

NOTICE OF INTENT TO ADOPT  
MITIGATED NEGATIVE DECLARATION  
SAUL RESIDENCES

This page was added to the posting in order to place the Clerk's office label on the document without obstructing any of the documentation within the notice.

(ENDORSED)  
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By atrujillo, Deputy





# CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

## Notice of Intent to Adopt Mitigated Negative Declaration

<b>APPLICATION</b>	DEV23-0100	<b>Environmental Document No.</b>	2024-0002
<b>PROJECT TITLE</b>	Saul Residences		
<b>APPLICANT NAME &amp; PHONE NUMBER</b>	Olaf Saul (805) 538-0619	<b>Email</b>	olaf@slo-red.com
<b>MAILING ADDRESS:</b>	191 Carissa Hwy	Santa Margarita	93453
<b>STAFF CONTACT:</b>	Sam Mountain, Assistant Planner	(805) 470-3404	smountain@atascadero.org
<b>PROJECT ADDRESS:</b>	10835/10945 Vista Road	Atascadero, CA 93422	<b>APN:</b> 055-161-020 & 055-161-024

### PROJECT DESCRIPTION:

The project consists of two proposed single-family residences with attached garages and appurtenant access driveways on two existing vacant lots in the Residential Suburban (RS) zoning district. The first, on a 3.2-acre lot addressed as 10835 Vista Road, is 3,034 square-feet with an attached 657 square-foot garage and 631 square-feet of covered entry and deck space. The second, on a 7.8-acre lot addressed as 10945 Vista Road, is 3,733 square-feet with an attached 911 square-foot garage and 875 square-feet of covered entry and deck space. Both parcels have significant slopes, with an average slope of 17.2% within the building area at 10835 Vista Road and 22.7% within the building area at 10945 Vista Road. The project site includes dense oak woodland similar to a majority of Atascadero's west side. Grading estimates include 13,500 cubic yards of cut and 1550 cubic yards of fill, a large majority of which is for an extended driveway serving 10945 Vista Road. A potentially jurisdictional watercourse exists northeast of 10835 Vista Road, approximately 650 feet from any proposed land disturbance. .

**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:** 3/19/2024 **REVIEW PERIOD ENDS:** 4/8/2024

**PUBLIC HEARING REQUIRED:**  No  Yes

**PUBLIC NOTICE:** The City of Atascadero is releasing a draft Initial Study and Mitigated Negative Declaration at 10835 and 10945 Vista Road 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 to 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

**APPLICATION**      DEV23-0100                      **Environmental Document No.**      2024-0002

**PROJECT TITLE:**    Saul Residence

<b>Environmental Factors Potentially Affected:</b> The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.		
<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Hazards / Hazardous Materials	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Transportation / Traffic
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Land Use / Planning	<input checked="" type="checkbox"/> Tribal Cultural Resources
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities / Service Systems
<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Mandatory Findings of Significance
<input type="checkbox"/> Geology and Soils	<input type="checkbox"/> Population / Housing	
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Public Services	

**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.

**Sam Mountain**

**Prepared by (Print)**

**Signature**

**Date**

**Kelly Gleason**

**Reviewed by (Print)**

**Signature**

**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 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**

**Description:** The project consists of two proposed single-family residences with attached garages and appurtenant access driveways on two existing vacant lots in the Residential Suburban (RS) zoning district. The first, on a 3.2-acre lot addressed as 10835 Vista Road, is 3,034 square-feet with an attached 657 square-foot garage and 631 square-feet of covered entry and deck space. The second, on a 7.8-acre lot addressed as 10945 Vista Road, is 3,733 square-feet with an attached 911 square-foot garage and 875 square-feet of covered entry and deck space. Both parcels have significant slopes, with an average slope of 17.2% within the building area at 10835 Vista Road and 22.7% within the building area at 10945 Vista Road. The project site includes dense oak woodland similar to a majority of Atascadero's west side. Grading estimates include 13,500 cubic yards of cut and 1550 cubic yards of fill, a large majority of which is for an extended driveway serving 10945 Vista Road. A potentially jurisdictional watercourse exists northeast of 10835 Vista Road, approximately 650 feet from any proposed land disturbance. The properties are located within the Panorama Oaks development and are privately regulated by CC&Rs in addition to City and State policies.

