zoning and RSF land use designation of the Zoning Code and General Plan. Additionally the site is not located within a flood hazard area and the homes on each lot will be utilizing City water and sewer systems. Therefore, the projects impacts related to hydrological and water quality issues will be less than significant since the grading for the project will be required to comply with the City’s standards related to site drainage, storm water run-off, water quality and water supply.

**X. LAND USE AND PLANNING:** Would the project:

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project consists of grading four individual single family residential lots for the development of single family homes. The lots are existing legal lots, therefore, the project will not physically divide an established community.

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

This project consists of grading four existing single family residentially zoned lots in order to construct one home on each lot, which is consistent with the R1 zoning and RSF land use designation of the Zoning Code and General Plan. Therefore, there will not be impacts to land use plans or policies.

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no habitat conservation plans or natural community conservation plans established in this area of the City. Therefore there is no impact.

**XI. MINERAL RESOURCES:** Would the project:

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?<br>(Source: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no known mineral resources at this project site.

|   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1) | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| Discussion: There are no known mineral resources at this project site.  |                                |  |                              |                                     |

**XII. NOISE:** Would the project result in:

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1)   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Discussion: The impacts related to the development of single family homes on existing lots, in the relation to the exposure of people to noise levels in excess of standards, creating excessive ground borne vibrations or noise levels, or increasing existing ambient noise levels in the area, will be less that significant.

Any noise created as a result of construction activities will be required to meet the standard conditions related to construction noise within the Building Codes and Noise Ordinance.

| Potentially<br>Significant<br>Impact | Less Than<br>Significant with<br>Mitigation<br>Incorporated | Less Than<br>Significant<br>Impact | No<br>Impact |
|--------------------------------------|---|------------------------------------|--------------|
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**XIII. POPULATION AND HOUSING:** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-c):

This project consists of grading four existing single family residentially zoned lots in order construct one home on each lot, which is consistent with the R1 zoning and RSF land use designation of the Zoning Code and General Plan. Therefore, the project will not create induce population growth, displace housing or people.

**XIV. PUBLIC SERVICES:** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Fire protection? (Sources: 1,10)         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Police protection? (Sources: 1,10)       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Schools?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Parks?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Other public facilities? (Sources: 1,10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-e):

This project consists of grading four existing single family residentially zoned lots in order construct one home on each lot, which is consistent with the R1 zoning and RSF land use designation of the Zoning Code and General Plan. Therefore, the project will not create an impact to public services.

|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

**XV. RECREATION**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a&b):

This project consists of grading four existing single family residentially zoned lots in order construct one home on each lot, which is consistent with the R1 zoning and RSF land use designation of the Zoning Code and General Plan. Therefore, the project will not impact recreational facilities.

**XVI. TRANSPORTATION/TRAFFIC:** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Conflict with an applicable plan, ordinance or policy establishing measures or effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



|  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?                                 | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e. Result in inadequate emergency access?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Discussion (a-f):

This project consists of grading four existing single family residentially zoned lots in order construct one home on each lot, which is consistent with the R1 zoning and RSF land use designation of the Zoning Code and General Plan. Therefore, the project will not impact traffic or transportation facilities.

**XVII. UTILITIES AND SERVICE SYSTEMS:** Would the project:

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|  | <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant with<br/>Mitigation<br/>Incorporated</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>Impact</b> |
|--|---|---|---|----------------------|
|--|---|---|---|----------------------|

to serve the project=s projected demand in addition to the provider=s existing commitments?

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f. | Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. | Comply with federal, state, and local statutes and regulations related to solid waste?                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-g):

This project consists of grading four existing single family residentially zoned lots in order construct one home on each lot, which is consistent with the R1 zoning and RSF land use designation of the Zoning Code and General Plan. Therefore, the project will not impact utilities or service systems.

