



# CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

## Notice of Intent to Adopt Mitigated Negative Declaration

<b>PROJECT NO.</b>	DEV20-0076	<b>Environmental Document No.</b>	2021-0001	
<b>PROJECT TITLE</b>	Mini Storage			
<b>APPLICANT NAME &amp; PHONE NUMBER</b>	Scott Newton 559-285-6214	<b>Email</b>	scott@sole2soulsports.com	
<b>MAILING ADDRESS:</b>	215 Santa Fe Rd	Pismo Beach, CA	93449	
<b>STAFF CONTACT:</b>	Kelly Gleason	(805) 470-3446	kgleason@atascadero.org	
<b>PROJECT ADDRESS:</b>	11450 Viejo Camino 11505 El Camino Real	Atascadero, CA 93422	<b>APN:</b>	045-342-009 045-341-010

### PROJECT DESCRIPTION:

The project is a 56,330 square foot mini-storage facility on a 4.2-acre site, which includes indoor storage units, a community space, and a workshop in a total of 5 buildings. Paved drive aisles and eighteen (18) parking spaces are included. The project site is designated with 1.8 acres of wetland habitat however; recent drought conditions and annual animal grazing have denuded the habitat vegetation. The property contains an identified ephemeral blue-line creek (tributary of Paloma Creek) with a clearly defined flow path. Water enters the site from an existing culvert under El Camino Real and exits through existing culverts under Viejo Camino. The applicant proposes to realign the creek to accommodate the site development and adjust the flood plain designation of the site. The realigned creek channel will be constructed with a naturalized slope on each side bordered by a retaining wall for the development pad on one side and a pedestrian path above a City sewer easement on the other side. The project requires California Department of Fish and Wildlife, Army Corps of Engineers, Regional Water Quality Control Board, and Federal Emergency Management Agency review.

One of the existing properties is currently developed with a single-family residence. The project includes merging the existing lots to allow for the proposed development.

General Plan Designation: Public Facilities (PUB)

Zoning District: Public (P)

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

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

**STATE CLEARING HOUSE REVIEW:**  Yes  NO

**REVIEW PERIOD BEGINS:** 03/15/2021 **REVIEW PERIOD ENDS:** 04/14/2021

**PUBLIC HEARING REQUIRED:**  No  Yes

**PUBLIC NOTICE:** The City of Atascadero is releasing a draft Initial Study and Mitigated Negative declaration for review and comment to all effected agencies, organizations, and interested parties. Reviewers should focus on the content and accuracy of the report and the potential impacts upon the environment. The notice for this project is in compliance with the California Environmental Quality Act (CEQA). Persons responding to this notice are urged to submit their comments in writing. Written comments should be delivered the City (lead agency) no later than 5pm on the date listed as "review period ends". Submittal of written comments via

email is also accepted and should be directed to the Staff contact at the above email address. This document may be viewed by visiting the Community Development Department, listed under the lead agency address, or accessed via the City's website.



# CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

## Initial Study Summary – Environmental Checklist

**PROJECT NO.** DEV20-0076

**Environmental Document No.** 2021-0001

**PROJECT TITLE:** Mini Storage

**Environmental Factors Potentially Affected:** The proposed project could have a “Potentially Significant Impact” for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further analysis.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics                        | <input type="checkbox"/> Greenhouse Gas Emissions        | <input type="checkbox"/> Recreation                           |
| <input checked="" type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hazards / Hazardous Materials   | <input type="checkbox"/> Transportation                       |
| <input type="checkbox"/> Air Quality                       | <input checked="" type="checkbox"/> Water / Hydrology    | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Biological Resources   | <input checked="" type="checkbox"/> Land Use/Planning    |   |
|  | <input checked="" type="checkbox"/> Mineral Resources    |   |
| <input type="checkbox"/> Cultural Resources                | <input type="checkbox"/> Noise                           | <input type="checkbox"/> Utility / Service Systems            |
| <input checked="" type="checkbox"/> Energy                 | <input checked="" type="checkbox"/> Population / Housing |   |
| <input checked="" type="checkbox"/> Geology and Soils      | <input type="checkbox"/> Public Services / Utilities     | <input checked="" type="checkbox"/> Wildfire                  |

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

On the basis of this initial evaluation, the Community Development Director finds that:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- 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.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- 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.
- 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.

Kelly Gleason

**Prepared by (Print)**

  
**Signature**

02/22/2021

**Date**

Phil Dunsmore

**Reviewed by (Print)**

  
**Signature**

02/22/2021

**Date**

**PROJECT ENVIRONMENTAL ANALYSIS**

The City of Atascadero’s environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes Staff’s on-site inspection of the project site and surrounding and a detailed review of the information on file for the proposed project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geological information, significant vegetation and/or wildlife resources, water availability, wastewater disposal service, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of this initial study. The City of Atascadero uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies, or organizations interested in obtaining more information regarding the environmental review process for a project should contact the Community Development Department, 6500 Palma Avenue, Atascadero, CA 93422 or call (805) 461-5000.

**A. PROPOSED PROJECT**

<b>Description:</b>	<p>The project is a 56,330 square foot mini-storage facility on a 4.2-acre site, which includes indoor storage units, a community space, and a workshop in a total of 5 buildings. Paved drive aisles and eighteen (18) parking spaces are included. The project site is designated with 1.8 acres of wetland habitat however; recent drought conditions and annual animal grazing have denuded the habitat vegetation. The property contains an identified ephemeral blue-line creek (tributary of Paloma Creek) with a clearly defined flow path. Water enters the site from an existing culvert under El Camino Real and exits through existing culverts under Viejo Camino. The applicant proposes to realign the creek to accommodate the site development and adjust the flood plain designation of the site. The realigned creek channel will be constructed with a naturalized slope on each side bordered by a retaining wall for the development pad on one side and a pedestrian path above a City sewer easement on the other side. The project requires California Department of Fish and Wildlife, Army Corps of Engineers, Regional Water Quality Control Board, and Federal Emergency Management Agency review.</p> <p>One of the existing properties is currently developed with a single-family residence. The project includes merging the existing lots to allow for the proposed development.</p> <p>General Plan Designation: Public Facilities (PUB) Zoning District: Public (P)</p>
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THAT PORTION OF LOT 7 OF BLOCK 66 OF ATASCADERO COLONY, IN THE CITY OF ATASCADERO, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED OCTOBER 14, 1914 IN BOOK 3, PAGE 97 OF MAPS, AND AS SHOWN ON THE RECORD OF SURVEY MAP RECORDED MARCH 26, 1980 IN BOOK 37, PAGE 69 OF RECORDS OF SURVEYS

**Legal Description:**

ALL THAT PORTION OF THAT PART OF LOTS 5 AND 6 IN BLOCK 66 OF ATASCADERO COLONY, IN THE CITY OF ATASCADERO, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED OCTOBER 21, 1914 IN BOOK 3 PAGE 1 ET SEQ., OF MAPS, WHICH WAS CONVEYED TO GERTRUDE HOPPER, BY DEED RECORDED SEPTEMBER 13, 1918 IN BOOK 117, PAGE 331 OF DEEDS, WHICH LIES NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THE RIGHT OF WAY FOR STATE HIGHWAY PURPOSES CONVEYED TO



THE STATE OF CALIFORNIA, BY DEED RECORDED FEBRUARY 24,  
1931 IN BOOK 108, PAGE 161 OF OFFICIAL RECORDS

**Assessor parcel number(s):** 045-342-009, 045-341-010  
**Latitude:** 5,776,235                      **Longitude:** 2,361,703  
**Other public agencies whose approval is required:** California Department of Fish and Wildlife (DFW), Army Corps of Engineers (ACE), Water Quality Control Board (WQCB), Federal Emergency Management Agency (FEMA)

**B. EXISTING SETTING**

**Land use designation:** Public Facilities  
**Zoning district:** Public  
**Parcel size:** 4.2 acres  
**Topography:** Flat                                      **Average Slope:** <5% with 12-15% at the location of the existing residence  
**Vegetation:** Annual grasses  
**Existing use:** 11450 Viejo Camino: Single Family Residence  
11505 El Camino Real: Vacant Lot  
**Surrounding land use:** Paloma Park, Residential, Churches and other related facilities, School  
**North:** Commercial  
Multi-Family                      **South:** Public Zone  
Existing Residence                      **East:** Recreation  
Multi-Family                      **West:** Residential PUD  
Open Space

**C. ENVIRONMENTAL ANALYSIS**

During the initial study process, at least one issue was identified as having a potentially significant environmental effect (see following Initial Study). The potentially significant items associated with the proposed project can be minimized to less than significant levels.



**CITY OF ATASCADERO  
INITIAL STUDY CHECKLIST**

**1. AESTHETICS – Will the project:**

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Have a substantial adverse effect on an adopted scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**EXISTING SETTING:**

The City of Atascadero reviews all new projects for appropriate building design. New projects must have a design that is sensible within the context of the community. The design must be similar or complimentary to the surrounding developments. Additionally, developers must consider how a project may affect historical and natural resources in and around their site. The promotion of purposeful design helps preserve community character and aesthetic as well as prevent negative impacts on surrounding property values.

The subject properties total 4.2-acres consisting of one undeveloped parcel and one single family residential parcel which are both located in the Public (P) zoning district just south of the Viejo Camino and El Camino Real intersection. The surrounding area is composed of mostly Multi-Family Residential, and Public zoning designations. There is also approximately 2.2 acres of public recreational facilities just south east of the project boundary, across Viejo Camino Rd. There is an existing Historic Colony Home adjacent to the project site. The property is located in the Paloma Creek watershed. The property contains historic designated wetland habitat and has historically had flooding occur during wet years.

The General Plan Land Use, Open Space, and Conservation Element provide policies regarding the preservation of natural habitats and the rural character in Atascadero.

**PROPOSED PROJECT:**

The project is a mini-storage facility with more than 56,000 square feet of storage buildings, community assembly space, and workshop in a total of 5 buildings. Paved drive aisles and approximately 18 parking spaces are included. The subject properties are a combined total of 4.2 acres. One of the existing properties is currently developed with a single family residence. The proposed use includes transparent perimeter fencing with landscaping to screen the storage buildings. The realigned creek and potential wetland restoration and/or drainage retention area are proposed for the southern portion of the property adjacent to the existing Historic Colony Home on the adjacent property.

The Atascadero General Plan and Atascadero Municipal Code (AMC) provide thresholds of significance for the aesthetic qualities of new developments. The General Plan Land Use Conservation Element Policies 1.4 and 2.1 specify the avoidance of light pollution and compatibility with existing surrounding neighborhoods. Section 9.4.137 of the AMC regulates exterior lighting to avoid light pollution onto neighboring properties.

The Atascadero Municipal Code requires that any exterior lighting be fully shielded and directed in such a way that no glare occurs and that no light source is visible from off-site. All proposed lighting must comply with this code requirement. The City focuses on maintaining a rural character and this is partly achieved by minimizing street lights to only those areas where a need is dictated by safety. There are currently no street lights along the project frontage on El Camino Real and none along the Viejo Camino Frontage. Overall surrounding ambient lighting is relatively low and only includes minimal building mounted lighting on adjacent commercial and residential developments.

**AES Impact-1:** The nature of the proposed mini-storage use provides largely fenced in site with minimal interaction along the street edge, thus, safety lighting is expected, and therefore, *this impact requires mitigation.*

**MITIGATION / CONCLUSION:**

**AES 1.1:** All exterior lights shall be turned off between the hours of 11pm and 6am. Lights may turn on when motion is sensed. All lighting must be dimmable to maintain the low light levels of the surrounding residential and open space areas.

**2. AGRICULTURE RESOURCES – Will the project:**

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland zoned Timberland Production?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
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"/>
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"/>

**EXISTING SETTING:**

Preservation of agricultural lands is important to the State of California as they provide economic benefits and important ecosystem services. Historically, urban development in the state has correlated with diminishing farmlands. This trend has led to various legislative measures at the state and local levels to protect vulnerable agricultural resources (California Department of Food and Agriculture, 2015). The California State Department of Conservation identifies, categorizes, and helps preserve important farmland. Their Farmland Mapping and Monitoring Program tracks and maps the conversion of farmland into urban development. In particular, those areas that fall under the categories of “Prime Farmland,” “Farmland of Statewide Importance,” or “Unique Farmland” may have an opportunity to receive state funding or take advantage of incentive programs for the if preservation.

Currently, the subject underdeveloped properties total 4.2 acres and are located in the Public zoning district. The properties are surrounded by development and are located between El Camino Real and Viejo Camino. The surrounding parcels include residential, commercial, parks, and quasi-public uses. The site contains historically designated wetland habitat and an identified ephemeral creek (tributary of Paloma Creek) that flows onward to the Salinas River ¼ mile to the east. The site has historically been grazed for weed control.

The project site is not designated as farmland by the California State Department of Conservation and has minimal agricultural potential based on the creek and wetland presence (Figure 6).

**PROPOSED PROJECT:**

The applicant is proposing a 56,000+ square foot indoor mini-storage facility with community assembly space and associated improvements. The project is located in a flood hazard area and portions are within the 100-year flood plain. The proposal includes modifications to the flood plain, flood way, and realignment of the identified ephemeral creek.

The site is categorized as “Urban and Built-Up Land” by the California Department of Conservation (Figure 6).

**MITIGATION / CONCLUSION:**

There are no impacts expected to occur to identified Agricultural resources.

### 3. AIR QUALITY – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### EXISTING SETTING:

All new developments have impacts on local air quality that vary in extent depending on construction practices, land use, size, and vehicle trip generation. Poor air quality can have adverse effects on public health including increases in cardio respiratory diseases (World Health Organization, 2018). The City of Atascadero and the San Luis Obispo County Air Pollution Control District (SLOAPCD) work to create policies and programs to maintain air quality in a healthy state. Furthermore, the Federal Environmental Protection Agency (EPA) helps regional agencies monitor and regulate air quality by identifying and classifying target air pollutants.

The existing site is composed of two parcels which span approximately 4.2 acres of land in the Public zoning district, south of the El Camino Real and Viejo Camino Road intersection. There is currently a single family residence developed on one of the parcels and the other remains undeveloped. The surrounding parcels include residential, commercial, parks, and quasi-public uses.

The EPA ranks levels of specific air pollutants in a region as being at “attainment” or “nonattainment.” Nonattainment status is given to regions where the air quality does not meet the national primary or secondary standards provided in the EPA Green Book. According to SLOAPCD, San Luis Obispo County is at nonattainment for ozone (O<sub>2</sub>) and respiratory particulate matter (PM<sub>10</sub>) (Table 1). Atascadero General Plan Land Use, Open Space and Conservation Element program 10.3.1 requires dust control and emissions regulation during the construction phases of any project. The associated policy aims to support regional efforts to maintain clean air.

SLO County APCD provides operational and construction screening criteria for new projects to analyze them for potential impacts. These criteria are used predict the gravity of impacts from additional Ozone (O<sub>2</sub>) and greenhouse gas emissions generated with a new project (SLOAPCD, 2017). According to SLOAPCD, a new ministorage facility would need to be 467,000 square feet in size to meet the significance threshold for Ozone Precursors.

#### **PROPOSED PROJECT:**

The applicant is proposing to develop a ministorage facility with more than 56,000 square feet of indoor facilities including a caretaker's residence associated site improvements. The project will require grading of approximately 3 acres with the additional acreage reserved for any wetland restoration and/or stormwater compliance improvements. Additionally, the project site is within 1,000 feet of single family residences, apartment buildings, and three parks (Figure 7).

Table 2 below from the *CEQA Air Quality Handbook* (2012) and 2017 clarification memo provides threshold significance of 2.5/Tons for PM<sub>10</sub> for construction operations of any new project. The document also states that any grading of an area larger than 4 acres or within 1,000 feet of sensitive receptors requires mitigation. Sensitive receptor locations include spaces where the youth, elderly, and other vulnerable populations may spend a considerable amount of time including, but not limited to, residences, schools, parks, hospitals, and daycare centers.

**AQ Impact-1:** The San Luis Obispo County Air Pollution Control District (SLOAPCD) reports that the county is at nonattainment for Ozone (O<sub>3</sub>) emissions. They provide a 447,000 square foot threshold of significance for storage facilities expected to contribute to Ozone Precursor emissions. The proposed project will not exceed this threshold. Since the project will not exceed 447,000 square feet, then ***the impact is insignificant.***

**AQ Impact-2:** The San Luis Obispo County Air Pollution Control District (SLOAPCD) reports that the county is at nonattainment for Particulate Matter (PM<sub>10</sub>) emissions. The CEQA Air Quality Handbook (APCD, 2012) provides a 2.5 ton per quarter threshold for significance which can be met by a project with grading on greater than 4 acres. Additionally, mitigation is required for properties with 1,000 feet of sensitive receptors. The mini-storage facility and associated drainage improvements may require grading at or above the identified threshold and is located within 1,000 feet of sensitive receptors, thus, ***the impact requires mitigation.***

#### **MITIGATION / CONCLUSION:**

**AQ 2.1:** Use of water trucks or sprinkler systems, in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that during drought conditions, water use may be a concern and the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control.

**AQ 2.2:** All dirt stock pile areas should be sprayed daily as needed.

**AQ 2.3:** Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established.

**AQ 2.4:** All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD and as determined appropriate for use adjacent to waterbodies and creeks.

