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Via Email

October 10, 2023

Joel Neel, Chairperson
Ty Christensen, Chairperson Pro-Temp
Patrick Connally
Robert Covarrubias
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Re: Comment on Mitigated Negative Declaration for CoVelop Industrial Project (SCH No. 2023090132, Planned Development 22-20, Oak Tree Removal 23-11, Vesting Tentative Parcel Map PR22-0054, and CUP 23-14) and Planning Commission Agenda Item 1 (Tues., October 10, 2023)

Dear Chair Neel, Honorable Planning Commissioners of Paso Robles, and Mr. Nash:

This comment is submitted on behalf of Supporters Alliance For Environmental Responsibility ("SAFER") regarding the Mitigated Negative Declaration ("MND") prepared for the CoVelop Industrial Project (SCH 2023090132), which proposes the development of six commercial/light industrial buildings totaling 240,327 square feet and removal of six oak trees at 2930 Union Road (APN: 025-362-043) in the City of Paso Robles ("Project").

SAFER is concerned that the MND is improper under the California Environmental Quality Act because there is a fair argument that the Project may have adverse environmental impacts that must be analyzed and mitigated in an environmental impact report ("EIR"). The construction of the project necessitates removal of six ecologically-important native valley oaks and eliminates potential habitat for the protected San Joaquin Kit Fox, a species currently endangered primarily due to habitat loss as a result of land conversion and development. SAFER requests that an environmental impact report be prepared for the Project rather than an MND to ensure that potentially significant impacts of this Project are fully disclosed, analyzed, and mitigated.

Attachment 4

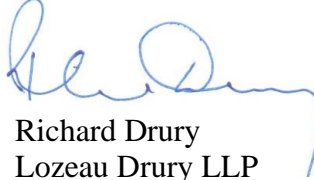
October 10, 2023

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SAFER reserves the right to supplement this comment throughout the administrative process. *Galante Vineyards v. Monterey Peninsula Water Management Dist.*, 60 Cal. App. 4th 1109, 1121 (1997).

Sincerely,



Richard Drury
Lozeau Drury LLP