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**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project consists of grading four pads for the construction of single family homes in the future. The grading activities will be consistent with other grading for residential neighborhoods in the vicinity of this project, and the project will include landscaping on the slopes. As a result, this project will not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b. | Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

This project consists of grading four existing single family residentially zoned lots in order construct one home on each lot, which is consistent with the R1 zoning and RSF land use designation of the Zoning Code

|   |   |   |                      |
|---|---|---|----------------------|
| <b>Potentially<br/>Significant<br/>Impact</b> | <b>Less Than<br/>Significant with<br/>Mitigation<br/>Incorporated</b> | <b>Less Than<br/>Significant<br/>Impact</b> | <b>No<br/>Impact</b> |
|---|---|---|----------------------|

and General Plan. Therefore, the project will not have impacts that are individually limited, but cumulatively considerable.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

This project consists of grading four existing single family residentially zoned lots in order construct one home on each lot, which is consistent with the R1 zoning and RSF land use designation of the Zoning Code and General Plan. Therefore, the project will not cause substantial adverse effects on human beings, either directly or indirectly.

**EARLIER ANALYSIS AND BACKGROUND MATERIALS.**

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents Prepared and Utilized in this Analysis and Background / Explanatory Materials

| <b><u>Reference #</u></b> | <b><u>Document Title</u></b>  | <b><u>Available for Review at:</u></b>   |
|---------------------------|---|--|
| 1                         | City of Paso Robles General Plan  | City of Paso Robles Community Development Department<br>1000 Spring Street<br>Paso Robles, CA 93446    |
| 2                         | City of Paso Robles Zoning Code   | Same as above  |
| 3                         | City of Paso Robles Environmental Impact Report for General Plan Update                         | Same as above  |
| 4                         | 2005 Airport Land Use Plan  | Same as above  |
| 5                         | City of Paso Robles Municipal Code  | Same as above  |
| 6                         | City of Paso Robles Water Master Plan   | Same as above  |
| 7                         | City of Paso Robles Urban Water Management Plan 2005  | Same as above  |
| 8                         | City of Paso Robles Sewer Master Plan   | Same as above  |
| 9                         | City of Paso Robles Housing Element   | Same as above  |
| 10                        | City of Paso Robles Standard Conditions of Approval for New Development                         | Same as above  |
| 11                        | San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds          | APCD<br>3433 Roberto Court<br>San Luis Obispo, CA 93401  |
| 12                        | San Luis Obispo County – Land Use Element   | San Luis Obispo County Department of Planning<br>County Government Center<br>San Luis Obispo, CA 93408 |
| 13                        | USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983 | Soil Conservation Offices<br>Paso Robles, Ca 93446   |

RESOLUTION NO. \_\_\_\_\_  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES APPROVING  
PLANNED DEVELOPMENT 09-004  
(CLOUSTON)  
APN: 025-360-001, 002, 003 & 009

WHEREAS, Planned Development PD 09-004 has been filed by Roberts Engineering on behalf of Ken Clouston, requesting to pre-grade pads for single family homes on four existing 1-acre single family residential lots; and

WHEREAS, the project is proposed on Lots 1-3 & Lot 9 or Tract 1022, which is located off of Kapraeil Lane, a private driveway off of Golden Hill Road, near the intersection of Rolling Hills Road; and

WHEREAS, the site is zoned R1, and according to Section 21.23B.030(A)(6) Review Requirements of the Zoning Code, allows a property owner to grade a site, where the disturbance is greater than 20,000 square feet without the submittal of and development plans, if approved through the Development Plan (PD) public hearing review process by the Planning Commission; and

WHEREAS, along with the request to grade prior to developing the lots, the applicant is requesting to pad-grade the lots; and

WHEREAS, Section 21.16E.140.B of the Zoning Code allows for pad grading of lots 1 acre and greater, when it can be determined by the DRC and or Planning Commission, that the grading will not create an adverse visual impact to the surrounding areas; and

WHEREAS, a public hearing was conducted by the Planning Commission on April 27, 2010, to consider facts as presented in the staff report prepared for this project, and to accept public testimony regarding this proposed development plan; and

WHEREAS, a resolution was adopted by the Planning Commission approved a Negative Declaration status for this project, and a Negative Declaration was prepared for the proposed Planned Development application in accordance with the California Environmental Quality Act; and

WHEREAS, based upon the facts and analysis presented in the staff report and the attachments thereto, the public testimony received, and subject to the Conditions of Approval listed below, the Planning Commission makes the following findings:

1. The proposed Planned Development is consistent with the purpose, intent and regulations set forth in Chapter 21.23B *Development Review* as follows:
  - A. The design and intensity (density) of the proposed development plan is consistent with the following:

1. The goals and policies established by the general plan, the proposed grading and the future construction of single family homes on each of the lots would be consistent with RSF land use designation;
  2. The policies and development standards established by any applicable specific plan, this site is not located within specific plan area;
  3. The zoning code, particularly the purpose and intent of the zoning district in which a development project is located, this pre-grading project is being complied for as allowed by Section 21.23B.030(A)(6) of the Zoning Code;
  4. All other adopted codes, policies, standards, and plans of the city will be met as a result of complying with the conditions of approval and environmental mitigation measures identified in this resolution and accompanying resolution approving a Mitigated Negative Declaration;
- B. The proposed development plan will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the person residing or working in the neighborhood, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city, since the placement of the grading will be done in a manner that is subject to the City Engineering standards for stabilization to prevent erosion, and standards to insure proper drainage, as well as dust control during construction;
- C. The proposed development plan accommodates the aesthetic quality of the City as a whole, since the proposed grading is consistent with other residential subdivision in close proximity to this site and since the proposed landscaping will help vegetate the graded slopes;
- D. The proposed development plan is compatible with, and is not detrimental to, surrounding land uses and improvements, provides appropriate visual appearance, and contributes to the mitigation of any environmental and social (e.g., privacy) impacts, no development is proposed with this grading project, in the future project will need to be reviewed for compliance with the applicable codes to insure compatibility;
- E. The proposed development plan is compatible with existing scenic and environmental resources such as hillsides, stress courses, oak trees, vistas, historic buildings and structure, the proposed pad grading is consistent with other pad graded residential projects in the neighborhood of this site, future homes to be constructed on the lots will need to be reviewed for compliance with the applicable codes including the Hillside Ordinance to insure compatibility;
- F. The proposed development plan contributes to the orderly development of the city as a whole, since the grading project would be compatible with other projects in the vicinity and since the development of single family homes along with the proposed grading would be compatible with the R-1 zoning and RSF land use designation of the site;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve Planned Development 09-004, subject to the following conditions:

1. The project shall be constructed to substantially conform with the following listed exhibits and conditions established by this resolution:

| <u>EXHIBIT</u> | <u>DESCRIPTION</u>       |
|----------------|--------------------------|
| A              | Title Sheet              |
| B              | Details & Specifications |
| C              | Grading & Drainage       |
| D              | Lot Cross Sections       |
| E1 & E2        | Landscape Plan           |

\* Large Scale plans on file in the Community Development Department.

2. The approval of Planned Development PD 09-004 would allow lots 1-3 & 9 of Tract 1022 to be pad graded prior to the development of a single family home on each lot in the future, subject to compliance with Exhibits A-E above.
3. Prior to the issuance of a grading permit, a revised wall/fencing plan utilizing a open-style fencing shall be submitted for review by the Development Review Committee (DRC).
4. A complete grading and drainage plan shall be prepared for the project by a registered civil engineer and subject to approval by the City Engineer. The project shall conform to the City's Storm Water Discharge Ordinance.
5. A Preliminary Soils and/or Geology Report providing technical specifications for grading of the site shall be prepared by a Geotechnical Engineer.
6. A Storm Water Pollution Prevention Plan per the State General Permit for Strom Water Discharges Associated with Construction Activity shall be provided for any site that disturbs greater than or equal to one acre, including projects that are less than one acre that are part of a larger plan of development or sale that would disturb more than one acre.
7. All standard dust control measures as shall be complied and noted on the plans submitted for a grading permit.

PASSED AND ADOPTED THIS 27<sup>th</sup> day of April 2010, by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

JOEL PETERSON, CHAIRMAN

ATTEST:

---

RON WHISENAND, PLANNING COMMISSION SECRETARY









**CONSTRUCTION NOTES**

1. All utility work to be completed prior to grading.
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|--|-----------------------------------|
| PRIVATE IMPROVEMENT PLAN                       |                                   |
| SITE GRADING DRAINAGE & EROSION CONTROL        |                                   |
| DATE: 1 - 2 - 9 OF 2007                        | BY: J. M. ROBERTS, CIVIL ENGINEER |
| PROJECT: COUNTY OF SAN DIEGO, CITY OF CLOUSTON | PROJECT NO: 09-004                |
| PROJECT LOCATION: 1234567890                   | PROJECT AREA: 1000000             |
| PROJECT SCALE: 1" = 20'                        | PROJECT SHEET NO: 01 OF 02        |