**AQ 2.5:** All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

**AQ 2.6:** Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.

**AQ 2.7:** “Track-Out” is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in California Vehicle Code Section 23113 and California Water Code 13304. To prevent Track Out, designate access points and require all employees, subcontractors, and others to use them. Install and operate a “track-out prevention device” where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices require periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified.

**AQ 2.8:** Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

**AQ 2.9:** All of these fugitive dust mitigation measures shall be shown on grading and building plans. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD.

**4. GREENHOUSE GAS EMISSIONS – Will the project:**

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXISTING SETTING:**

Greenhouse gases (GHG) including carbon dioxide (CO2), Methane (CH4), Nitrous Oxide(N2O), fluorinated gases, and water vapor, can cause significant harm to the environment and have adverse effects public health. The City of Atascadero and the State of California

attempt regulate GHG emissions to promote environmental and public health as well as energy efficiency. SLO County APCD expects mini-storage facilities in excess of 267,000 square feet to exceed thresholds for GHG, as stated in the 2017 clarification to the 2012 CEQA Handbook.

The site where the mini-storage is proposed is located on a 4.2 acre site in the Public zoning district of Atascadero. The surrounding parcels include multi-family and single-family residential developments, commercial uses, parks, and quasi-public uses. Currently, one of the subject properties is undeveloped and does not contribute GHG emissions to the environment; the other is developed with a single family residence.

In 2014, the City of Atascadero adopted a climate action plan (CAP) to help guide the City in reducing their GHG emissions in accordance with California Assembly Bill 32 (AB32). AB32 aims at a reduction of 15% in GHG emissions by 2020. According to this plan, in 2005 the City of Atascadero produced 141,428 metric tons (MT) of carbon dioxide equivalent (CO<sub>2</sub>e) in GHG emissions. Commercial and Industrial land uses contributed 14% of the total emissions (Rincon Consultants, Inc., 2014). Figure 17 below shows the portion of total emissions contributed by each sector of the community in 2005. The City aims to reduce their community-wide emission levels to 120,214 MT CO<sub>2</sub>e by 2020.

#### **PROPOSED PROJECT:**

The applicant is proposing mini-storage facilities in excess of 56,000 square feet. The facility would include a community assembly space, workshop, and associated improvements. The parcels being developed total to 4.2 acres in size.

SLO County APCD provides operational and construction screening criteria for new projects to analyze them for potential impacts. These criteria are used predict the gravity of impacts from additional Ozone (O<sub>2</sub>) and greenhouse gas emissions generated with a new project (SLOAPCD, 2017). According to SLOAPCD, a new ministorage facility would need to be 267,000 square feet in size to meet the 1,150 MT of CO<sub>2</sub>e per year significance threshold for GHG emissions. The project area for the ministorage facility will be below that which is expected to exceed the threshold of significance.

The City of Atascadero CAP is the approved GHG reduction plan for the City and provides guidelines and measures to achieve the City's reduction goal. According to the SLO Air Pollution Control District Greenhouse Gas Thresholds handbook, stationary industrial uses have an annual threshold of 10,000 MT of CO<sub>2</sub>e per year. Any projects that exceed this threshold must take action to mitigate their level of emission. The project is not expected to surpass more than 1,150 MT of CO<sub>2</sub>e per year based on the SLOAPCD screening criteria described above.

**GHG Impact 1:** The ministorage facility does not conflict with the City of Atascadero's Climate Action Plan (CAP). Since there is no conflict with the adopted CAP, then ***the impact is insignificant.***

**GHG Impact 2:** The ministorage facility will exceed 56,000 square feet but not surpass 267,000 square feet in building area. The San Luis Obispo County Air Pollution Control District (SLOAPCD) provides a threshold of 1,150 MT of CO<sub>2</sub>e per year which is expected to be exceeded by projects with a project area of 267,000 square feet or more (SLOAPCD, 2017). Since the project does not surpass the threshold provided by SLOAPCD, then ***the impact is insignificant.***

**MITIGATION / CONCLUSION:** No further mitigation is required.

**5. BIOLOGICAL RESOURCES – Will the project:**

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
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 Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 CDFW and USFWS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with policies or ordinances protecting biological resources, such as the native tree ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

**EXISTING SETTING:**

The City of Atascadero as well as San Luis Obispo County and the state of California emphasize the protection of their diverse ecosystems and the vulnerable species to which they provide habitats.

The existing site is composed of two parcels which span approximately 4.2 acres of land the Public zoning district, south of the El Camino Real and Viejo Camino Road intersection. There is currently a single family residence developed on one of the parcels and the other remains undeveloped. A biological resources assessment prepared for the project site by Terra Verde Environmental Consulting provides existing biologic characteristics of the site. According to the assessment, the site hosts a blue line creek and State recognized wetlands. According to the

wetland delineation performed by Terra Verde, the existing site does not meet the criteria for federally recognized wetlands.

The site is designated with 1.8 acres of freshwater emergent wetland habitat according to the US Fish and Wildlife Service Wetland Inventory Mapper (Figure 8); however, recent drought conditions and annual animal grazing have denuded the habitat vegetation. There are existing restored wetlands to the west of the project across El Camino Real from the project site. The property also contains an identified blue-line creek with a clearly defined flow path (Figure 9). Water enters the site from an existing culvert under El Camino Real and exits through existing culverts under Viejo Camino. The site has low suitability for hosting special status species due to past land uses. However, the site may potentially serve as seasonal habitat for nesting birds and roosting bats. Nonnative plant species compose the majority of the vegetation on the site (75%) but native plant species are still present.

### **PROPOSED PROJECT:**

The project proposes the construction of a mini-storage facility that exceeds 56,000 square feet. The facility includes a community space, workshop, and associated site improvements. The applicant proposes to realign the creek to accommodate the site development and adjust the flood plain designation of the site. A biological assessment and federal wetland assessment was completed by Terra Verde Environmental Consulting in January and March of 2019. Soil samples and hydrology were assessed at locations containing visible wetland vegetation, limiting the scope of the analysis to the creek channel. Based on this analysis, it was determined that no federal wetlands exist at the time of assessment as the test areas only met 2 of the 3 qualifying criteria for federal wetlands. However, since the State of California recognizes single criteria wetlands, this area was determined to meet guidelines for State recognized wetland habitat. According the biological assessment, a total of 0.14 acres of the ephemeral drainage channel where wetland indicators were present will be permanently lost or altered by the proposed development.

The creek would be realigned to allow for the construction of a flat development pad on-site. The creek inlet and outfall from the site would remain the same as existing. The realigned creek channel and naturalized constructed slopes will be approximately 30-feet in width and will contain native vegetation. The channel is proposed to have a natural bottom. The project requires California Department of Fish and Wildlife, Army Corps of Engineers, Regional Water Quality Control Board, and Federal Emergency Management Agency review.

The Atascadero General Plan provides thresholds of significance for impacts to biological resources. The following policies from the Atascadero General Plan Land Use, Open Space, and Conservation (LOC) Element address development of sensitive, natural areas:

1. LOC 6.1: Ensure that development does not degrade scenic and sensitive areas, including historic sites, creeks, riparian corridors, wetlands, woodlands, hillsides and other valuable habitats.
2. LOC Policy 8.1: Ensure that development along Atascadero Creek, Graves Creeks, the Salinas River, blue line creeks, and natural springs, lakes, or other riparian areas does not interrupt natural flows or adversely impact riparian ecosystems and water quality.

The implementation programs associated with these policies call for the preservation of sensitive areas, minimization of land disturbance, and support of floodable terraces. LOC Program area 8.1.3 specifically requires for waterways to be maintained in their natural state and prohibits concrete channelization. Additionally, LOC Program Area 8.2.2 requires a 20-foot setback from any blue-line creek to proposed grading and development. The Regional Quality

Control Board has requested that the City adopt a 30-foot setback to maintain water quality and watershed health. The proposed project includes realignment of the creek to accommodate development of the site. The creek channel will be reconstructed in a natural state with vegetated banks.

The construction of the project may impact trees on the property that are potential nesting and roosting sites for special status species.

**BIO Impact-1:** Demolition of the existing residence and any planned removal of ornamental trees may result in direct or indirect impacts to nesting birds if construction occurs during the typical avian nesting period (February 01 through August 31), as well as roosting bats. Further, the grassland habitat areas on site, although disturbed, may provide suitable nesting habitat for ground-nesting species. Impacts may occur due to habitat loss or construction related disturbances that may deter roosting or nesting, or cause nests to fail, thus ***this impact is requires mitigation.***

**BIO Impact-2:** The biological assessment of the site determined that approximately 0.8 acres fall under the jurisdiction of the United States Army Corps of engineers and 0.14 acres of existing ephemeral drainage will be altered to accommodate development of the site. The development of the property will require grading in areas containing State recognized wetland habitat, thus ***the impact requires mitigation.***

**BIO Impact-3:** The project proposes to realign an existing jurisdictional creek to accommodate development of the project site. The City's General Plan requires waterways to be maintained in a natural state and that development adhere to a 20-foot setback from the ordinary high water mark, thus, ***the impact requires mitigation.***

#### **MITIGATION / CONCLUSION:**

**BIO 1-1: Pre Construction Surveys for Roosting Bats:** Within 30 days prior to removal of existing structures and/or mature trees, a sunset survey shall be conducted by a qualified biologist to determine if bats are roosting on site. If bats are present, a follow-up acoustic monitoring survey shall be completed to determine, if feasible, which species are present. If roosts of special-status bat species are identified and will be impacted during the proposed project, CDFW will be consulted to determine appropriate measures to be implemented. If it is determined that no special-status bats are present, the project shall proceed under the guidance of a qualified biologist, in a manner that minimizes impacts to individual bats and roosts (e.g., conducting work only during the day or installing one-way exclusions prior to work).

**BIO 1-2: Pre Construction Surveys for Nesting Birds:** If work is planned to occur between February 1 and September 15, a qualified biologist shall survey the area for nesting birds within one week prior to activity beginning on site. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged or the nest is no longer deemed active. A non-disturbance buffer of 50 feet will be placed around non-listed, passerine species, and a 250-foot buffer will be implemented for raptor species. All activity will remain outside of that buffer until a qualified biologist has determined that the young have fledged or that proposed construction activities would not cause adverse impacts to the nest, adults, eggs, or young. If special-status avian species are identified, no work will begin until an appropriate buffer is determined in consultation CDFW, and/or the USFWS.

**BIO 2-1: Protection of Hydrologic Resources:** Construction within and immediately adjacent to the drainage shall occur only when conditions are dry. For short-term, temporary stabilization,

an erosion and sedimentation control plan shall be developed outlining Best Management Practices (BMPs), which shall be implemented to prevent erosion and sedimentation into the channel during construction. Acceptable stabilization methods include the use of weed-free, natural fiber (i.e., nonmonofilament) fiber rolls, jute or coir netting, and/or other industry standards. BMPs shall be installed and maintained for the duration of the construction period. In addition, the following general measures shall be implemented during construction:

- The limits of disturbance within the existing drainage feature shall be clearly shown on all sites plans and flagged within the drainages prior to project implementation. All construction personnel shall be directed to avoid impacts to the areas immediately upstream and downstream of the proposed development including the existing culvert features located at El Camino Real and Viejo Camino.
- All equipment and materials shall be stored out of the streambed at the end of each working day, and secondary containment shall be used to prevent leaks and spills of potential contaminants from entering the stream.
- During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas a minimum of 50 feet from all drainages and aquatic features. Sandbags and/or sorbent pads shall be available to prevent water and/or spilled fuel from entering drainages.
- Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks are present.

**BIO 2-2: Compensatory Mitigation Plan:** A compensatory mitigation plan shall be developed to offset permanent impacts to jurisdictional areas. The exact details and performance criteria of the restoration plan shall be determined during agency coordination with CDFW, RWQCB, and the Corps, as necessary. Stabilization and restoration measures may include the installation of BMPs and/or revegetation using native seed mixes and plantings. Prior to project initiation, all applicable agency permits with jurisdiction over the project area (i.e., Corps, CDFW, and RWQCB) should be obtained. Additional mitigation measures required by these agencies would be implemented as necessary.

**BIO 2-3: Agency Permitting:** Prior to issuance of any permits for grading or construction on-site, the applicant shall obtain permits from the following agencies, and any other agencies as necessary:

- California Department of Fish and Wildlife
- US Army Corps of Engineers
- Regional Water Quality Control Board

Any mitigation measures required by the above listed permits shall be implemented to their fullest extent.

**BIO 3-1: Creek Channel Naturalization:** The realigned creek shall be constructed in a manner which maintains and enhances natural flows and vegetation. The creek shall interface with the proposed development in a way which maintains appropriate setbacks and naturalization.

**BIO 3-2: Wetland Restoration:** Should wetland impacts occur and wetland restoration be required on-site, the wetlands shall be monitored for a period of not less than 5-years. Annual reports from a qualified biologist shall be submitted to the City addressing any irrigation modifications or replanting that may be required to ensure successful naturalization of the restored wetland habitat. A contract with a qualified biologist shall be entered into prior to final of the development permit.

**6. CULTURAL RESOURCES – Will the project:**

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Cause a substantial adverse change in the significance of a historical resource?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXISTING SETTING:**

The City of Atascadero recognizes the impact of various cultures and ecosystems that have shaped it over generations. Therefore, the City, as well as the County and State, make an effort to preserve cultural resources, known or discovered, during the development of new projects.

The existing property is a 4.2 acre, underdeveloped parcel located in the Public zoning district between El Camino Real and Viejo Camino. The surrounding area is composed of residential, commercial, public park, and quasi-public uses such as churches and child care facilities. An existing ephemeral creek (tributary of Paloma Creek) meanders through the project site and flows into the Salinas River approximately ¼ mile to the east. The site contains identified wetlands. There is an existing Historic Colony Home located on the parcel directly adjacent to the project site to the south.

The City of Atascadero’s General Plan Land Use, Open Space, and Conservation Element Programs 6.2.4-6 require the mitigation and noticing of pertinent parties when archaeological discoveries are made in the City. The AMC lists standards to be adhered to should archeological remains be discovered during the development process which include the cessation of all construction activity until proper local, state, and federal protocol is completed. (AMC 9-4.162)

**PROPOSED PROJECT:**

The applicant is proposing an 56,000+ square foot mini-storage facility with a community space, workshop, and parking lot. The existing creek is proposed to be realigned to accommodate the development. The realigned creek is proposed on the portion of the property adjacent to the Historic Colony Home, creating a buffer between the proposed mini-storage development and the historic residential property.

According to the City’s internal database, the nearest known archeological area is located 1/3 of a mile from the site. The site contains an ephemeral drainage and identified wetlands. The site

has been grazed for a number of years and is subject to annual flooding. A cultural study was prepared by Applied Earthworks, Inc dated August 2020. In accordance with AB52, early notification was sent to all tribal communities claiming jurisdiction over the area. Applied Earthworks conducted a records search, document review, tribal outreach, and a field survey. No historic or archeological resources were identified and Applied Earthworks recommended no further action or mitigation under Federal guidelines, however upon further conversation with the consultant, monitoring was determined to be appropriate under CEQA review.

**CR Impact-1:** The City of Atascadero’s GIS database does not list archaeological sites on or adjacent to the subject property. This does not eliminate the possibility of new resources being discovered. The project site is adjacent to a tributary to Paloma Creek not far from the Salinas River. The applicant’s cultural consultant and tribal consultation concluded that monitoring should occur, *thus the impact requires mitigation.*

**MITIGATION / CONCLUSION:** No further mitigation is necessary.

**CUL 1-1:** Monitoring shall occur during all site disturbance activities by either a member of the designated tribe or a qualified archeologist. Should any resources be unearthed, construction shall immediately stop and further consultation to determine resolution shall be required prior to resuming any construction activities. A contract with a monitor shall be required prior to issuance of any site disturbance permits.

**7. GEOLOGY AND SOILS – Will the project:**

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Result in the exposure to or production of unstable earth conditions including the following: <ul style="list-style-type: none"> <li>• Landslides;</li> <li>• Earthquakes;</li> <li>• Liquefaction;</li> <li>• Land subsidence or other similar hazards?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be within a California Geological Survey “Alquist-Priolo” Earthquake Fault Zone, or other known fault zone? (consultant Division of Mines and Geology Special Publication #42)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from proposed improvements such as grading, vegetation removal, excavation or use of fill soil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Include any structures located on known expansive soils?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
e) Be inconsistent with the goals and policies of the City’s Safety element relating to geologic and seismic hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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"/>

**EXISTING SETTING:**

Developing on land with unsuitable soil or geologic conditions can create hazardous environments for people, structures, and infrastructure on and around a site. The environmental review process helps to promote safe building and development practices by ensuring precautions are taken to minimize risk where necessary.

The site spans two parcels and is approximately 4.2 acres of underdeveloped land in the Public zoning district between Viejo Camino and El Camino Real. There is an existing single family residence on one parcel and the other parcel is vacant with 1.8 acres of historic wetlands identified. Due to the low-lying nature of the site, the property is subject to annual seasonal flooding. Approximately 50% of the site is within the FEMA mapped flood zone A with Base Flood Elevations (BFE) determined (Figure 15). This project is subject to and must comply with the Flood damage Prevention Regulations as adopted by the City of Atascadero.