**Assessor parcel number(s):** 055-161-020  
055-161-024

**Latitude:** 35° 27' 27.0" N **Longitude:** 120° 41' 47.6" W

**Other public agencies whose approval is required:** None

**B. EXISTING SETTING**

**Land use designation:** Rural Estates (RE)

**Zoning district:** Residential Suburban (RS)

**Parcel size:** 3.2 acres (10835 Vista Road)  
7.8 acres (10945 Vista Road)

**Topography:** Steeply sloping 17.2% (10835 Vista) 22.7% (10945 Vista)

**Vegetation:** Coastal and Valley Oak Woodland with annual grasses and shrubs

**Existing use:** Vacant

**Surrounding land use:** Large-lot rural residential neighborhood

**Surrounding zoning:** See below.

<b>North:</b>	<b>South:</b>	<b>East:</b>	<b>West:</b>
RS (Residential suburban)	RS	RS	RS



**C. ENVIRONMENTAL ANALYSIS**

During the initial study process, there were no significant impacts identified. The initial study attached contains analysis in determining impact significance level.



**CITY OF ATASCADERO  
INITIAL STUDY CHECKLIST**

**1. AESTHETICS – Will the project:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXISTING SETTING:** The City of Atascadero reviews new discretionary projects for appropriate building and site design. New projects must have a design that is sensible within the context of the community. The promotion of purposeful design helps preserve community character and aesthetic as well as prevents negative impacts on surrounding property values.

The property at 10835 Vista Road is an undeveloped 3.2-acre parcel located in the Residential Suburban (RS) zoning district near the end of Vista Road. 10945 Vista is adjacent to the southeast, within the same RS zoning district, and is approximately 7.8 acres in area. The surrounding area is composed of single-family residential homes on large lots built among vegetated oak woodland. The location proposed for the development of these single-family residences is currently populated with brush and native oak trees.

**PROPOSED PROJECT:** The project consists of two new single-family residences and their associated access driveways. The proposed home located at 10835 Vista Road will be 4,421 square-feet, including the living space (3,034 SF), attached garage (756 SF), and covered entry and deck (631 SF). The home located at 10945 Vista Road will be 5,519 square-feet, including the living space (3,733 SF), attached garage (911 SF), and covered entry and deck (875 SF). The new residences will be served by onsite wastewater systems. Access to the site will be provided



by two private driveways that take access from Vista Road. Completion of the project as proposed will require multiple sites of cut and fill grading on hillside building sites. A total of 81 trees are proposed to be removed as part of this project. The property is not located within an adopted scenic vista.

The Atascadero Municipal Code (AMC) provide guidelines for the aesthetic qualities of new hillside 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. Additionally, Policy 5.2 of the same element requires for all new hillside developments to blend in with the surrounding topography. Section 9.4.137 of the AMC regulates exterior lighting to avoid light pollution onto neighboring properties.

The natural topography of the area and grading for required access will result in the project being visible to some adjacent properties, but it will be partially screened by topography and vegetation from most viewing angles, including the public right-of-way at Vista Road. Additionally, the size and siting of the residences are similar to nearby residences. While the aesthetic quality of the hillside will be altered, **this impact is less than significant.**

**CONCLUSION:** No impacts are expected. No mitigation is required.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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 properties are undeveloped hillside lots located in the Residential Suburban zoning district on the southern of Vista Road. The surrounding parcels are semirural estates, most of which have been developed with single-family homes. The two building sites have average slopes of 17.2% on the smaller lot at 10835 Vista Road and 22.7% on the larger lot at 10945 Vista Road.

