



CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

CEQA

Notice of Determination

To: County Clerk, County of San Luis Obispo Office of Planning and Research

From: City of Atascadero

Subject: **Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code**

PLN NO.	DEV23-0079	Environmental Document No.	EDN 2024-0008
PROJECT TITLE	Dove Creek Mixed-Use Project		
APPLICANT NAME & PHONE NUMBER	Montage Development, Inc. (818) 501-1800 EXT.202	Email	sross@montagedev.com
MAILING ADDRESS:	23945 Calabasas Road, Suite 207	Calabasas, CA	91302
STAFF CONTACT:	Xzandrea Fowler, Senior Planner	(805) 470-3160	xfowler@atascadero.org
PROJECT ADDRESS:	11600 – 11700 El Camino Real	Atascadero, CA 93422	APN: 045-331-014

PROJECT DESCRIPTION:

The proposed mixed-use development project is located in the Dove Creek Master Plan of Development area, on a vacant 5.19-acre property at the northwest intersection of El Camino Real and Santa Barbara Road in the City of Atascadero, known as the Dove Creek Commercial property. The project includes 14,840 square feet (SF) of commercial tenant space divided among 4 separate buildings that are clustered around a communal courtyard; a 20-room hotel with a full kitchen in each unit with a mix of one- and two-bedroom units; 71 residential condominium units with 24 one-bedroom and 47 two-bedroom units divided among 4 separate residential buildings; and a Vesting Tentative Tract Map to create a 7 lot and condominium airspace subdivision.

The project was found to be consistent with the Mitigated Negative Declaration (EDN 2004-0026) prepared for the approved Dove Creek Master Plan of Development (CUP 2003-0099), which was certified by the City Council of the City of Atascadero on September 14, 2004. The Mitigated Negative Declaration (MND) evaluated the development of the Dove Creek Master Plan and specifically analyzed the potential impacts of commercial development on the subject project site with 60,000 SF of future commercial retail space, including a 26,500 SF anchor tenant.

To support the determination of consistency with the previously certified MND, the project applicant prepared a series of comparative analyses to evaluate whether the project would result in greater impacts on resources than previously identified and mitigated. The project applicant provided analyses related to traffic and sewer capacity. The traffic analysis showed a reduction in anticipated peak-hour trips based on the proposed mix of land uses. The sewer capacity analysis showed that while there likely will be an increase in peak flows, the existing sewer lines, as designed, are sized appropriately to accommodate the proposed development.

LEAD AGENCY: City of Atascadero
Community Development Department
6500 Palma Avenue
Atascadero, CA 93422

DOCUMENT AVAILABLE ONLINE: <http://www.atascadero.org/environmentaldocs>



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NOTICE OF DETERMINATION SCH No. 2004071020

This is to advise that the City of Atascadero, as the Lead Agency, has approved the above-described project on June 25, 2024, and has made the following determination regarding the above-described project:

The project will not have a significant effect on the environment. A previously certified Mitigated Negative Declaration was prepared for the project pursuant to the provisions of CEQA. Mitigation Measures and a monitoring program were made as a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration with comments and responses and record of project approval is available to the public at the Lead Agency address above.

Signature

Senior Planner
Title

June 28, 2024
Date