The USDA Natural Resources Conservation Service provides GIS data regarding the site’s stability, and risk of hazards. The biological assessment of the site identified three soil types: 1) still clay loam; 2) Santa Lucia-Lopez Complex; and 3) San Andreas-Arujo Complex. Each of these soil types is associated with their own slope average (Figure 10) The USDA GIS data classifies the site’s soil drainage as “Moderately Drained” with “Moderate” erodibility (Figure 12) and shrink-swell capacity, and slow percolation. Additionally, this data also shows that approximately 3.6 acres of the property are at high risk for liquefaction and another 1.4 acres are at high risk for landslide (Figure 13). The average slope of the combined site is less than 10% according to estimations from the City’s GIS database.

**PROPOSED PROJECT:**

The applicant is proposing to develop a ministorage facility with more than 56,000 square feet of indoor facilities including storage units, a workshop and community room. The project will be located on two existing parcels southwest of Paloma Creek Park between El Camino Real and Viejo Camino that are covered with moderately expansive soil. The site is composed of two parcels and spans approximately 4.2 acres. There is 1.8 acres of historically identified wetland on the project site; however, the recent drought conditions and grazing activities have affected this resource. The biological assessment prepared for the project in early 2018 identified 0.14 acres of ephemeral drainage on site and no federally recognized triple criteria wetlands. The project proposed to realign the existing creek and modify the existing floodway.

The Atascadero General Plan and Local Hazard Mitigation Plan (LHMP) list and map the potential ground shaking sources that can threaten developments within its boundaries as seen on Table 3. The California Department of Conservation developed the Earthquake Hazard Zone Application which allows users to determine if a parcel is located in an earthquake fault zone. The subject parcel is not within an identified Earthquake Fault Zone.

The Atascadero Municipal Code (AMC) establishes the Geologic Hazard (GH) Overlay Zone for areas with high risk of landslide and liquefaction. The standards for this zone are meant to promote the cautious development of areas prone to geologic hazards including landslides, liquefaction, and seismic hazards. Specifically, projects located in the GH overlay zone must submit a geologic report with the official project application (AMC 9-3.613). AMC 9-4.139 requires a grading plan for a project that involves an excess of 50 cubic yards of earth movement. Furthermore, AMC 9-4.145 requires a sedimentation and erosion control plan for any nonagricultural project where land is disturbed. These plans must be submitted to and reviewed by the City engineer for project approval or modification.

The Atascadero Municipal Code also addresses most issues related to geologic impacts prior to approval of any project. The site is subject to the GH overlay zone standard in AMC 9-3.613. These standards address issues related to landslide, liquefaction, and land subsidence by requiring geologic reports on applicable sites. AMC 9-4.139 & 9-4.145 address issues related to soil erosion and topsoil loss by requiring a grading plan and a sedimentation and erosion control plan. AMC and building code regulations would also ensure that the project is consistent with General Plan and LHMP policy regarding geologic and seismic hazards.

Finally, the General Plan Safety and Noise Element Goal 4 and its respective policies and programs address geologic and seismic hazards as they affect development and emergencies. The Atascadero Local Hazard Mitigation Plan (LHMP) also provides mitigation strategies addressing geologic hazards. Mitigation Goals 4, 5, and 7 promote the enforcement of safe building design, proper environmental studies and documentation, and feasible mitigation strategies for all new developments. Project consistency with these requirements and standards are addressed as part of the building permit process prior to construction.

**GEO Impact-1:** GIS Data from the United States Geologic Survey characterizes soil on the property as having high risk of landslide and liquefaction with moderate shrink-swell capacity. The site is therefore subject to the GH Overlay zone and associated development standards. The Atascadero Municipal Code requires a geologic report to be submitted prior to permits being approved. The Atascadero Municipal Code requires a sedimentation and erosion control plan to be submitted to the City Engineer for revision and approval review. Since the Atascadero Municipal Code addresses issues related to geologic hazards, then ***the impact is insignificant.***

**GEO Impact -2:** The project site contains areas mapped by FEMA as flood zone A with Base Flood elevations determined. The City has adopted Flood Damage Prevention Regulations as established by FEMA. The project is subject to compliance with these adopted regulations; therefore, ***the impact is insignificant.***

**MITIGATION / CONCLUSION:** No further mitigation is required.

**8. HAZARDS AND HAZARDOUS MATERIALS – Will the project:**

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
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"/>

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
b) Create a 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 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"/>
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"/>

**EXISTING SETTING:**

The City of Atascadero attempts to regulate land-use in a way that reduces risk for damage during disasters as well exposure to hazardous materials. Where this cannot be achieved, the City has created regulations and standards to protect public health and safety as much as possible.

The existing property is a 4.2 acre, underdeveloped parcel located in the Public zoning district between El Camino Real and Viejo Camino. The surrounding area is composed of residential, commercial, public park, and quasi-public uses such as churches and child care facilities. The site is in an urbanized area and is not adjacent to any wildland areas. The nearby park is an active recreation park with groomed ball fields and irrigated grass areas. The San Luis Obispo County Fire Department categorizes the site as at a high risk for fire (Figure 14), however, this map has not been updated in many years and the surrounding area has been developed with higher intensity residential and commercial uses which reduce the wildland fire risk of the site. The Atascadero Fire Department estimates response time for an emergency on the site would be less than 5 minutes.

The Atascadero General Plan anticipates the full development of the site and the fire department has created an evacuation plan for the community should there be a need to evacuate. The General Plan also addresses the construction of new developments in high fire risk areas by requiring fire resistant material to be used in construction as well as the use of defensible spaces around all structures. Furthermore, AMC requires compliance to fire code standards and review of new projects by the Atascadero Fire Department.

**PROPOSED PROJECT:**

The applicant is proposing mini-storage facilities in excess of 56,000 square feet. The facility would include a community room and associated improvements. The parcels being developed total to 4.2 acres in size.

City and State building regulations provide thresholds of significance for the project. The AMC requires that all new projects be reviewed by the Fire Department for compliance with the California Fire Code or to make modifications where necessary. All new projects are expected to conform to the California Fire Code as well as the local modifications found in AMC 4-7.

**HAZ Impact-1:** The mini-storage facility is proposed on a site identified as being at high risk for fire hazards. The project will be reviewed by the local fire marshal for compliance with local and state fire codes prior to building permits being issued. Since the Atascadero Municipal code addresses fire hazards before building permits are issued, the *impact is insignificant*.

**MITIGATION / CONCLUSION:** No further mitigation is necessary.

**9. WATER QUALITY / HYDROLOGY – Will the project:**

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
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., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<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 substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:**

Alterations to existing landscapes, developed or otherwise, can impact hydrology on the site by increasing run off, risk of flooding, or contaminating ground water. These impacts to the hydrologic cycle can have adverse effects on human health as well as the health of existing ecosystems.

The site currently contains an identified jurisdictional creek and historic wetlands. Drought conditions and grazing activities over the past years have degraded the habitat value of the site but seasonal flooding during average rainfall years occurs over a large portion of the site. Approximately 50% of the site is mapped as floodway and flood zone by FEMA.

The urbanized areas of the Central Coast are divided into ten water management zones (WMZs) based on the receiving water type and common watershed processes. The California Regional Water Quality Control Board (CRWQCB) provides maps showing that the site is located in Water WMZ 1 (CRWQCB, 2013) (Figure 11). The California Department of Water Resources provides a tool to assess the boundaries of significant groundwater basins in California. The subject site is not within any significant groundwater basin. The nearest basin is the Atascadero Subbasin of the Salinas Valley Basin on the eastern side of the City approximately 0.68 miles from the project site.

The Atascadero Storm Water Management Program (SWMP) (Wallace Group, 2009) and the central coast post construction stormwater requirements (CRWQCB, 2013) provide standards to protect water quality and control runoff from new developments. These documents require mitigation or alterations in design for projects that significantly increase the amount of impervious surfaces. Additionally, they address erosion control for new developments. Moreover, The SWMP accounts for all current and future development slated to impact the existing drainage infrastructure.

**PROPOSED PROJECT:**

The applicant is proposing mini-storage facilities in excess of 56,000 square feet. The facility would include a community room and associated improvements. The parcels being developed total to 4.2 acres in size. There is 1.8 acres of historically identified wetland on the project site; however, the recent drought conditions and grazing activities have affected this resource. The biological assessment prepared for the project in early 2018 identified 0.14 acres of ephemeral drainage on site and no federally recognized triple criteria wetlands. The project proposed to realign the existing creek and modify the existing floodway.

Regulations created by City of Atascadero SWMP, AMC, and the CRWQCB are used as thresholds of significance regulation for issues concerning water quality and hydrology for the proposed project. In addition, CDFW, and ACE have permitting authority over the project due to the proposed realignment of the existing creek and modifications to the mapped floodway.

The City of Atascadero Storm Water Management Plan provides goals and implementation measures for run off control through best practices. Many of these goals are achieved through following state standards for storm water runoff. The central coast post construction stormwater

requirements provide standards to protect water quality and ensure runoff control from new developments (CRWQCB, 2013). The proposed mini-storage facility is subject to post-construction requirements for stormwater rate control and water quality.

Development of the subject property will modify the existing flood zone as delineated on the FEMA Flood Insurance Rate Map (FIRM).

**WQH Impact-1:** The applicant is proposing to realign an existing jurisdictional drainage and re-contour the site to accommodate the proposed development. Grading includes elimination of the existing creek channel and fill of the existing mapped wetland area, thus ***this impact requires mitigation.***

**WQH Impact-2:** The project is proposing to place fill in the existing FEMA mapped flood zone A, which has the potential to increase flooding on adjacent properties; therefore, the ***impact requires mitigation.***

#### MITIGATION / CONCLUSION:

**WQH 1-1:** The applicant shall obtain all necessary permits from the Regional Water Quality Control Board.

**WQH 2-1:** Prior to issuance of any building permits, a FEMA Conditional Letter of Map Revision (CLOMR) must be issued and received by the City Engineer.

**WQH 2-2:** The project design and construction shall comply with the CLOMR. Prior to a final inspection or Occupancy release, the developer must apply for and be issued a FEMA Letter of Map Revision (LOMR) and a copy filed in the Office of the City Engineer.

#### 10. LAND USE & PLANNING – Will the project:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>

#### EXISTING SETTING:

The City of Atascadero regulates land uses in an attempt to create a sensible, safe, and healthy landscape for the residents of the City. Policies regarding land use planning and conservation can be found in the Atascadero General Plan and associated documents. The City's General plan calls for a 20-foot setback from all jurisdictional creeks and watercourses. The RWQCB has requested a more stringent setback of 30-feet.

According to the Atascadero General Plan Land Use, Open Space and Conservation Element, the Public zoning district is designated for public and quasi-public land uses such as churches, child care facilities, schools, parks, membership organizations, etc. Mini-Storage is listed as a conditionally allowed use, requiring certain findings to be made to determine compatibility with the site environment and surrounding neighborhood character. The surrounding parcels include multi-family and single-family residential developments, commercial uses, parks, and quasi-public uses.

The mini-storage is proposed on a 4.2-acre site in the Public zoning district of Atascadero. There is an existing ephemeral creek running through the project site. The property has historically flooded during the rainy season and wetlands have been identified in the past. The current drought and grazing practices has diminished wetland characteristics.

**PROPOSED PROJECT:**

The applicant is proposing mini-storage facilities in excess of 56,000 square feet. The facility would include a community space and associated improvements. The parcels being developed total to 4.2 acres in size. There is 1.8 acres of historically identified wetland on the project site; however, the recent drought conditions and grazing activities have affected this resource. The biological assessment prepared for the project in early 2018 identified 0.14 acres of ephemeral drainage on site and no federally recognized triple criteria wetlands. The project proposed to realign the existing creek and modify the existing floodway.

**LUP Impact-1:** The project proposes to realign an existing jurisdictional creek to accommodate development of the project site. The City’s General Plan requires waterways to be maintained in a natural state and that development adhere to a 20-foot setback from the ordinary high water mark, thus, *the impact requires mitigation.*

**MITIGATION/CONCLUSION:**

LUP 1: See BIO-3-1

**11. MINERAL RESOURCES – Will the project:**

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:**

Mineral resources are protected in the state of California for their economic benefits.

**PROPOSED PROJECT:**

The project site is a historic low point and subject to annual flooding. There have historically been mapped wetlands on the site. The applicant is proposing an 56,000+ square foot mini-

storage facility with a community use space and associated site improvements. There are no known mineral resources in the area of the proposed project.

**MITIGATION / CONCLUSION:** No impacts are expected to occur.

**12. NOISE – Will the project result in:**

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:**

The City of Atascadero regulates noise pollution from any given development because of the potential for adverse effects on human health and safety.

The existing property is a 4.2 acre, underdeveloped site located in the Public zoning district between El Camino Real and Viejo Camino. The surrounding area is composed of residential, commercial, public park, and quasi-public uses such as churches and child care facilities. The site is in an urbanized area. The nearby park is an active recreation park.

The Atascadero Municipal code provides the threshold of significance for noise created during the construction process of new developments. The AMC states that all noises created by construction activities are exempt from City regulation as long as the activities occur between

seven AM and nine PM. During the hours of nine PM to seven AM the maximum allowable decibel range for all noise created is sixty-five decibels.

**PROPOSED PROJECT:**

The applicant is proposing mini-storage facilities in excess of 56,000 square feet. The facility would include a caretaker’s residence and associated improvements. The parcels being developed total to 4.2 acres in size. Large grading equipment will be needed to complete site development. Fill dirt will be brought to the site during grading construction activities. Impacts related to construction will be temporary. The continued operation of a mini-storage facility is not expected to generate high volumes of noise.

**NOI Impact-1:** The ministorage facility will create a temporary source of noise pollution during the construction process. The Atascadero Municipal Code exempts construction activities from the city’s noise regulations during the hours of 7am and 9pm, and limits noise to a maximum of sixty-five decibels during the hours of nine PM and seven AM. Since the Atascadero Municipal code address noise concerns, the *impact is insignificant.*

**MITIGATION / CONCLUSION:** No further mitigation is necessary.

**13. POPULATION & HOUSING – Will the project:**

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
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)?	<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"/>

**EXISTING SETTING:**

The State of California aims to ensure adequate housing and quality living environments by requiring cities to take detailed accounts of current housing stock and needs as well as projections of expected future needs. The Atascadero General Plan Housing Element identifies housing related goals for the city and methods by which to achieve them.

The General Plan Housing Element and existing data from the 2000 and 2010 United States Censuses provide a snapshot of population growth in the City of Atascadero. The City’s population grew by about 14.1 percent in the 1990s. From 2000 to 2010 City population grew by only 7.2% percent. Housing needs are reported by the San Luis Obispo County Council of Governments (SLOCOG). SLOCOG provides the Regional Housing Needs Allocation (RHNA) for incorporated areas of San Luis Obispo County. Allotments are further categorized into affordability types. Each city is then responsible for dedicating the needed resources and amending their General Plan Housing Element to attain their allotment of housing.

The existing property is a 4.2 acre, underdeveloped site located in the Public zoning district between El Camino Real and Viejo Camino. The project site is currently comprised of 2 parcels, one is vacant and the other contains a non-conforming single-family dwelling. The surrounding area is composed of residential, commercial, public park, and quasi-public uses such as churches and child care facilities. The site is in an urbanized area. The nearby park is an active recreation park. According to the Atascadero General Plan Land Use, Open Space and Conservation Element, the Public zoning district is designated for public and quasi-public land uses such as churches, child care facilities, schools, parks, membership organizations, etc.

**PROPOSED PROJECT:**

The proposed project consists of an 56,000+ square foot mini-storage facility with community room and associated improvements. The existing non-conforming residence will be demolished to accommodate the proposed development.

**PH Impact-1:** The proposed project will eliminate one single-family residence and replace the underdeveloped land with a mini-storage facility and community room. The property is zoned “Public” which anticipates non-residential land-uses; *The impact of the project on population and housing is insignificant.*

**MITIGATION / CONCLUSION:** No further mitigation is necessary.

**14. PUBLIC SERVICE:**

Will the proposed project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Emergency Services (Atascadero Fire)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Services (Atascadero Police)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Public Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXISTING SETTING:**

New developments in the City of Atascadero place increased demand on local public service. For this reason, the city must ensure that existing services and future service and facility expansions can accommodate expected new developments.

The existing property is a 4.2 acre, underdeveloped site located in the Public zoning district between El Camino Real and Viejo Camino. The project site is currently comprised of 2 parcels, one is vacant and the other contains a non-conforming single-family dwelling. The surrounding area is composed of residential, commercial, public park, and quasi-public uses such as churches and child care facilities. The site is in an urbanized area. The nearby park is an active recreation park. According to the Atascadero General Plan Land Use, Open Space and

Conservation Element, the Public zoning district is designated for public and quasi-public land uses such as churches, child care facilities, schools, parks, membership organizations, etc.

**PROPOSED PROJECT:**

The proposed project consists of an 56,000+ square foot mini-storage facility with caretaker’s residence and associated improvements. The existing non-conforming residence will be demolished to accommodate the proposed development.

The project will increase the intensity of uses on the subject parcel; however, this increase is anticipated in the General Plan. The project is commercial in nature and will not place a burden on existing City services or facilities.

**MITIGATION / CONCLUSION:** No impacts are expected to occur.

**15. RECREATION:**

	<b>Potentially Significant</b>	<b>Impact Requires Mitigation</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
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"/>

**EXISTING SETTING:**

The City of Atascadero attempts to provide quality open spaces and recreation areas for its residents as it continues to grow.