The site is categorized as “Grazing Land” by the California Department of Conservation (Figure 6) and is not under a Williamson Act contract.

**PROPOSED PROJECT:** The proposed project will create two single family residences near the end of Vista Road. The parcel is surrounded by other developed single-family residences and some vacant lots. The slope of the parcels excludes them from use as prime farming land.

**CONCLUSION:** No impacts are expected. No mitigation is required.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<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
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 cardiorespiratory 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 subject sites are located on a hillside near Vista Road. The surrounding neighborhood is in the Residential Suburban Zoning district and composed of single-family residences. The neighboring properties are mostly developed with single-family homes amongst oak woodland.

The subject parcels where the new residences are proposed are both currently undeveloped. The building sites reside on a hillside with a naturally occurring slope of approximately 20% when considering both parcels. According to the City’s geographic information system (GIS) database derived from USDA Soil Survey data, soil drainage on both sites is classified as “Very Poorly to Not Well Drained”. Both sites are categorized as having “Moderate to High” erodibility.

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 (O2) and respiratory particulate matter (PM10) (Table 1), though it is categorized as being within attainment status for other measured indices of air quality such as carbon monoxide and lead. 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.

**PROPOSED PROJECT:** The applicant is proposing two single-family residences with an attached garages and appurtenant driveways. The project will require grading of the natural slope to accommodate the structures and driveways. The project is surrounded by occupied single-family houses.

The residences are too small of a project to create significant contribution to pollutants at nonattainment levels according to the screening thresholds provided by SLO County APCD. The City also has strict dust control regulations to ensure that construction related dust is minimized. Since the project will not create significant cumulative contributions of ozone, greenhouse gases or particulate matter, then ***the impact is less than significant.***

**CONCLUSION:** No significant impacts are expected. No mitigation is required.





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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or CDFW and USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with policies or ordinances protecting biological resources, such as a tree preservation policy or 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 properties are undeveloped parcels with a combined area of approximately 11 acres. The surrounding vegetative landscape is oak woodland, which has been developed for single family residential uses. A total of 81 trees are proposed to be removed for this project.



The Atascadero General Plan Land Use, Open Space and Conservation Element Policies 7.1 and 7.2 call for the enforcement of the City’s native tree ordinance in order to protect and preserve native trees. The City’s native tree ordinance requires mitigation of native tree removals in most cases. This is fulfilled via either direct replanting by a project applicant or payment of a fee into the City’s native tree fund, which is used to plant native trees on public land.

**PROPOSED PROJECT:** The applicant is proposing two single-family residences with attached garages, decks, and driveways. GIS is used to identify local bodies of water and riparian areas within the city (Figure 7). The project falls outside of the riparian zones. The site isn’t designated as part of a wildlife corridor or habitat for sensitive species. Additionally, the United States Fish and Wildlife Service does not place the project on or at a significant distance from any wetland. Lastly, the project does not conflict with any conservation plan or policies imposed by the local, state, or federal government.

**BIO IMPACT-1:** The residences are proposed on a site with native tree coverage. A total of 81 native oaks are proposed to be removed as part of this project. The Atascadero Native Tree Ordinance requires the submittal of a tree protection plan for projects that may threaten any native trees prior to issuing building permits. Since the native tree ordinance addresses this impact, then *the impact is less than significant.*

**BIO IMPACT-2:** The project will require grading that requires erosion control, which may include reseeding. Seed mixes often contain non-native species that can compete with existing native plants, so *the impact requires mitigation.*

**MITIGATION / CONCLUSION:**

**BIO-1** Seeds and other plant materials used for erosion control and slope stabilization shall consist of native species matching the existing plant species within the project area. The seed and plant material shall not contain any non-native plant species.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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 subject site measures approximately 11 acres, consisting of two separate parcels of approximately 7.8 and 3.2 acres. The surrounding area is composed of mostly single-family residential houses developed amongst oak woodland. City GIS data derived from USDA Soil Survey data lists the soil type underlying the area where the site is located as Millsholm-Dibble Clay Loams.