ACCEPTED BY THE CITY ENGINEER

DATE: 1 - 2 - 9 OF 2007

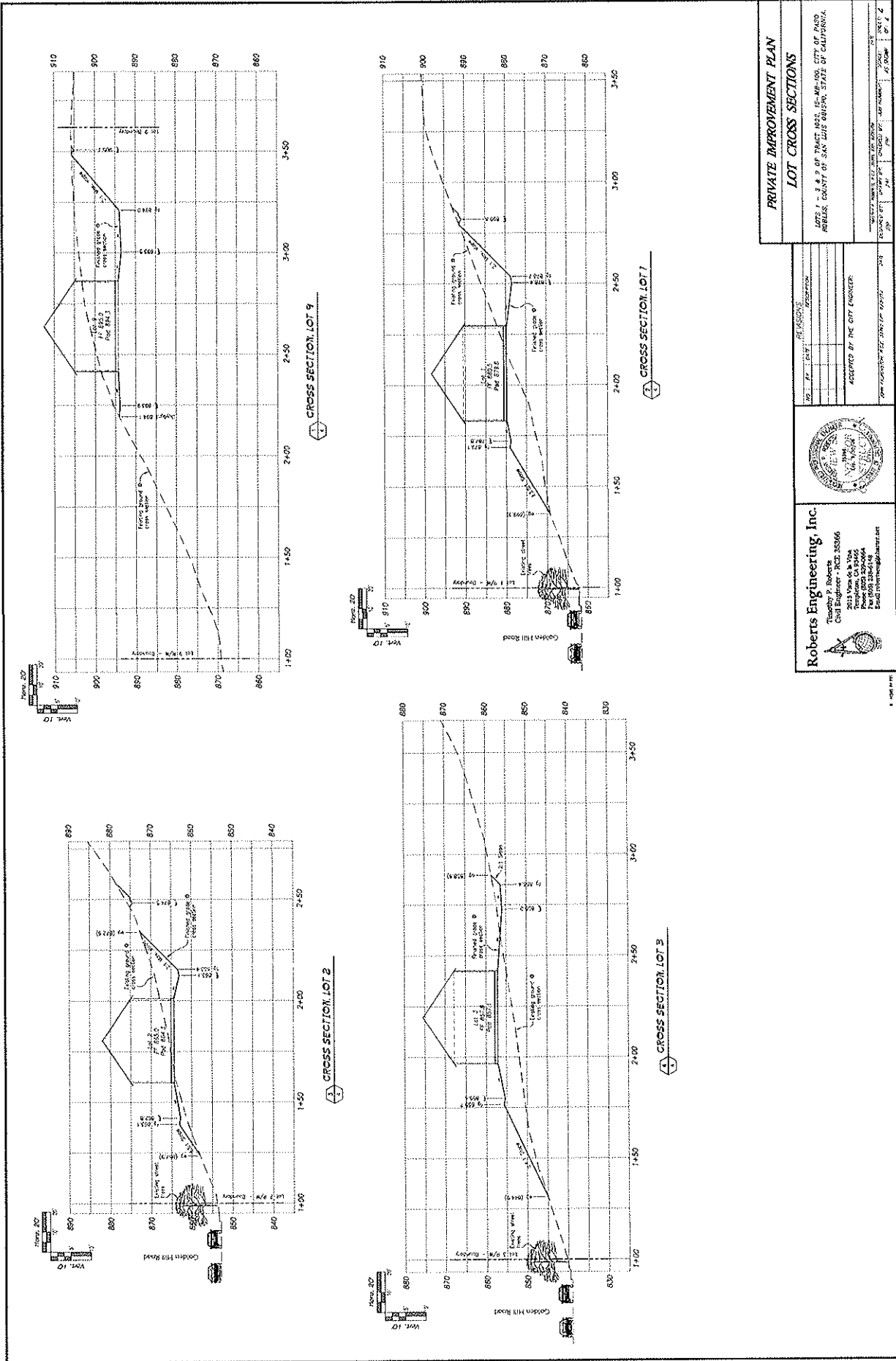
SIGNATURE: [Signature]