The Atascadero General Plan recognizes the importance of access to parks and recreation areas. The General Plan Land Use, Conservation and Open Space Element Program areas 11.1.3-5 promote this access and aim for a ratio of five acres of open space for every one thousand residents. Associated development impact fees are used to fund maintenance of existing parks and potential acquisition of new open spaces to make these goals achievable.

The existing property is a 4.2 acre, underdeveloped site located in the Public zoning district between El Camino Real and Viejo Camino. The project site is currently comprised of 2 parcels, one is vacant and the other contains a non-conforming single-family dwelling. The surrounding area is composed of residential, commercial, public park, and quasi-public uses such as churches and child care facilities. The site is in an urbanized area. The nearby park is an active recreation park. According to the Atascadero General Plan Land Use, Open Space and Conservation Element, the Public zoning district is designated for public and quasi-public land uses such as churches, child care facilities, schools, parks, membership organizations, etc.

**PROPOSED PROJECT:**

The proposed project consists of an 56,000+ square foot mini-storage facility with community room and associated improvements. The existing non-conforming residence will be demolished to accommodate the proposed development. The use is commercial in nature and will not increase demands on existing recreation facilities.

**MITIGATION / CONCLUSION:** No impacts are expected to occur.

**16. TRANSPORTATION / TRAFFIC – Will the project:**

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Conflict with an applicable plan, ordinance or policy establishing measures of 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

**EXISTING SETTING:**

The City of Atascadero strives to provide a quality transportation network that is feasible and practical for the needs of the City.

The Atascadero General Plan Circulation Element sets policies aimed at encouraging the use of different transportation modalities and ensuring network efficiency. Regional highways and county roads fall under the jurisdiction of CalTrans and the County of San Luis Obispo. SLOCOG provides standards and regulations for countywide transportation networks.

The City of Atascadero General Plan Circulation Element provides the threshold of significance for transportation and traffic. The City has designated level C as the minimum level of service required of all City facilities. The Circulation Element accounts for expected future land uses as projected by the Land Use, Conservation and Open Space Element. Additionally, the City of Atascadero requires impact fees to be paid towards public services that include the local circulation system.

The existing property is a 4.2 acre, underdeveloped site located in the Public zoning district between El Camino Real and Viejo Camino. The project site is currently comprised of 2 parcels, one is vacant and the other contains a non-conforming single-family dwelling. The surrounding area is composed of residential, commercial, public park, and quasi-public uses such as churches and child care facilities. The site is in an urbanized area. According to the Atascadero General Plan Land Use, Open Space and Conservation Element, the Public zoning district is designated for public and quasi-public land uses such as churches, child care facilities, schools, parks, membership organizations, etc.

**PROPOSED PROJECT:**

The proposed project consists of a 56,000+ square foot mini-storage facility with a community room and associated improvements. The existing non-conforming residence will be demolished to accommodate the proposed development. The mini-storage is expected to generate 77 trips a day and the community meeting room is anticipated to generate approximately 53 daily trips when in use with potential additional peak trips depending on use, according to the 10<sup>th</sup> Edition of the Institute of Transportation Engineers' Trip Generation Manual.

The project includes improvements to Viejo Camino that include a new sidewalk and bus stop. This will increase opportunities for multi-modal travel throughout the City and provide a safe path for pedestrians to travel in the area.

As proposed, with the improvements to Viejo Camino, the project is not expected to create significant issues or conflicts with current traffic patterns or programs laid out by the City or SLOCOG.

**TRT Impact-1:** The proposed mini-storage facility and community space will incrementally increase demand on the Atascadero transportation network by generating new trips and contributing to infrastructure usage. The City requires impact fees from new developments that cover impacts to the circulation system. Since the City addresses concerns regarding transportation and traffic before development, then *the impact is insignificant.*

**MITIGATION / CONCLUSION:** No further mitigation is necessary.

**17. UTILITIES AND SERVICE SYSTEMS – Will the project:**

Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
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	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXISTING SETTING:**

The City of Atascadero must account for all impacts to infrastructure and utilities to ensure that existing infrastructure is able to handle current and future demands. Sewer connection and usage fees go toward any necessary improvements or upgrades to the City's wastewater treatment plant. The AMC sets standards for addressing drainage as well as waste and wastewater disposal from all developments in the City.

The existing property is a 4.2 acre, underdeveloped site located in the Public zoning district between El Camino Real and Viejo Camino. The project site is currently comprised of 2 parcels, one is vacant and the other contains a non-conforming single-family dwelling. The surrounding area is composed of residential, commercial, public park, and quasi-public uses such as churches and child care facilities. According to the Atascadero General Plan Land Use, Open

Space and Conservation Element, the Public zoning district is designated for public and quasi-public land uses such as churches, child care facilities, schools, parks, membership organizations, etc. City sewer is available for the project site. There is an existing single-family residence on-site that is currently served by an on-site wastewater system.

The site currently contains an ephemeral creek that qualifies as a jurisdictional watercourse. Water flows onto the site from an existing culvert under El Camino Real and meanders east to a culvert under Viejo Camino where the creek joins with Paloma creek and flows into the Salinas River located approximately ¼ mile from the project site. Historically the site was designated with 1.8 acres of wetland. Recent drought conditions and consistent annual livestock grazing have decreased the wetland vegetation and habitat of the site.

The Atascadero Mutual Water Company (AMWC) provides water to the City. The company's service area is shown in Figure 16; the site is within the service area. The AMWC's Urban Water Management Plan provides regulations based on SLOCOG population projections and historic water use for their service areas. Their projections for water supply and demand, assuming normal conditions through 2040, can be seen in Table 4. These projections go beyond the time period of the most recent General Plan in which the City anticipates build out by the year 2025. Their projections show that they will have sufficient water supplies to meet the demand.

Waste Management, Inc. (WM) is the city's contracted waste management service. Approximately 99% of Atascadero's solid waste is taken to the Chicago Grade Landfill in Templeton, California (Wallace Group, 2012). CalRecycle monitors and collects data on all permitted landfills in the state of California. According to CalRecycle the Chicago Grade Landfill had a remaining capacity of 6,022,396 cubic yards as of November of 2017 with an operations estimated to cease by 2039.

#### **PROPOSED PROJECT:**

The proposed project consists of a 56,000+ square foot mini-storage facility with community room and associated improvements. The existing non-conforming residence will be demolished to accommodate the proposed development. The project includes the realignment of a natural ephemeral creek and reconstruction of 0.77 acres of wetland habitat area. Water is proposed to enter the site from the existing culverts under El Camino Real and be directed to the culvert at Viejo Camino. The re-aligned water flow path will include vegetation, which is expected to provide filtration and enhance water quality.

Construction of new drainage infrastructure is expected to conform to City policies and AMC requirements. Construction efforts on the property are expected to abide by waste collection standards stated in the AMC.

A new mini-storage and community room is not expected to impose demands above anticipated projections on the AMWC water resources or the landfill capacity at Chicago Grade Landfill, nor will impacts exceed the capacity of the City's wastewater treatment plant.

**USS Impact-1:** The facility will be connected to City sewer. The City's wastewater treatment plant is nearing capacity, however, upgrades and new infrastructure is slated to begin over the next few years. The General Plan anticipates development of this parcel and the existing treatment plan is able to accommodate the small loads generated by the proposed use, thus ***the impact is insignificant.***

**USS Impact-2:** The project has the potential to add a new under-road culvert to the drainage under Viejo Camino if determined necessary to accommodate site and historic water flows. The drainage originates from a jurisdictional ephemeral creek and wetland area upstream. The installation of a new culvert will impact the post-construction hydrology of the site. The City requires all projects to provide an analysis of post-construction hydrology to ensure that no increase in flows or flooding will occur downstream, thus ***the impact is insignificant.***

**USS Impact-3:** The facility may create new demand on existing water resources provided by the Atascadero Mutual Water Company. The Atascadero Mutual Water Company is projected to be able to meet water needs for all new uses expected within the City through the year 2040. Since adequate water resources are available, ***the impact is insignificant.***

**MITIGATION / CONCLUSION:** No further mitigation is needed.

**18. TRIBAL CULTURAL RESOURCES – Will the project:**

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American tribe?:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Impact a listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impact a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. the lead agency shall consider the significance of the resource to a California native American Tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:**

San Luis Obispo County and the surrounding region is an ancestral home to various Native American tribes. This leads to the occasional discovery of tribal artifacts during development. Local and State regulation recognize the importance of coordinating with local tribes and archeological services to preserve these resources.

The City of Atascadero’s General Plan Land Use, Open Space, and Conservation Element Programs 6.2.4-6 require the mitigation and noticing of pertinent parties when archaeological discoveries are made in the city. The AMC lists standards to be adhered to should archeological

remains be discovered during the development process which include the cessation of all construction activity until proper local, state, and federal protocol is completed. (AMC 9-4.162) Finally, The California Environmental Quality Act requires the lead agency to notify regional tribes about projects that trigger environmental review. After notifying the regional tribes, they are allowed to require further studies to be administered during any project if they believe that there is potential for cultural artifacts to be found.

The existing property is a 4.2 acre, underdeveloped site located in the Public zoning district between El Camino Real and Viejo Camino. The project site is currently comprised of 2 parcels, one is vacant and the other contains a non-conforming single-family dwelling. The surrounding area is composed of residential, commercial, public park, and quasi-public uses such as churches and child care facilities. The site currently contains an ephemeral creek that qualifies as a jurisdictional watercourse. Water flows onto the site from an existing culvert under El Camino Real and meanders east to a culvert under Viejo Camino where the creek joins with Paloma creek and flows into the Salinas River located approximately ¼ mile from the project site. Historically the site was designated with 1.8 acres of wetland. Recent drought conditions and consistent annual livestock grazing have decreased the wetland vegetation and habitat of the site.

A known historic cemetery for the rural community of Dove was located approximately 600-feet from the proposed development. The Dove community was in existence the latter portion of the nineteenth century. No other remnants are known to exist within the vicinity. A cultural study was prepared by Applied Earthworks, Inc. dated August 2020 and concluded that no tribal resources were identified on-site. While the report concluded that no monitoring was required based on Federal standards, the consultant determined that monitoring would be appropriate under CEQA.

**PROPOSED PROJECT:**

The proposed project consists of a 56,000+ square foot mini-storage facility with community room and associated improvements. The existing non-conforming residence will be demolished to accommodate the proposed development. The project includes the realignment of a natural ephemeral creek.

Consultation in accordance with AB52 were completed and it was determined that no further study was necessary and that monitoring should occur consistent with the consultant recommendations.

**MITIGATION / CONCLUSION:**

TRC 1-1: See CUL 1-1

**19. WILDFIRE – If located in or near a state responsibility areas or lands classified as very high fire severity zones, would the project:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<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
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:** The proposed project is located between El Camino Real and Viejo Camino within a developed area of the City. The site is located in the high fire severity zone with minimal surrounding wildland interface.

**PROPOSED PROJECT:** The proposed project includes the construction of a 56,000+ square-foot mini-storage facility and accessory workshop and comment meeting rooms. The project includes perimeter landscaping and the relocation and restoration of an ephemeral creek.

**MITIGATION / CONCLUSION:** No further mitigation is needed.

**20. MANDATORY FINDINGS OF SIGNIFICANCE:**

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
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 checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

**EXISTING SETTING:**

The existing property is a 4.2 acre, underdeveloped site located in the Public zoning district between El Camino Real and Viejo Camino. The project site is currently comprised of 2 parcels, one is vacant and the other contains a non-conforming single-family dwelling. The surrounding area is composed of residential, commercial, public park, and quasi-public uses such as churches and child care facilities.

**PROPOSED PROJECT:**

The proposed project consists of a 56,000+ square foot mini-storage facility with community room and associated improvements. The existing non-conforming residence will be demolished to accommodate the proposed development. The project includes the realignment of a natural ephemeral creek.

**MFS Impact-1:** Since the project is expected to comply with policies, regulations and mitigations provided by the City, then ***there is no significant impact.***

**MITIGATION / CONCLUSION:** No further mitigation is necessary.

For further information on California Environmental Quality Act (CEQA) or the City's environmental review process, please visit the City's website at [www.atascadero.org](http://www.atascadero.org) under the Community Development Department or the California Environmental Resources Evaluation System at: <http://resources.ca.gov/ceqa/> for additional information on CEQA.

## Exhibit A – Initial Study References & Outside Agency Contacts

The Community Development Department of the City of Atascadero has contacted various agencies for their comments on the proposed project. With respect to the proposed project, the following outside agencies have been contacted (marked with an ) with a notice of intent to adopt a proposed negative / mitigated negative declaration.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Atascadero Mutual Water Company                                     | <input checked="" type="checkbox"/> Native American Heritage Commission               |
| <input checked="" type="checkbox"/> Atascadero Unified School District                                  | <input type="checkbox"/> San Luis Obispo Council of Governments                       |
| <input checked="" type="checkbox"/> Atascadero Waste Alternatives                                       | <input checked="" type="checkbox"/> San Luis Obispo Air Pollution Control District    |
| <input checked="" type="checkbox"/> AB 52 – Salinan Tribe   | <input checked="" type="checkbox"/> San Luis Obispo Integrated Waste Management Board |
| <input checked="" type="checkbox"/> AB 52 – Northern Chumash Tribe                                      | <input checked="" type="checkbox"/> Regional Water Quality Control Board District 3   |
| <input checked="" type="checkbox"/> AB 52 – Xolon Salinan Tribe   | <input checked="" type="checkbox"/> HEAL SLO – Healthy Communities Workgroup          |
| <input type="checkbox"/> AB 52 – Other  | <input checked="" type="checkbox"/> US Postal Service                                 |
| <input type="checkbox"/> California Highway Patrol  | <input checked="" type="checkbox"/> Pacific Gas & Electric (PG&E)                     |
| <input checked="" type="checkbox"/> California Department of Fish and Wildlife (Region 4)               | <input checked="" type="checkbox"/> Southern California Gas Co. (SoCal Gas)           |
| <input checked="" type="checkbox"/> California Department of Transportation (District 5)                | <input checked="" type="checkbox"/> San Luis Obispo County Assessor                   |
| <input checked="" type="checkbox"/> Pacific Gas & Electric  | <input type="checkbox"/> LAFCO  |
| <input type="checkbox"/> San Luis Obispo County Planning & Building                                     | <input type="checkbox"/> Office of Historic Preservation                              |
| <input type="checkbox"/> San Luis Obispo County Environmental Health Department                         | <input type="checkbox"/> Charter Communications                                       |
| <input type="checkbox"/> Upper Salians – Las Tablas RCD   | <input type="checkbox"/> CA Housing & Community Development                           |
| <input type="checkbox"/> Central Coast Information Center (CA. Historical Resources Information System) | <input type="checkbox"/> CA Department of Toxic Substances Control                    |
| <input type="checkbox"/> CA Department of Food & Agriculture  | <input checked="" type="checkbox"/> US Army Corp of Engineers                         |
| <input type="checkbox"/> CA Department of Conservation  | <input checked="" type="checkbox"/> Federal Emergency Management Agency (FEMA)        |
| <input type="checkbox"/> CA Air Resources Board   | <input type="checkbox"/> Other:   |
| <input type="checkbox"/> Address Management Service   | <input type="checkbox"/> Other:   |

The following checked (“☒”) reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the Community Development Department and requested copies of information may be viewed by requesting an appointment with the project planner at (805) 461-5000.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Project File / Application / Exhibits / Studies | <input checked="" type="checkbox"/> Adopted Atascadero Capital Facilities Fee Ordinance         |
| <input checked="" type="checkbox"/> Atascadero General Plan 2025 / Final EIR        | <input type="checkbox"/> Atascadero Inclusionary Housing Policy                                 |
| <input checked="" type="checkbox"/> Atascadero Municipal Code                       | <input checked="" type="checkbox"/> SLO APCD Handbook   |
| <input type="checkbox"/> Atascadero Appearance Review Manual                        | <input checked="" type="checkbox"/> Regional Transportation Plan                                |
| <input checked="" type="checkbox"/> Atascadero Urban Stormwater Management Plan     | <input checked="" type="checkbox"/> Flood Hazard Maps   |
| <input type="checkbox"/> Atascadero Hillside Grading Guidelines                     | <input checked="" type="checkbox"/> CDFW / USFW Mapping   |
| <input type="checkbox"/> Atascadero Native Tree Ordinance & Guidelines              | <input checked="" type="checkbox"/> CA Natural Species Diversity Data Base                      |
| <input checked="" type="checkbox"/> Atascadero Climate Action Plan (CAP)            | <input checked="" type="checkbox"/> Archeological Resources Map                                 |
| <input type="checkbox"/> Atascadero Downtown Revitalization Plan                    | <input checked="" type="checkbox"/> Atascadero Mutual Water Company Urban Water Management Plan |
| <input checked="" type="checkbox"/> Atascadero Bicycle Transportation Plan          | <input type="checkbox"/> CalEnvironScreen   |
| <input checked="" type="checkbox"/> Atascadero GIS mapping layers                   | <input checked="" type="checkbox"/> Department of Conservation Fault Zone Application           |
| <input checked="" type="checkbox"/> SLO APCD CEQA Air Quality Handbook              | <input type="checkbox"/> Other _____  |

**EXHIBIT B – MITIGATION SUMMARY TABLE**  
**Dove Creek Mini-Storage**  
**DEV18-0103**

Per Public Resources Code § 21081.6, the following measures also constitutes the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. The measures will become conditions of approval (COAs) should the project be approved. The City of Atascadero, as the Lead Agency, or other responsible agencies, as specified, are responsible to verify compliance with these COAs.