The Atascadero Municipal Code lists standards to be adhered to should archeological artifacts 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). This protocol includes notifying local Native American Tribes and the City. If human remains are unearthed, the applicant must additionally notify the Atascadero Police Department, County Coroner, and the California Native American Heritage Commission.

**PROPOSED PROJECT:** The applicant is proposing two single-family residences with an attached garages and appurtenant driveways. The parcels being developed are cumulatively 11 acres in size. Due to the topography of the site, grading and leveling must be done to provide the proper foundations for the planned structure and driveway.

According to the City’s internal database, the nearest known archaeological sites are located about 1.1 miles from the site. However, this does not eliminate the possibility of cultural or paleontological resources being discovered during development.

**CR IMPACT-1:** A tribal consultation was undertaken by the applicant and City staff following Assembly Bill 52 notifications, which led to representatives of the Salinan Tribe of San Luis Obispo and Monterey Counties recommending monitoring of initial grading activities due to the elevated site potentially being used as a lookout point in the past. Due to the elevated chance of encountering cultural artifacts during grading, *this impact requires mitigation.*

**MITIGATION:**

See mitigation measure TCR-1.

**6. ENERGY – Would the project:**



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:** The properties are existing parcels zoned for single-family residential uses.

**PROPOSED PROJECT:** The project consists of two single-family residences, attached garages and decks, and appurtenant driveways. All construction associated with the project is subject to energy-efficiency standards of the California Building Code. These standards regulate nearly every aspect of residential construction, including HVAC, insulation, windows and skylights, and lighting. The Building Division of Atascadero’s Community Development Department reviews all applicable building permit applications for conformance with these standards.

**CONCLUSION:** No significant impact is expected. No mitigation is required.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Include any structures located on known expansive soils?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

**EXISTING SETTING:** The City of Atascadero’s General Plan lists and maps potential ground shaking sources that can threaten developments within its boundaries as seen in Table 2 below. The California Department of Conservation developed the Earthquake Hazard Zone App, which allows users to determine if a parcel is located in an earthquake zone. The subject parcel is not within an earthquake fault zone according to Department of Conservation data.

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 City also keeps a GIS database with data regarding soil type and risk of hazards for areas within city limits. The USDA Natural Resources Conservation Service provides GIS data regarding the site’s soils, stability and risk of hazards. The soil on the site is composed of Millsholm-Dibble clay loams. The USDA classifies the soil of the entire project area as “Very Poorly to Not Well Drained”. The USDA categorized the soil as having “Moderate to High” erodibility throughout the two lots as well. (Figure 8). Soil shrink and swell is characterized as being “Moderate to High”. San Luis Obispo County categorized the building site as being at “High” risk for landslides and “Low” risk for liquefaction (Figure 10). Septic suitability on the site is labeled as “Severe”, due to excessive slope and/or depth to rock and/or slow percolation (Figure 9).

**PROPOSED PROJECT:** The project proposes building two, two-story, single-family residences. The first, at 10835 Vista Road, consists of 3,034 square feet of living space with an attached 756 square foot garage and 631 square foot covered deck and entryway. The second, at 10945 Vista Road consists of 3,733 square feet of living space with an attached 911 square foot garage and 875 square foot covered deck and entryway. A driveway will be constructed to connect both of the residences to Vista Road. The parcels being developed are approximately 3.2 acres and 7.8 acres in size. The applicant has designed a project that minimizes exposure to risks on the parcel. Atascadero Municipal Code 9-4.145 requires the installation and maintenance of erosion control measures to stabilize soil surfaces after disturbance between the dates October 15 and April 15. Grading and leveling must be done to provide the proper foundations for the planned structure and driveway, due to the topography of the site. The driveways also include retaining walls from Vista Road to their respective residences.