**Roberts Engineering, Inc.**

Therese F. Roberts  
 Civil Engineer - BCS 33366  
 3001 Van Nuys Blvd  
 Van Nuys, CA 91411  
 Phone: (818) 782-8888  
 Email: info@robtseng.com

**Exhibit C**  
 Grading & Drainage  
 PD 09-004  
 (Clouston)



| PRIVATE IMPROVEMENT PLAN |   |
|--------------------------|---|
| LOT CROSS SECTIONS       |   |
| NO. 1                    | FRONT DRIVE WITH SIDEWALK AND BIKEWAY   |
| NO. 2                    | FRONT DRIVE WITH SIDEWALK AND BIKEWAY AND BIKEWAY   |
| NO. 3                    | FRONT DRIVE WITH SIDEWALK AND BIKEWAY AND BIKEWAY AND BIKEWAY   |
| NO. 4                    | FRONT DRIVE WITH SIDEWALK AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY   |
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| NO. 11                   | FRONT DRIVE WITH SIDEWALK AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY   |
| NO. 12                   | FRONT DRIVE WITH SIDEWALK AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY                                     |
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| NO. 15                   | FRONT DRIVE WITH SIDEWALK AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY |
| NO. 16                   | FRONT DRIVE WITH SIDEWALK AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY |
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| NO. 19                   | FRONT DRIVE WITH SIDEWALK AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY |
| NO. 20                   | FRONT DRIVE WITH SIDEWALK AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY AND BIKEWAY |

ACCEPTED BY THE CITY ENGINEER:

DATE: 10/27/2015

PROJECT: 15-1000000-000

LOT CROSS SECTIONS

**Roberts Engineering, Inc.**  
 Tuesday P. Roberts  
 Civil Engineer - PCE 35306  
 2015 State of California  
 License No. 35306  
 15151 E. 15th Avenue, Suite 200  
 Denver, Colorado 80232  
 Email: roberts@robtseng.com

**Exhibit D**  
 Lot Cross Sections  
 PD 09-004  
 (Clouston)





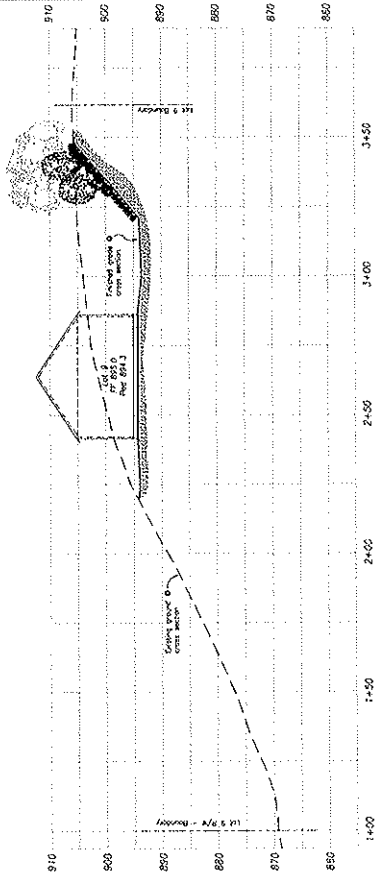
**Linda Fish**  
Landscape Architect  
1071 Piedmont Court  
Tulace, CA 95022  
CL.A. #12547

**Cross Sections**

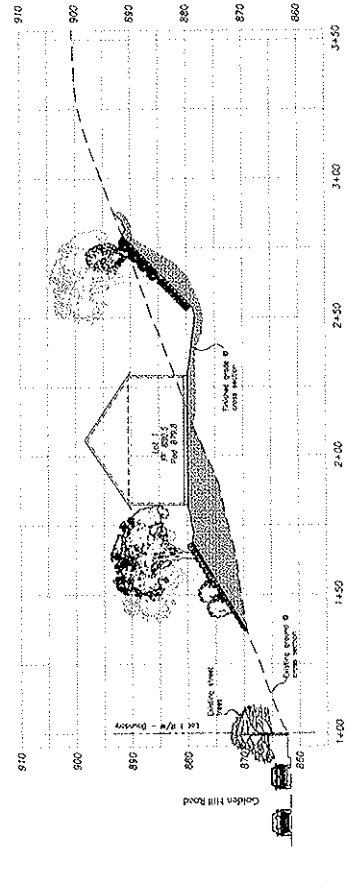
Private Improvement Plan  
Lots 1-3 & 9 of Tract 1022  
Paso Robles, CA