<b>MITIGATION MEASURE</b>		<b>TIMING</b>
<b>Aesthetics</b>		
AES-1.1	All exterior lights shall be turned off between the hours of 11pm and 6am. Lights may turn on when motion is sensed. All lighting must be dimmable to maintain the low light levels of the surrounding residential and open space areas.	Ongoing
<b>Air Quality</b>		
AQ 2-1	Use of water trucks or sprinkler systems, in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD’s limit of 20% opacity for greater than 3minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that during drought conditions, water use may be a concern and the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control.	During construction
AQ 2-2	All dirt stock pile areas should be sprayed daily as needed.	During construction
AQ 2-3	Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established.	Prior to permit issuance
AQ 2-4	All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.	During construction
AQ 2-5	All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.	During construction



**MITIGATION MEASURE****TIMING**

AQ 2-6	Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.	During construction
AQ 2-7	“Track-Out” is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in California Vehicle Code Section 23113 and California Water Code 13304. To prevent Track Out, designate access points and require all employees, subcontractors, and others to use them. Install and operate a “track-out prevention device” where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices require periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified.	During construction
AQ 2-8	Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.	During construction
AQ 2-9	All of these fugitive dust mitigation measures shall be shown on grading and building plans. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD.	Prior to permit issuance
<b>Biological Resources</b>		
BIO 1-1	<b>Pre Construction Surveys for Roosting Bats:</b> Within 30 days prior to removal of existing structures and/or mature trees, a sunset survey shall be conducted by a qualified biologist to determine if bats are roosting on site. If bats are present, a follow-up acoustic monitoring survey shall be completed to determine, if feasible, which species are present. If roosts of special-status bat species are identified and will be impacted during the proposed project, CDFW will	Prior to permit issuance

**MITIGATION MEASURE****TIMING**

be consulted to determine appropriate measures to be implemented. If it is determined that no special-status bats are present, the project shall proceed under the guidance of a qualified biologist, in a manner that minimizes impacts to individual bats and roosts (e.g., conducting work only during the day or installing one-way exclusions prior to work).

BIO 1-2

**Pre Construction Surveys for Nesting Birds:** If work is planned to occur between February 1 and September 15, a qualified biologist shall survey the area for nesting birds within one week prior to activity beginning on site. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged or the nest is no longer deemed active. A non-disturbance buffer of 50 feet will be placed around non-listed, passerine species, and a 250-foot buffer will be implemented for raptor species. All activity will remain outside of that buffer until a qualified biologist has determined that the young have fledged or that proposed construction activities would not cause adverse impacts to the nest, adults, eggs, or young. If special-status avian species are identified, no work will begin until an appropriate buffer is determined in consultation CDFW, and/or the USFWS.

Prior to permit issuance

BIO 2-1

**Protection of Hydrologic Resources:** Construction within and immediately adjacent to the drainage shall occur only when conditions are dry. For short-term, temporary stabilization, an erosion and sedimentation control plan shall be developed outlining Best Management Practices (BMPs), which shall be implemented to prevent erosion and sedimentation into the channel during construction. Acceptable stabilization methods include the use of weed-free, natural fiber (i.e., nonmonofilament) fiber rolls, jute or coir netting, and/or other industry standards. BMPs shall be installed and maintained for the duration of the construction period. In addition, the following general measures shall be implemented during construction:

Prior to permit issuance/During construction

- The limits of disturbance within the existing drainage feature shall be clearly shown on all sites plans and flagged within the drainages prior to project implementation. All construction personnel shall be directed to avoid impacts to the areas immediately upstream and downstream of the proposed development including the existing culvert features located at El Camino Real and Viejo Camino.
- All equipment and materials shall be stored out of the streambed at the end of each working day, and secondary containment shall be used to prevent leaks and spills of potential contaminants from entering the stream.

**MITIGATION MEASURE****TIMING**

- During construction, washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated areas a minimum of 50 feet from all drainages and aquatic features. Sandbags and/or sorbent pads shall be available to prevent water and/or spilled fuel from entering drainages.
- Construction equipment shall be inspected by the operator on a daily basis to ensure that equipment is in good working order and no fuel or lubricant leaks are present.

BIO 2-2      **Compensatory Mitigation Plan:** A compensatory mitigation plan shall be developed to offset permanent impacts to jurisdictional areas. The exact details and performance criteria of the restoration plan shall be determined during agency coordination with CDFW, RWQCB, and the Corps, as necessary. Stabilization and restoration measures may include the installation of BMPs and/or revegetation using native seed mixes and plantings. Prior to project initiation, all applicable agency permits with jurisdiction over the project area (i.e., Corps, CDFW, and RWQCB) should be obtained. Additional mitigation measures required by these agencies would be implemented as necessary.

Prior to permit issuance

BIO 2-3      **Agency Permitting:** Prior to issuance of any permits for grading or construction on-site, the applicant shall obtain permits from the following agencies, and any other agencies as necessary:

- California Department of Fish and Wildlife
- US Army Corps of Engineers
- Regional Water Quality Control Board

Prior to permit issuance

Any mitigation measures required by the above listed permits shall be implemented to their fullest extent.

BIO 3-1      **Creek Channel Naturalization:** The realigned creek shall be constructed in a manner which maintains and enhances natural flows and vegetation. The creek shall interface with the proposed development in a way which maintains appropriate setbacks and naturalization.

Prior to permit issuance/Permit final

BIO 3-2      **Wetland Restoration:** Should wetland impacts occur and wetland restoration be required on-site, the wetlands shall be monitored for a period of not less than 5-years. Annual reports from a qualified biologist shall be submitted to the City addressing any irrigation modifications or replanting that may be required to ensure successful naturalization of the restored wetland habitat. A contract with a qualified biologist

Post construction

**MITIGATION MEASURE**

**TIMING**

shall be entered into prior to final of the development permit.

**Cultural Resources**

CUL 1-1	Monitoring shall occur during all site disturbance activities by either a member of the designated tribe or a qualified archeologist. Should any resources be unearthed, construction shall immediately stop and further consultation to determine resolution shall be required prior to resuming any construction activities. A contract with a monitor shall be required prior to issuance of any site disturbance permits.	Contract prior to permit issuance, monitoring during construction
---------	---	---

**Water Quality and Hydrology**

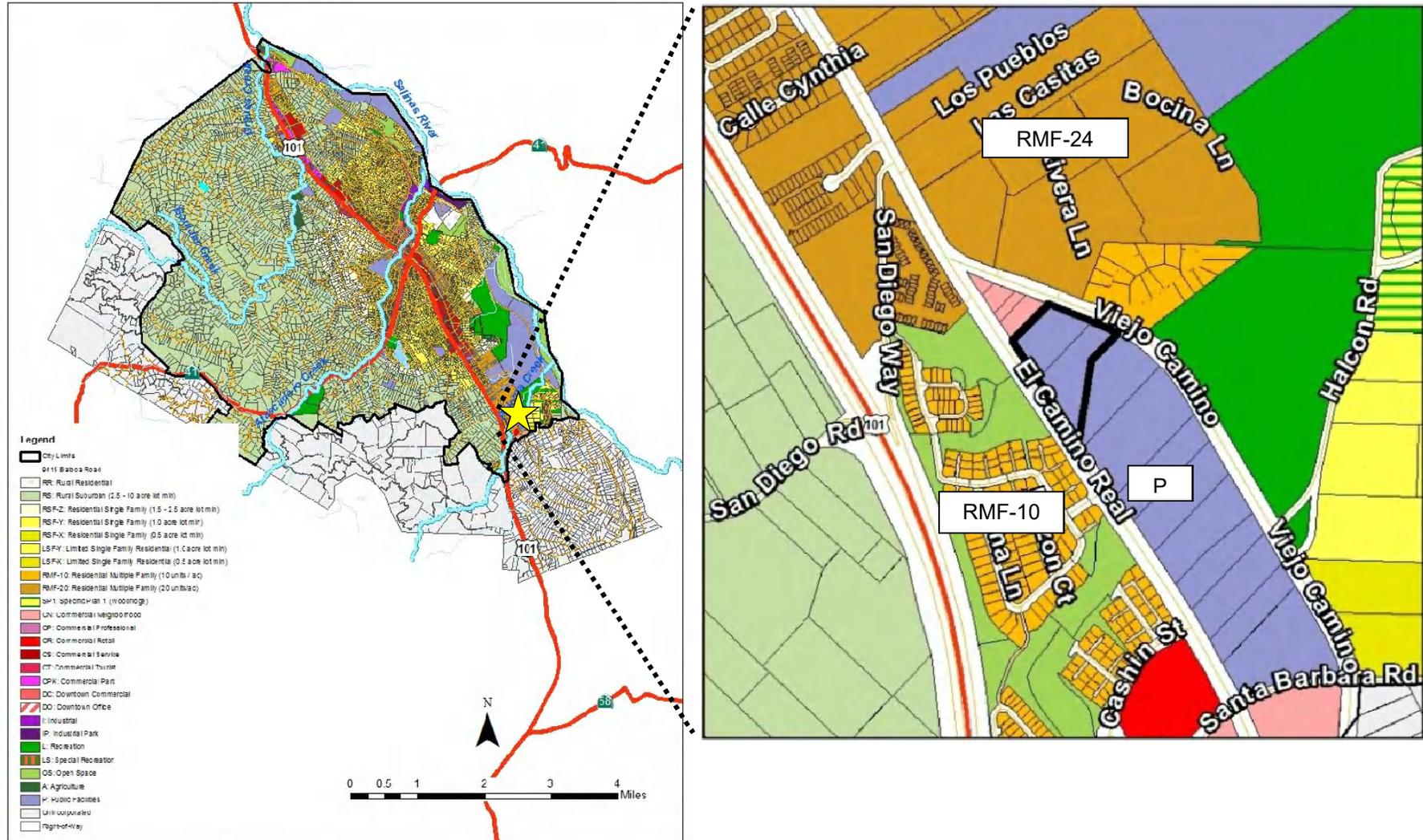
WQH 1-1	The applicant shall obtain all necessary permits form the Regional Water Quality Control Board.	Prior to permit issuance
WQH 2-1	Prior to issuance of any building permits, a FEMA Conditional Letter Of Map Revision (CLOMR) must be issued and received by the City Engineer.	Prior to permit issuance
WQH 2-2	The project design and construction shall comply with the CLOMR. Prior to a final inspection or Occupancy release, the developer must apply for and be issued a FEMA Letter Of Map Revision (LOMR) and a copy filed in the Office of the City Engineer.	Prior to C of O
LUP 1-1	See BIO 3-1	
TRC 1-1	See CUL 1-1	

The applicant agrees to incorporate the above measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the above mitigation measures. The measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

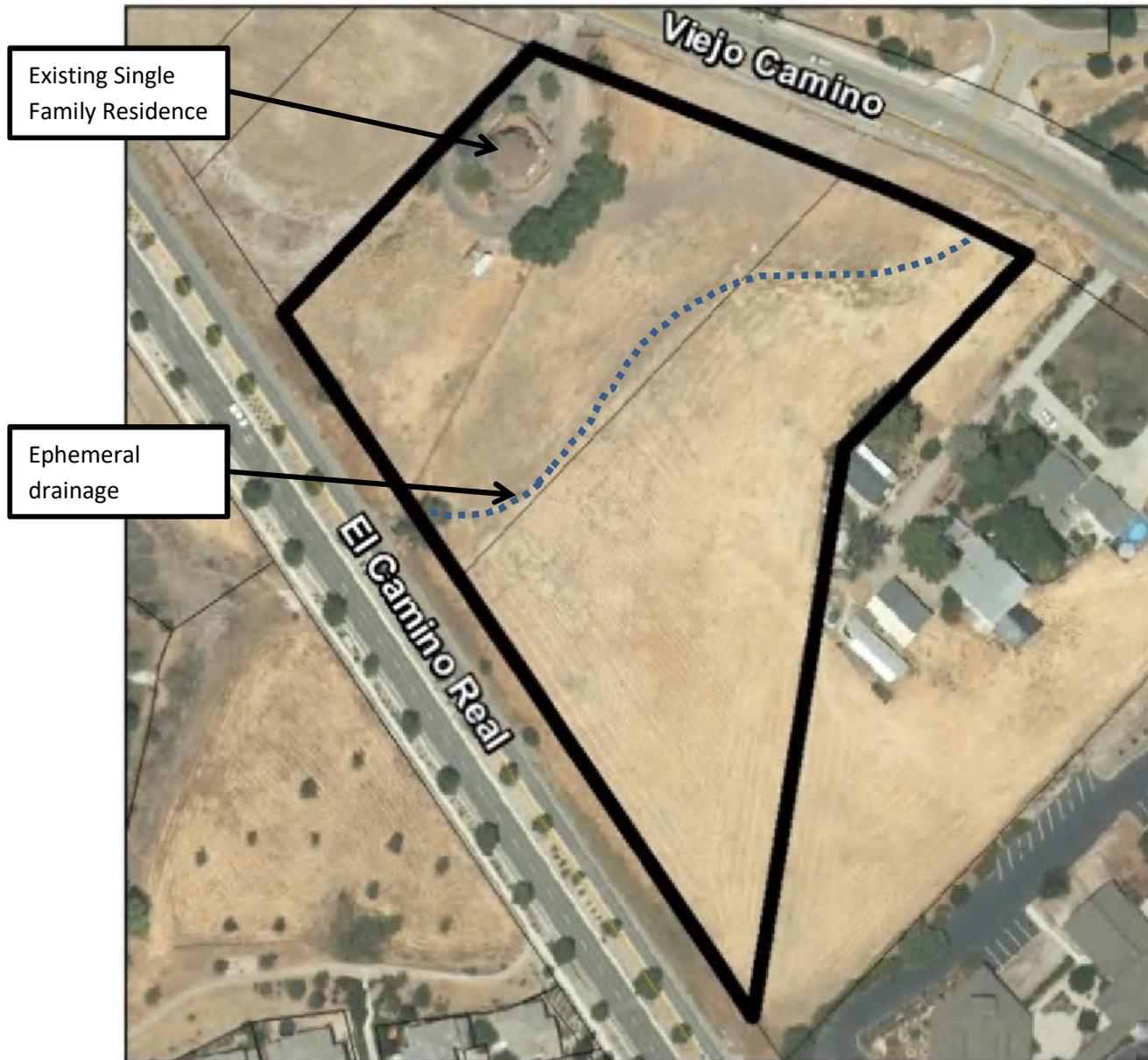
The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Community Development Director or their designee and may require a new environmental analysis for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above mitigation measures into the proposed project description.

	<i>Scott Neuman</i>	3-11-21
Signature of Owner(s)	Name (Print)	Date

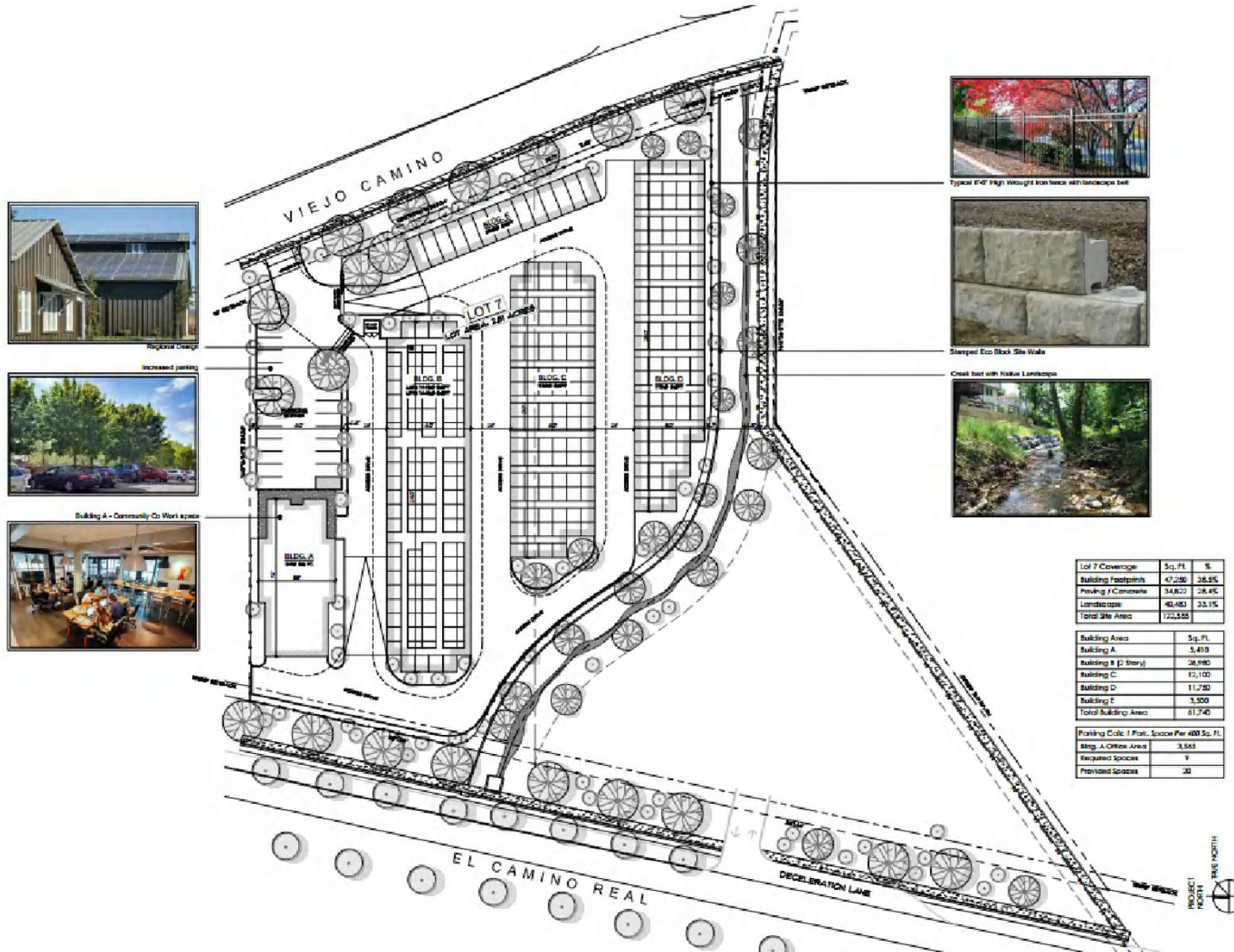
**Figure 1 – Location Map / General Plan & Zoning**



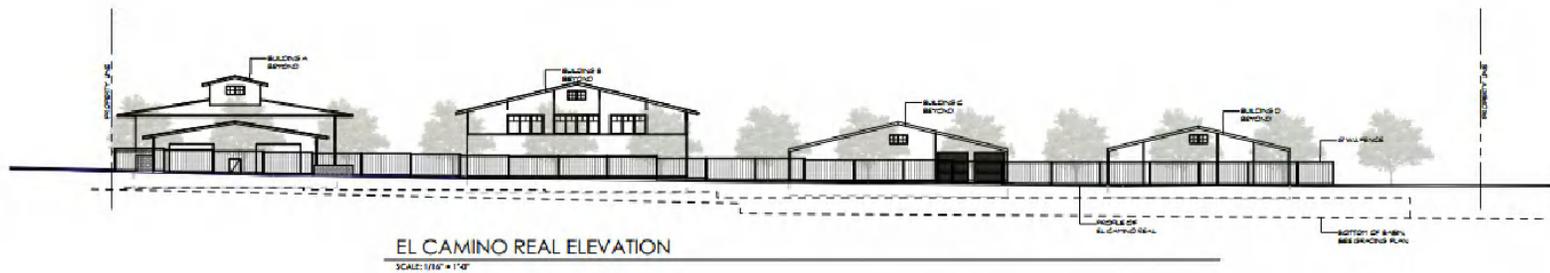
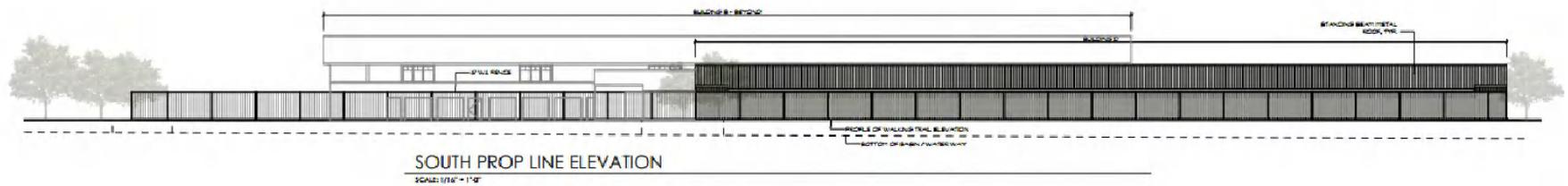
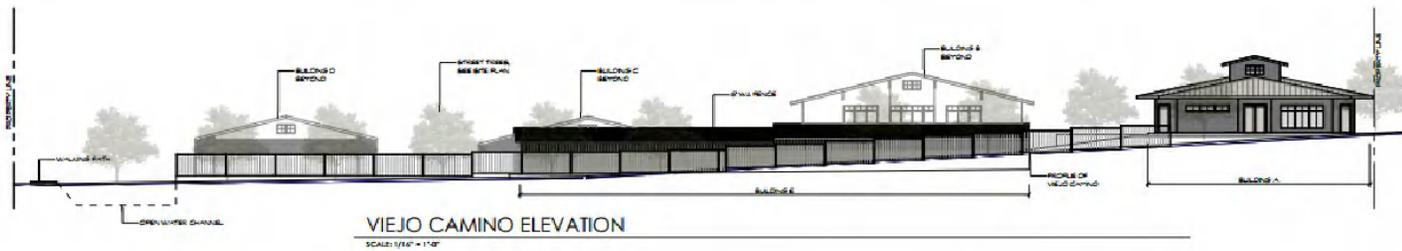
**Figure 2 – Aerial Mapping**