SCALE: 1"=20'-0"  
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DRAWN BY:  
PROJECT NUMBER: 06-06  
SHEET NUMBER:

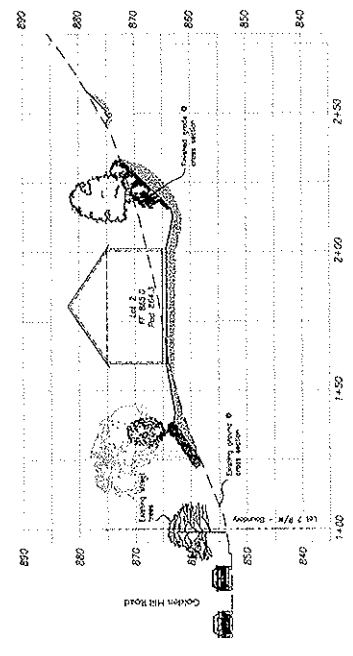
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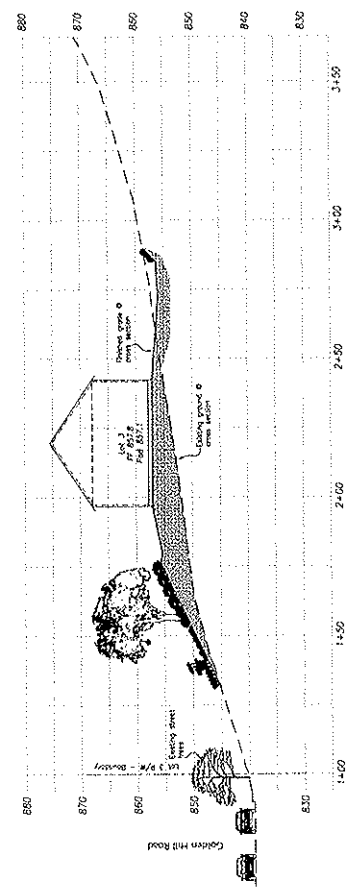
CROSS SECTION, LOT 9



CROSS SECTION, LOT 1



CROSS SECTION, LOT 2



CROSS SECTION, LOT 3

**Exhibit E2**  
Landscape Plan  
PD 09-004  
(Clouston)

THE *Newspaper of the Central Coast*  
TRIBUNE

3825 South Higuera • Post Office Box 112 • San Luis Obispo, California 93406-0112 • (805) 781-7800

In The Superior Court of The State of California  
In and for the County of San Luis Obispo  
AFFIDAVIT OF PUBLICATION

AD #6878450  
CITY OF PASO ROBLES

STATE OF CALIFORNIA

ss.

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit; APRIL 1, 2010 that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

  
(Signature of Principal Clerk)

DATED: APRIL 1, 2010  
AD COST: \$111.52

CITY OF EL PASO DE ROBLES  
NOTICE OF PUBLIC HEARING  
NOTICE OF INTENT TO ADOPT A  
NEGATIVE DECLARATION  
AND PD 09-004

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, April 27, 2010. The meeting will be held at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider a Negative Declaration in accordance with the provisions of the California Environmental Quality Act (CEQA) for the following project:

**Planned Development 09-004:** a request by Tim Roberts on behalf of Ken Clouston to pre-grade four existing single family residential lots prior to the construction of the homes. The four lots are located off of Kaparell Lane, off of Golden Hill Road at Rolling Hills Road (APN: 025-360-001, 002, 003 & 009).

The public review period for the Negative Declaration (ND) is April 7, 2010 through April 27, 2010. The proposed ND may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the proposed project and corresponding ND may be mailed 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. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

If you challenge this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

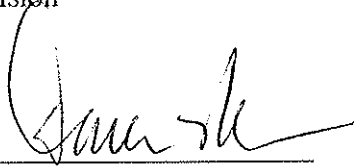
Darren Nash, Associate Planner  
April 1, 2010 6878450

**AFFIDAVIT**  
**OF MAIL NOTICES**  
**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Darren Nash, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Adoption of a Negative Declaration and Planned Development 09-004 (Clouston pre-grading) on this 15th day of April, 2010.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: \_\_\_\_\_



Darren Nash

forms\mailaffi.691