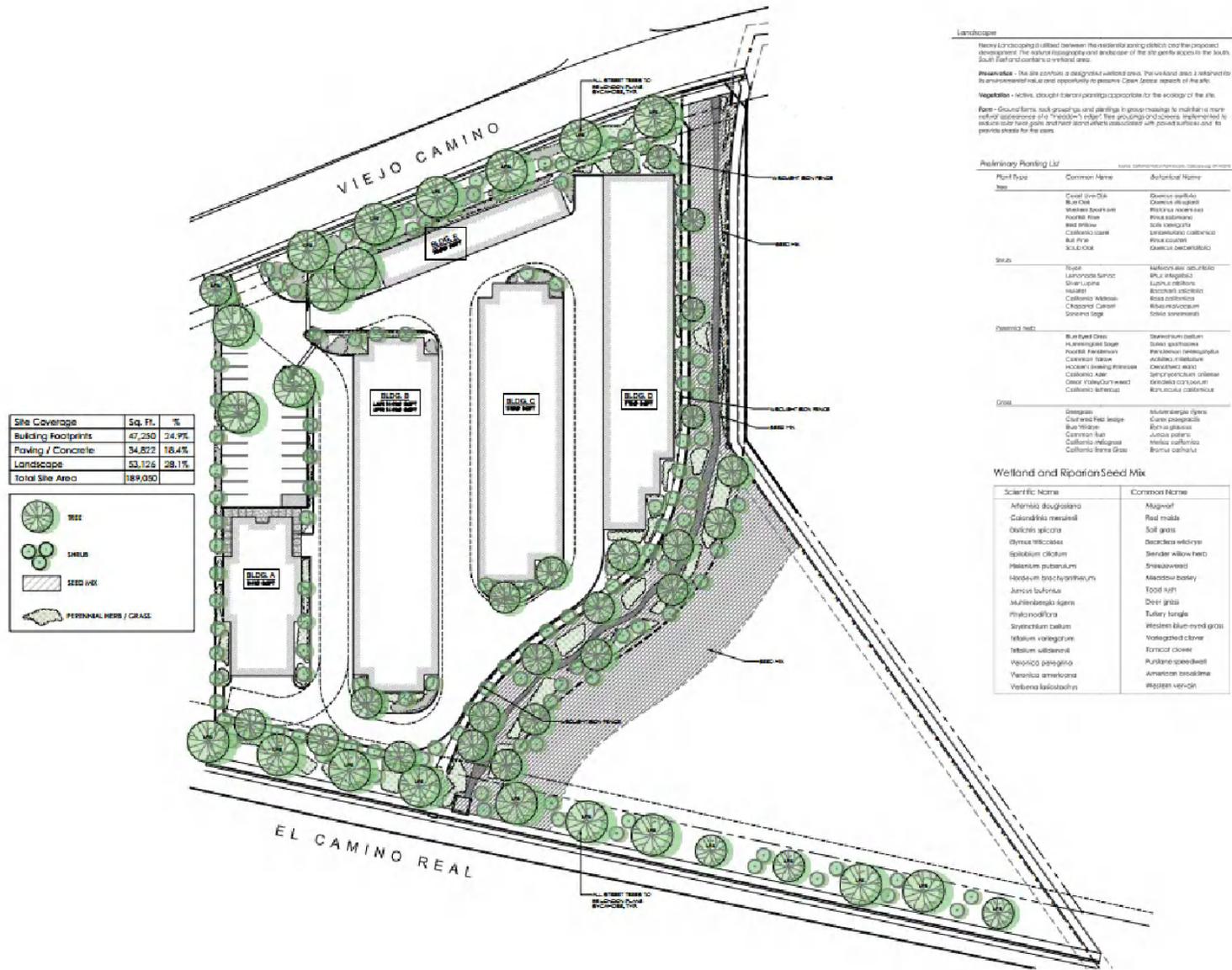
**Figure 3 – Site Plan**



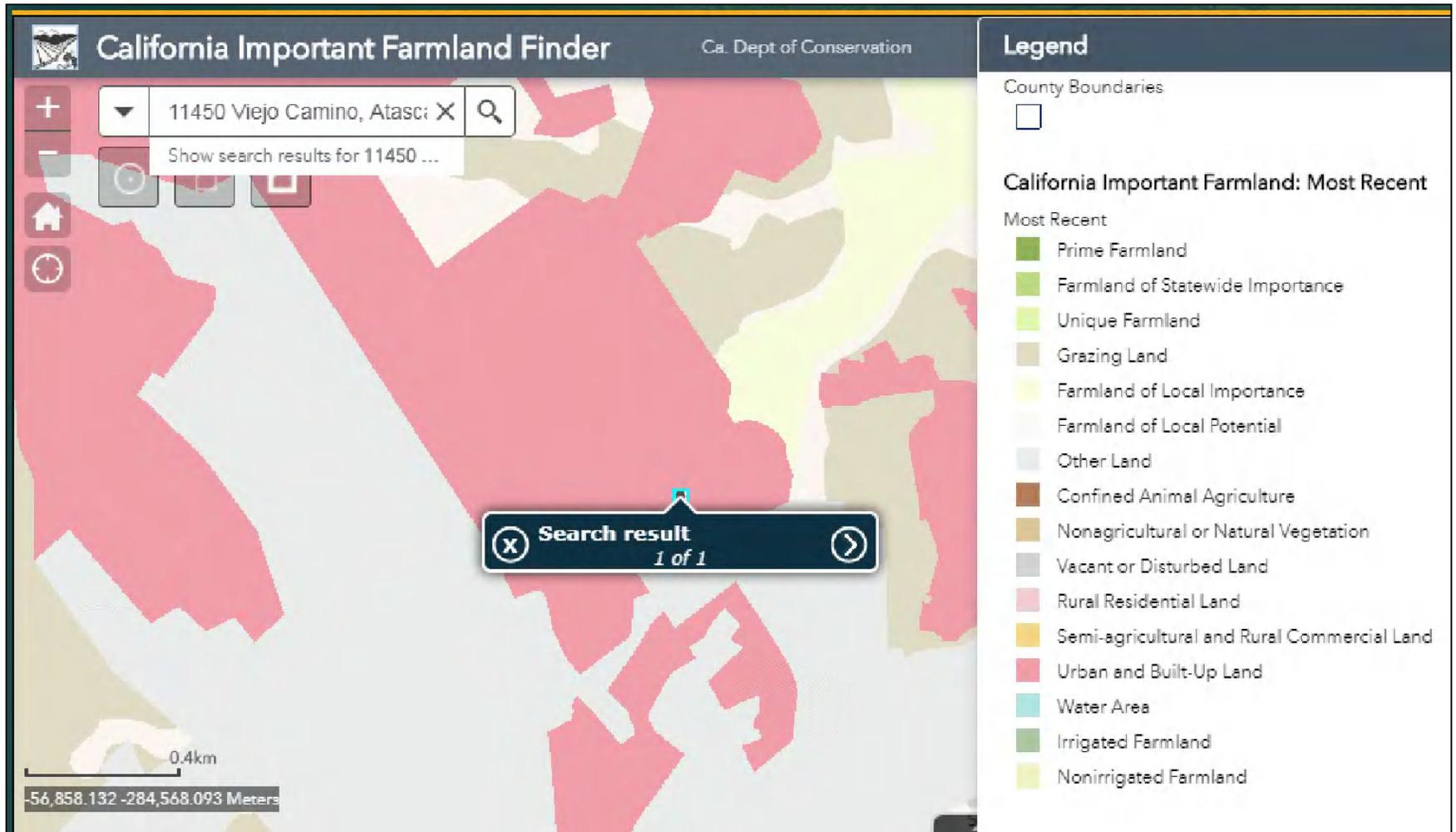
## Figure 4 – Elevations & Sections



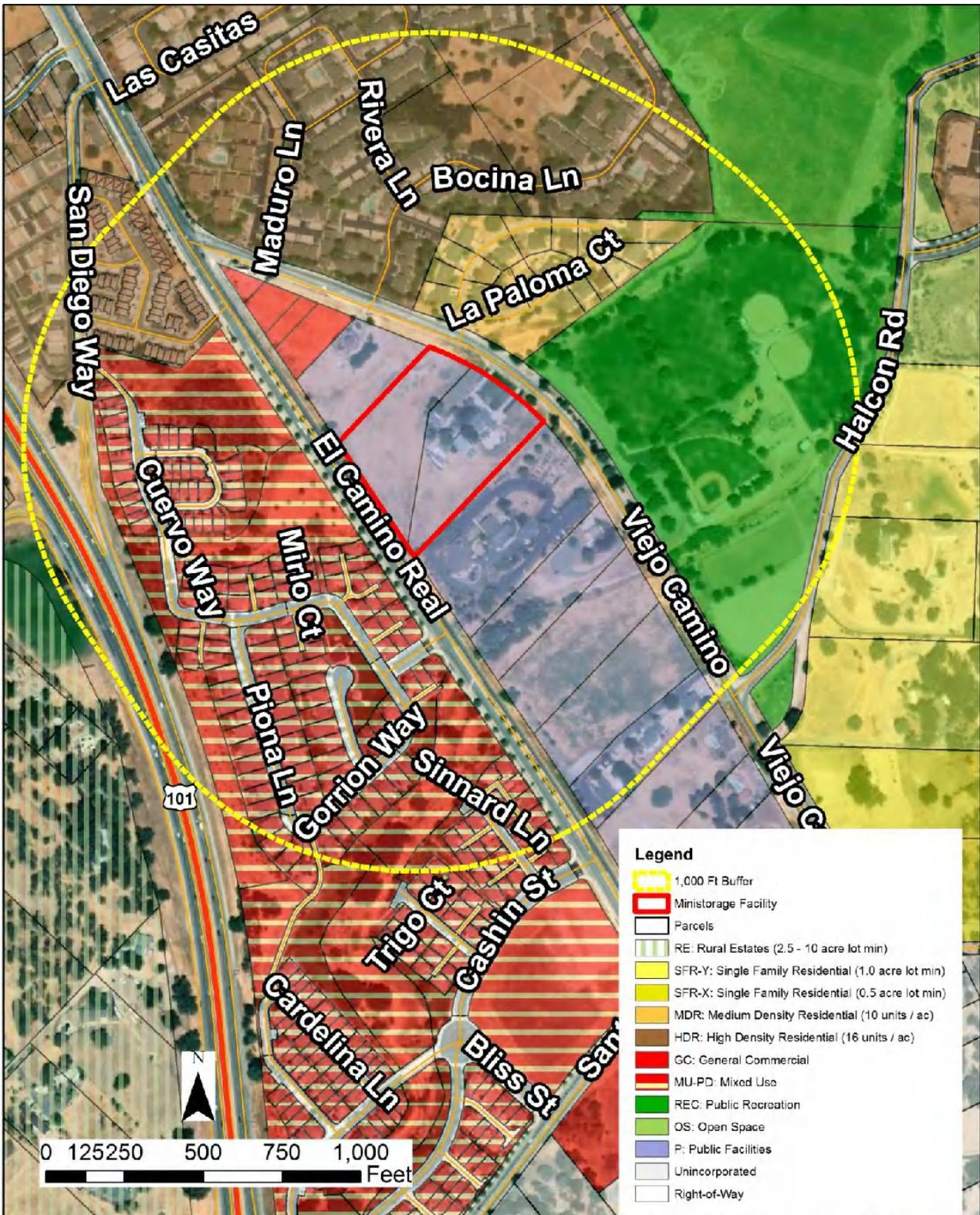
**Figure 5 – Landscape Plan**



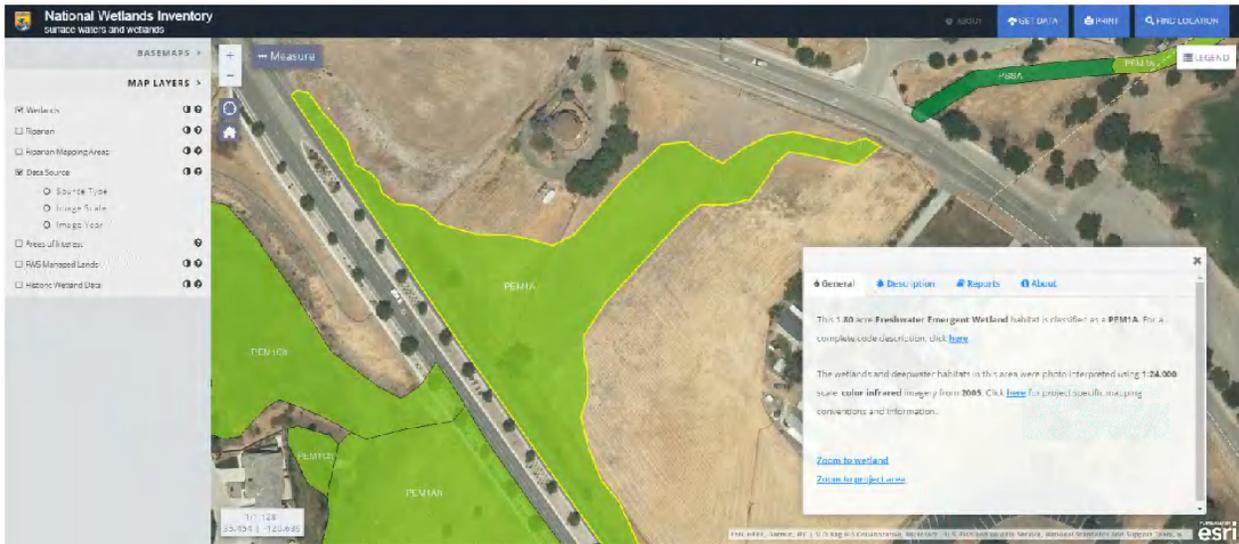
**Figure 6 – Farmland Monitoring**



**Figure 7 – 1,000 Foot Buffer and Surrounding Land Uses**



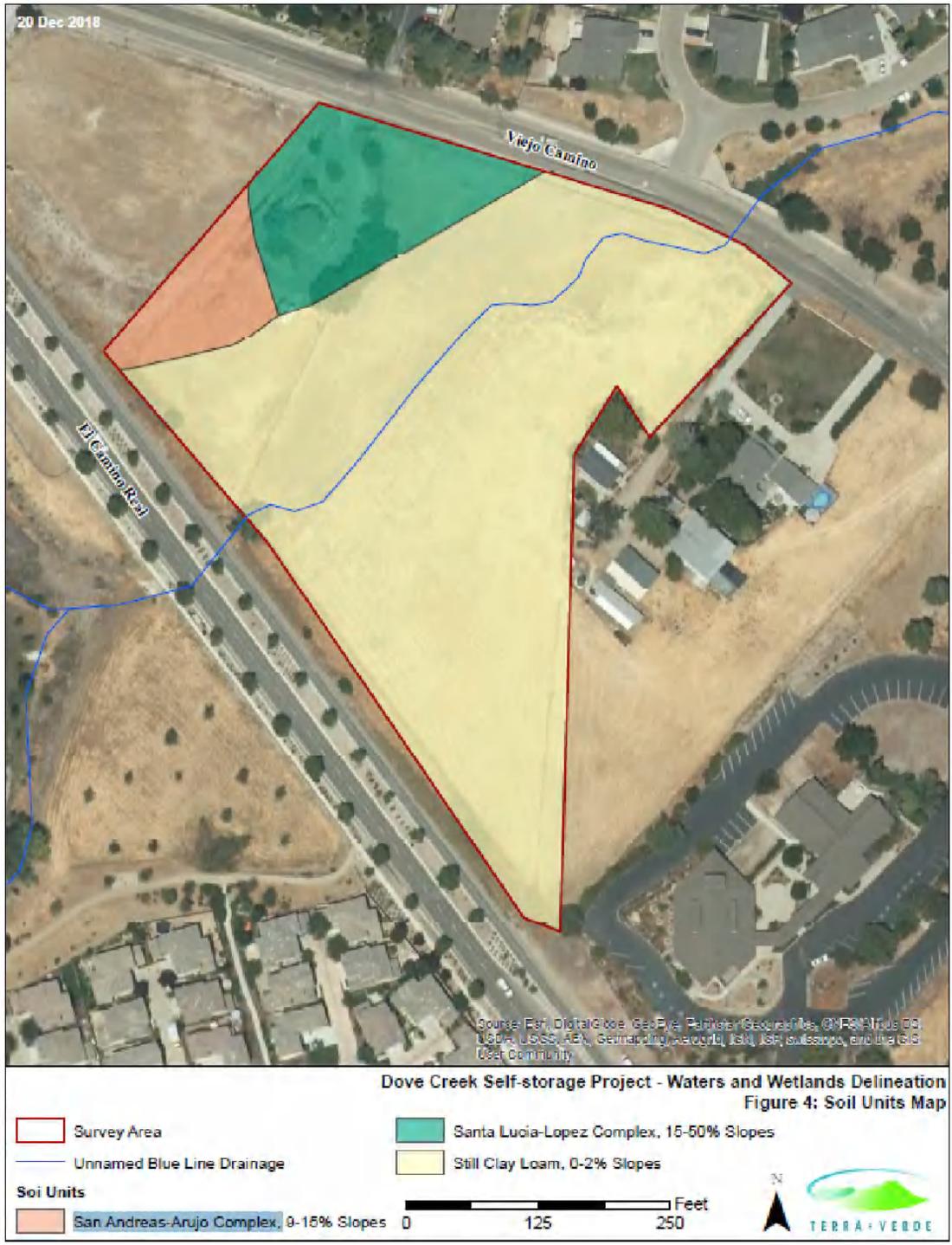
**Figure 8 – USFWS Wetland Mapper**



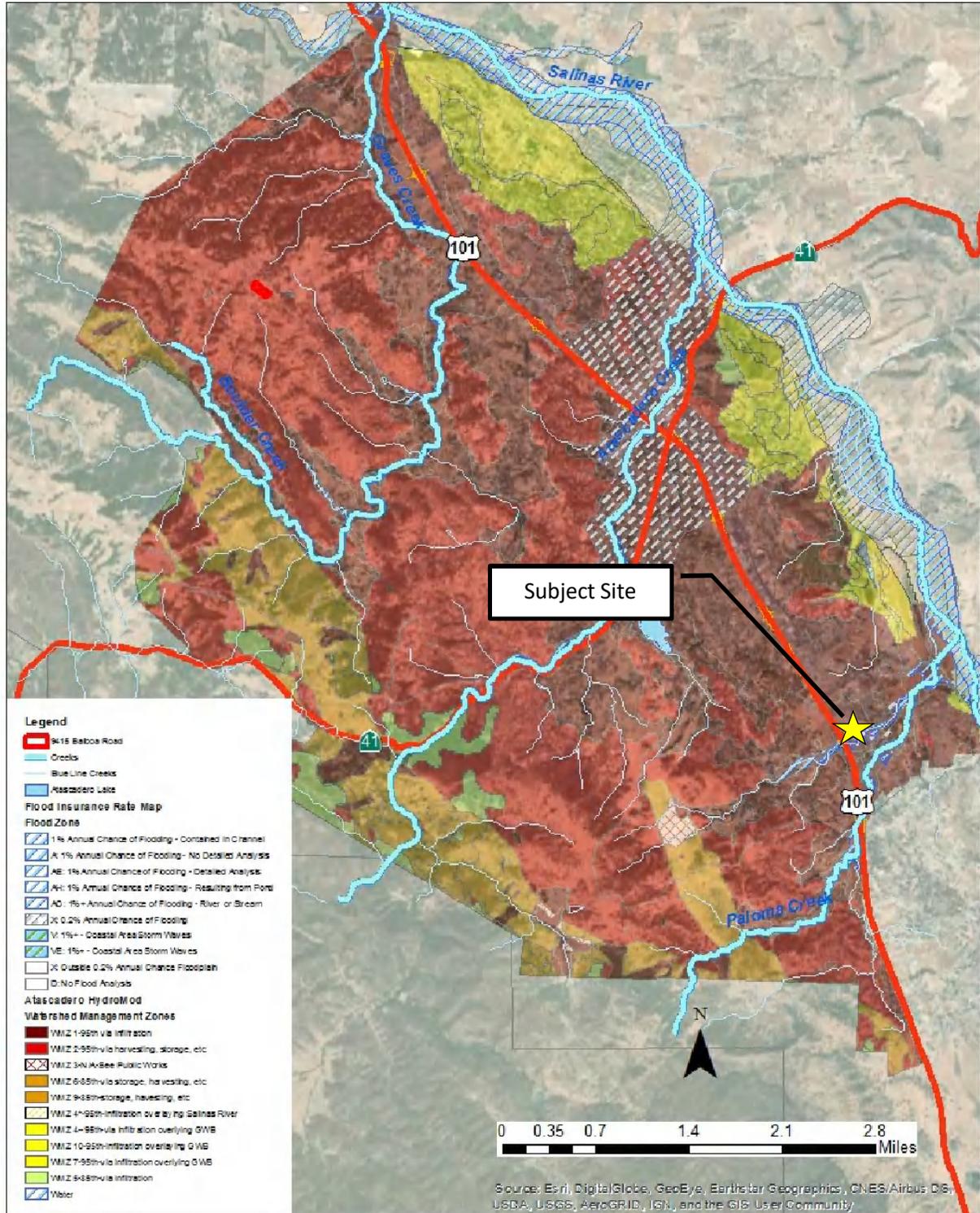
**Figure 9 – Blue Line Creek**



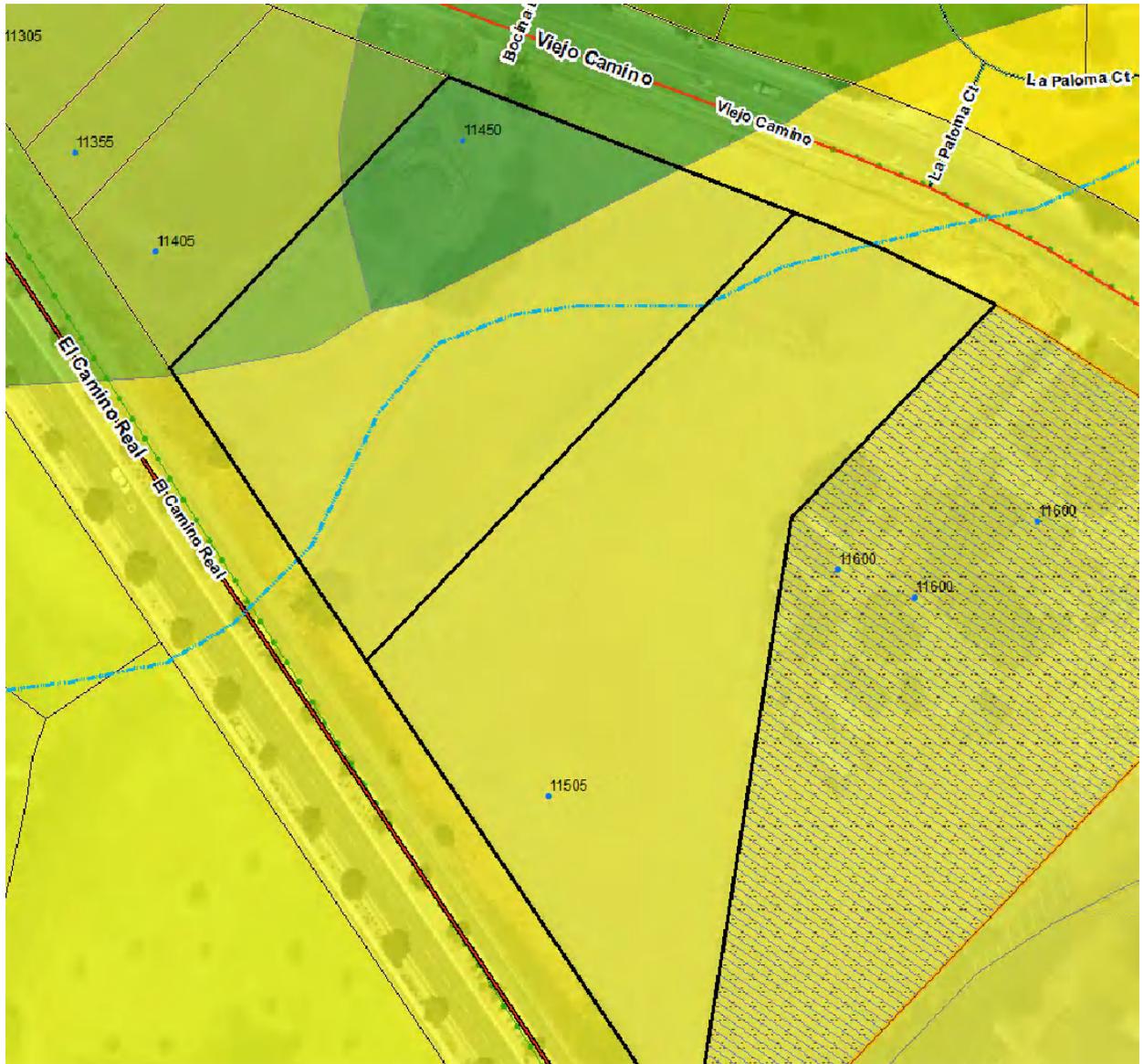
**Figure 10 – Soils and Slopes**



**Figure 11 – Flood Zones, Hydrology, & Water Management Zones**

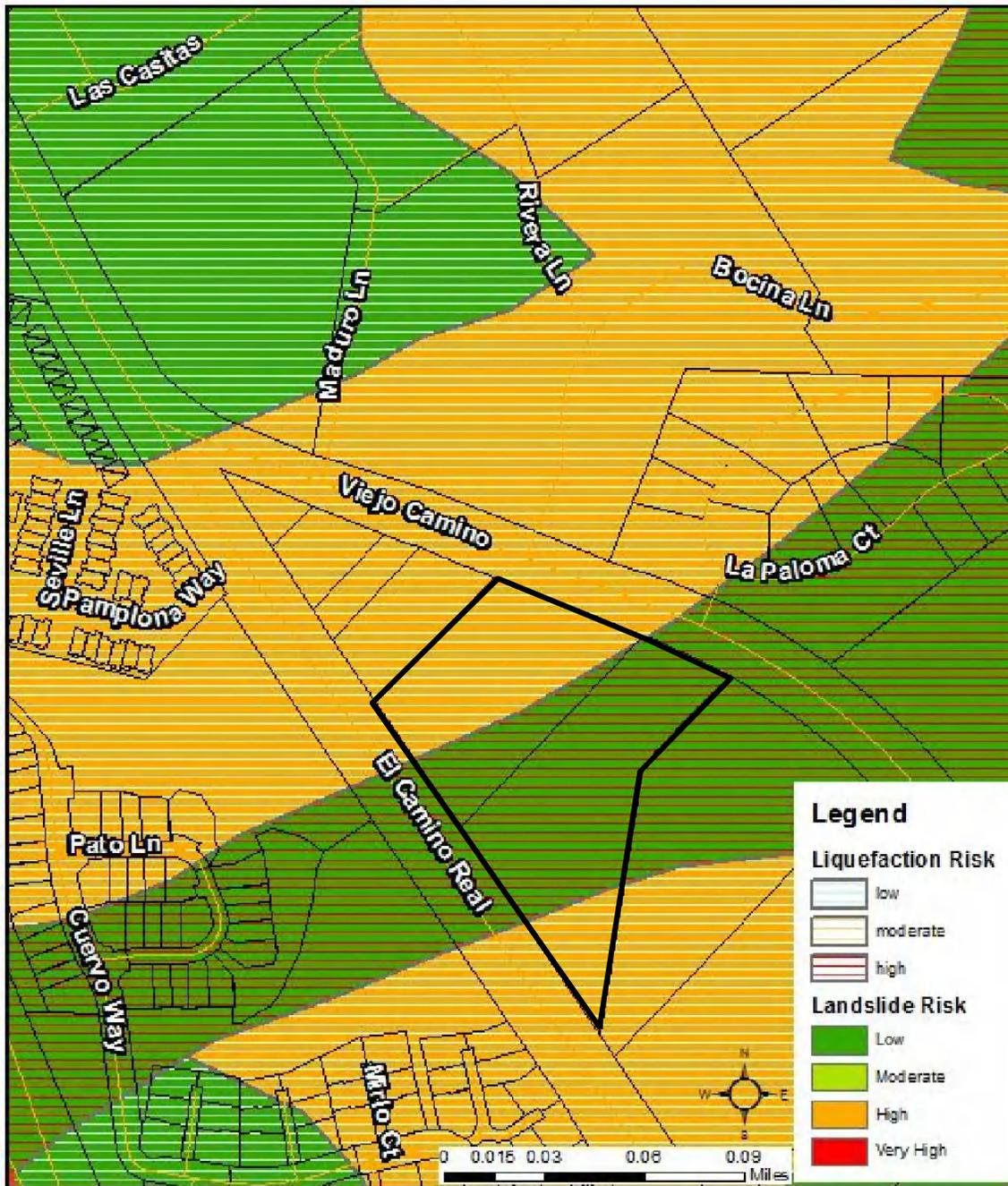


**Figure 12 – Soil Erodibility**

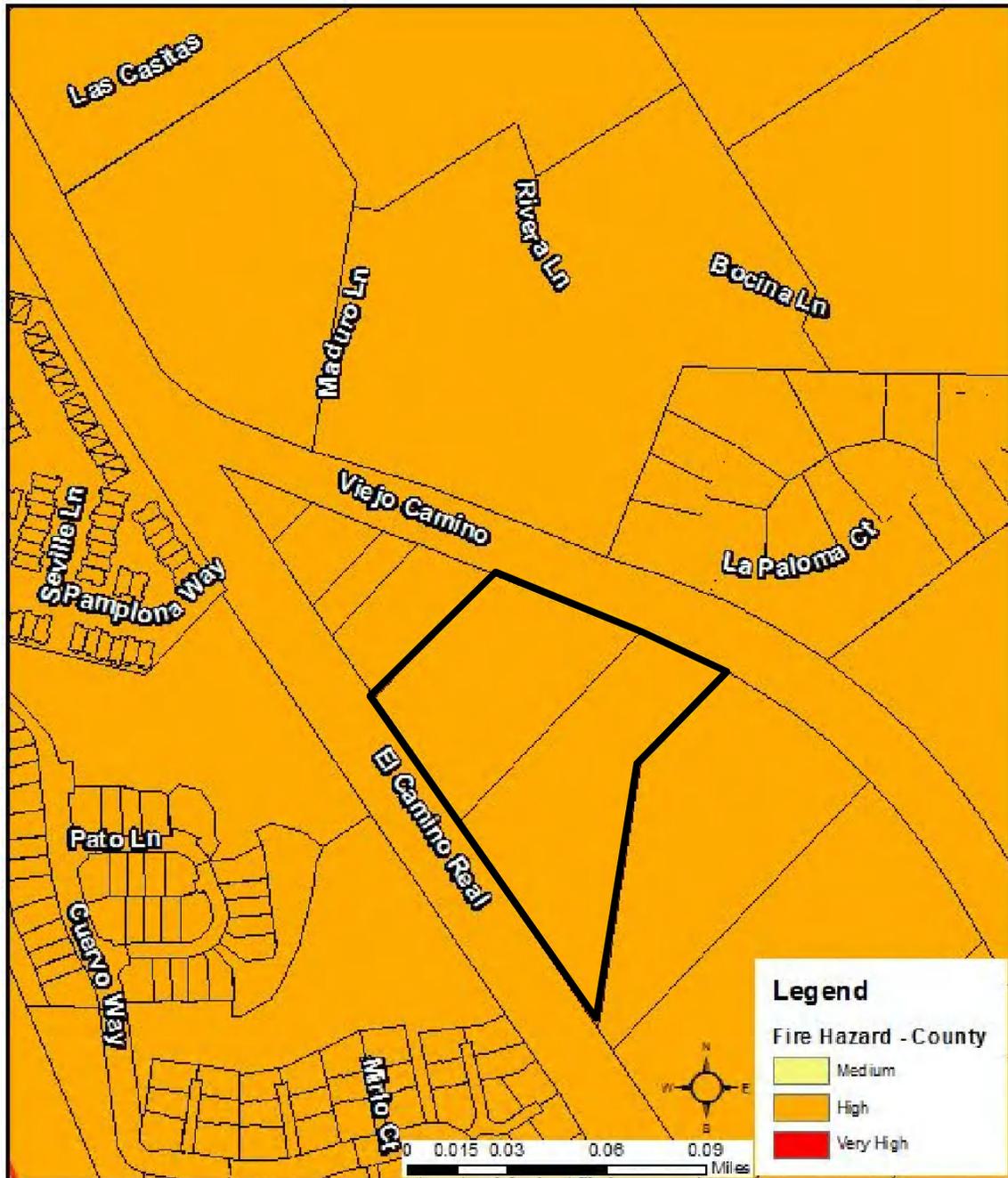


- LOW
- LOW TO MOD
- MODERATE
- MOD TO HIGH
- HIGH

**Figure 13 – Liquefaction and Landslide Risk**

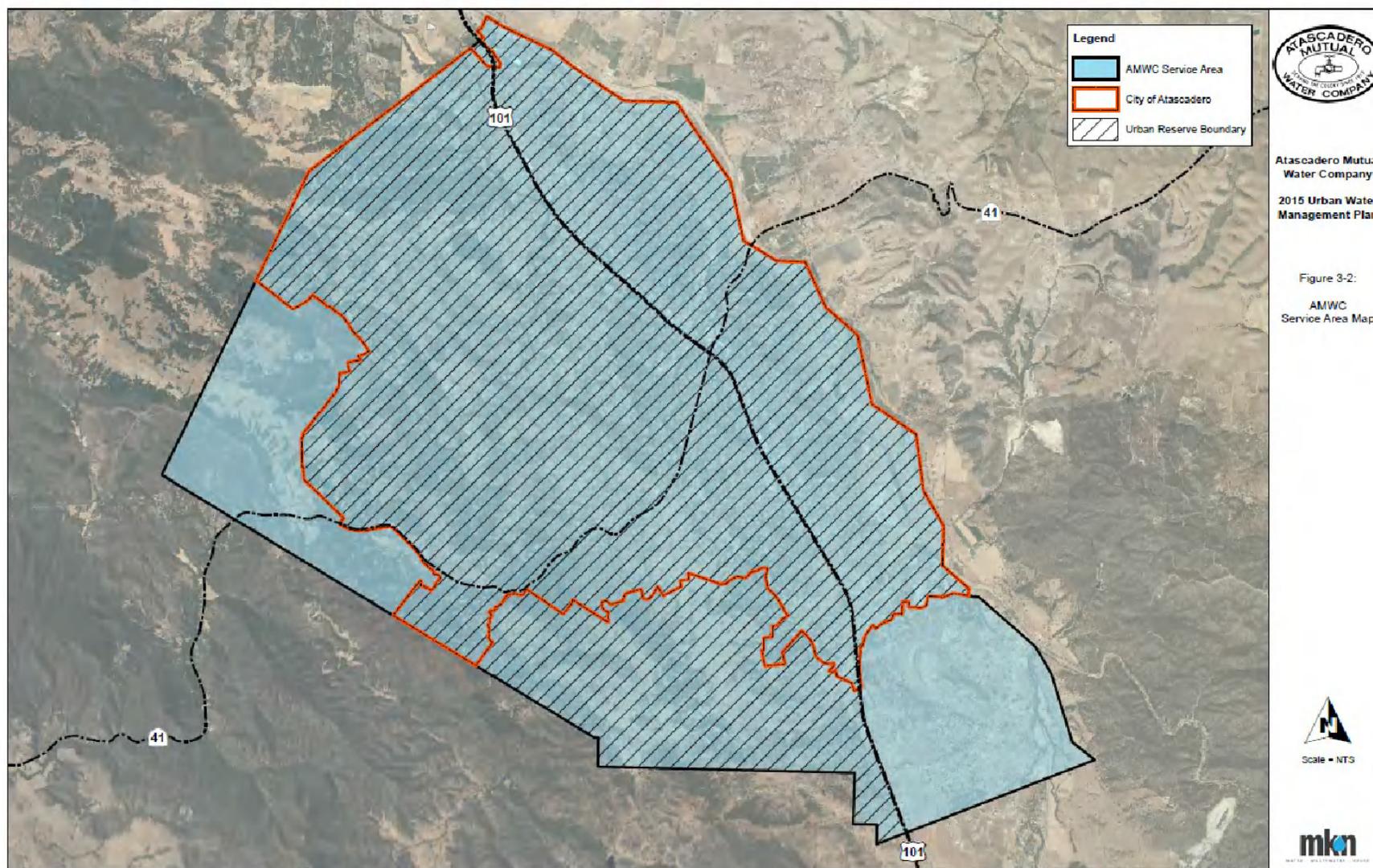


**Figure 14 - Fire Hazard**

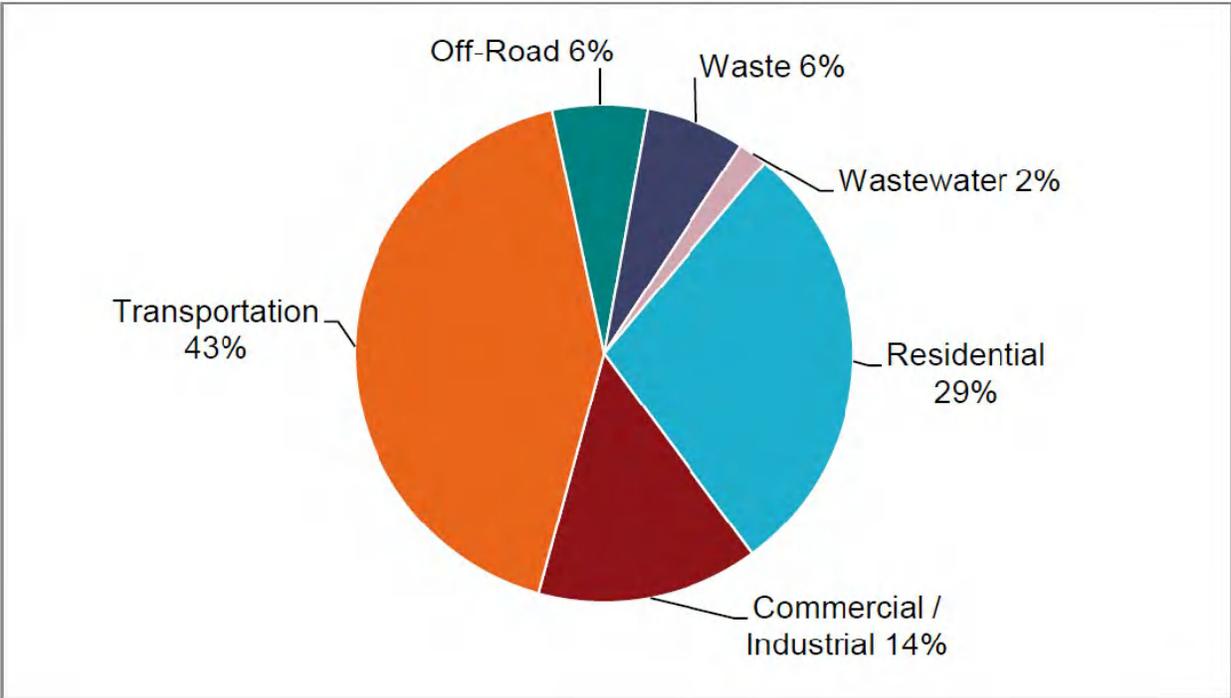




**Figure 16 – Atascadero Mutual Water Company Service Area**



**Figure 17 – Atascadero Community Wide Emissions by Sector**



**Table 1 – San Luis Obispo Air Pollution Attainment Status**

San Luis Obispo County Attainment Status					
Pollutant	Averaging Time	California Standards****		Federal Standards****	
		Concentration	Attainment Status	Concentration	Attainment Status
Ozone (O <sub>3</sub> )	1 Hour	0.09 ppm (180 µg/m <sup>3</sup> )	Non-Attainment	-	Non-Attainment Eastern SLO County - Attainment Western SLO County***
	8 Hour	0.070 ppm (137 µg/m <sup>3</sup> )		0.070 ppm (137 µg/m <sup>3</sup> )*****	
Respirable Particulate Matter (PM <sub>10</sub> )	24 Hour	50 µg/m <sup>3</sup>	Non-Attainment	150 µg/m <sup>3</sup>	Unclassified*/ Attainment
	Annual Arithmetic Mean	20 µg/m <sup>3</sup>		-	
Fine Particulate Matter (PM <sub>2.5</sub> )	24 Hour	No State Standard	Attainment	35 µg/m <sup>3</sup>	Unclassified*/ Attainment
	Annual Arithmetic Mean	12 µg/m <sup>3</sup>		12.0 µg/m <sup>3</sup> ****	
Carbon Monoxide (CO)	8 Hour	9.0 ppm (10 mg/m <sup>3</sup> )	Attainment	9 ppm (10 mg/m <sup>3</sup> )	Unclassified*
	1 Hour	20 ppm (23 mg/m <sup>3</sup> )		35 ppm (40 mg/m <sup>3</sup> )	
Nitrogen Dioxide (NO <sub>2</sub> )	Annual Arithmetic Mean	0.030 (57 µg/m <sup>3</sup> )	Attainment	0.053 ppm (100 µg/m <sup>3</sup> )	Unclassified*
	1 Hour	0.18 ppm (330 µg/m <sup>3</sup> )		100 ppb (196 mg/m <sup>3</sup> )	
Sulfur Dioxide (SO <sub>2</sub> )	Annual Arithmetic Mean	-	Attainment	0.030 ppm (80 µg/m <sup>3</sup> )	Unclassified*
	24 Hour	0.04 ppm (105 µg/m <sup>3</sup> )		0.14 ppm (365 µg/m <sup>3</sup> )	
	3 Hour	-		0.5 ppm (1300 µg/m <sup>3</sup> )**	
	1 Hour	0.25 ppm (655 µg/m <sup>3</sup> )		75 ppb (196 mg/m <sup>3</sup> )	
Lead*	30 Day Average	1.5 µg/m <sup>3</sup>	Attainment	-	No Attainment Information
	Calendar Quarter	-		1.5 µg/m <sup>3</sup>	
	Rolling 3-Month Average*	-		0.15 µg/m <sup>3</sup>	
Visibility Reducing Particles	8 Hour	Extinction coefficient of 0.23 per kilometer – visibility of ten miles or more (0.07-30 miles or more for Lake Tahoe) due to particles when relative humidity is less than 70 percent. Method: Beta Attenuation and Transmittance through Filter Tape.	Attainment	No  Federal  Standards	
Sulfates	24 Hour	25 µg/m <sup>3</sup>	Attainment		
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m <sup>3</sup> )	Attainment		
Vinyl Chloride*	24 Hour	0.01 ppm (26 µg/m <sup>3</sup> )	No Attainment Information		

\* Unclassified (EPA/Federal definition): Any area that cannot be classified on the basis of available information as meeting or not meeting the national primary or secondary ambient air quality standard for that pollutant. \*\* Secondary Standard  
 \*\*\* San Luis Obispo County has been designated non-attainment east of the -120.4 deg Longitude line, in areas of SLO County that are south of latitude 35.45 degrees, and east of the -120.3 degree Longitude line, in areas of SLO County that are north of latitude 35.45 degrees. Map of non-attainment area is available upon request from the APCD. \*\*\*\* For more information on standards visit: <http://www.arb.ca.gov/research/aqqs/aqqs2.pdf>  
 Attainment (EPA/Federal definition): Any area that meets the national primary or secondary ambient air quality standard for that pollutant. (CA definition): State standard was not exceeded during a three year period. \*\*\*\*\* Federal PM<sub>2.5</sub> Secondary Standard is 15µg/m<sup>3</sup>  
 Non-Attainment (EPA/Federal definition): Any area that does not meet, or contributes to an area that does not meet the national primary or secondary ambient air quality standard for that pollutant. (CA definition): State standard was exceeded at least once during a three year period. \*\*\*\*\* The 2008 NAAQS for 8hr ozone is 0.075 ppm. The 2015 NAAQS for 8hr ozone is 0.070 ppm. The attainment status shown in this table relates to the 2008 NAAQS. SLO County has not been officially designated for the 2015 NAAQS. NAAQS is National Ambient Air Quality Standards. H:\CGT\REACH\AttainmentStatus Revised February 22, 2017



**Table 2 – APCD Thresholds of Significance**

**Construction Operations Thresholds**

Pollutant	Threshold <sup>(1)</sup>		
	Daily	Quarterly Tier 1	Quarterly Tier 2
ROG + NO <sub>x</sub> (combined)	137 lbs	2.5 tons	6.3 tons
Diesel Particulate Matter (DPM)	7 lbs	0.13 tons	0.32 tons
Fugitive Particulate Matter (PM <sub>10</sub> ), Dust <sup>(2)</sup>		2.5 tons	
Greenhouse Gases (CO <sub>2</sub> , CH <sub>4</sub> , N <sub>2</sub> O, HFC, CFC, F6S)	Amortized and Combined with Operational Emissions (See Below)		

1. Daily and quarterly emission thresholds are based on the California Health & Safety Code and the CARB Carl Moyer Guidelines.
2. Any project with a grading area greater than 4.0 acres of worked area can exceed the 2.5 ton PM<sub>10</sub> quarterly threshold.

**Screening Criteria for Project Air Quality Analysis**

INDUSTRIAL			
General Heavy Industry	1,000 SF	159	423
General Light Industry		92	172
Industrial Park		81	189
Manufacturing		123	262
Mini Storage <sup>(b)</sup>		267	447
Refrigerated Warehouse-No Rail		176	453
Refrigerated Warehouse-Rail		176	453
Unrefrigerated Warehouse-No Rail		245	454
Unrefrigerated Warehouse-Rail		245	454

**Table 3 – Potential Ground Shaking sources**

Fault	Distance* (miles)	Maximum Earthquake	Maximum Probable Earthquake	Anticipated Acceleration Range (g)
Rinconada and Jolon	2	7.5	7.0	0.4-0.6
Black Mountain	3	7.5	5.75	0.1-0.5
La Panza	9	7.5	Unknown, but assumes 5	0.1-0.4
Los Osos	14	7	Unknown, but assumes 5	0.1-0.2
Hosgri	22	7.5	6.5-7.5	0.1-0.2
San Andreas	27	8.25	8	0.1-0.2
San Simeon	35	unknown	6.5	unknown

- \*from El Camino Real/Traffic Way

**Table 4 – Atascadero Mutual Water Company Supply/Demand Projection**

<b>Table 3-1 Retail: Population - Current and Projected</b>						
<b>Population Served</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>
	29,870	32,372	33,521	34,711	35,943	37,219
NOTES: 2015 population are based on DWR population tool and future population projections are based on AMWC Demand Study						

## **Attachment 1: Biologist Report**

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## **Attachment 2: Federal Wetland Delineation Report**

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