The sites will have restricted options when it comes to locating their respective septic systems due to the slope and soil characteristics. Before building permits are approved, City Staff will review the septic design to ensure that it complies with State standards and the City’s Local



Area Management Plan to minimize groundwater pollution. In addition, the system must be designed by a qualified and licensed engineer.

City staff will also review the erosion control plan as required by the Atascadero Municipal Code. The grading and foundation plan will be reviewed and must be found in conformance with the recommendations of the applicant’s civil engineer. The applicant is expected to follow the construction guidelines provided in the geotechnical report and required by the California Building Code.

**GEO IMPACT-1:** Moderate cut and fill grading has been proposed to make the site suitable for development of these residences and driveways. The removal of vegetation and topsoil will make the graded areas less stable. Atascadero’s Municipal Code requires an erosion control plan and revegetation in order to minimize erosion following significant grading work. Thus, ***this impact is less than significant.***

**GEO IMPACT-2:** GIS data from the United States Geologic survey characterizes the soil on the property where the residence will be developed as having “Moderate to High” erodibility. The Atascadero Municipal Code requires a sedimentation and erosion control plan to be submitted to the city engineer for revision and approval. Since the Atascadero Municipal Code addresses issues with sedimentation and erodibility, ***then the impact is less than significant.***

**GEO IMPACT-3:** GIS data from the USDA Natural Resources Conservation Service characterizes the soil on the site as “moderate to high” with regard to shrink and swell. Provisions of Chapter 18 of the 2022 California Building Code require that the applicant submit a full foundation and soils investigation to the City upon building permit submittal, and a qualified engineer must approve the foundation and footings with respect to their ability to account for and resist soil expansion. As a result, ***the impact is less than significant.***

**GEO IMPACT-4:** GIS data from the USDA Natural Resources Conservation Service labels the septic suitability of this site as “Severe”. Due to its location, the residence will require an on-site septic system. Since the septic system will follow regulations to account for soil suitability per the Local Area Management Plan, ***then the impacts are less than significant.***

**CONCLUSION:** No significant impacts are expected. No mitigation is required.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 adversely affect 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.

The sites where the residences are proposed are located on two parcels with a combined area of approximately 11 acres in Residential Suburban zoning district of Atascadero. The site is bordered by 6 other parcels that vary in size between approximately 1.6 to 19.9 acres; 5 of these parcels include a single-family home and one is vacant. Currently, the subject properties are undeveloped and do not generate greenhouse gas emissions beyond the negligible quantity generated by the cellular respiration of organisms on the site.

**PROPOSED PROJECT:** The applicant is proposing two single-family residences with appurtenant access driveways and garages on two lots with a total combined area of approximately 11 acres.

SLO APCD establishes a significance threshold of 690 metric tons per year (MT/yr.) of CO2 for new residential and commercial projects. Any projects that exceed this threshold must take action to mitigate their level of emission. SLO County APCD also provides a table to assist with screening projects based on project characteristics such as floor area, dwelling units, or service capacity. According to this table, a rural, single-family residential development requires fifty-four dwelling units to meet the threshold (SLO County APCD, 2023).

**GHG IMPACT-1:** The project includes two dwelling units. SLO county APCD provides a threshold of 54 dwelling units for projects that are likely to have a significant impact on GHG emissions. Since the project does not surpass the threshold, then ***the impact is less than significant.***

**CONCLUSION:** No significant impacts are expected. No mitigation is required.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a 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"/>



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>

**EXISTING SETTING:** The City of Atascadero attempts to disperse development 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 subject site consists of two undeveloped parcels located in the Residential Suburban zoning district. The nearest airports are the Oak Country Ranch Airport in Templeton and the Hart Ranch Airport in Santa Margarita. Both of these are privately owned. Further north there is the Paso Robles Municipal Airport and further south is the San Luis Obispo Regional Airport. The site is not in proximity to any of these airports. Vegetation on the site consists of oak woodland with annual grasses. The Atascadero Fire Department categorizes these parcels as belonging to a wildlife-urban interface (WUI) area, and estimates response time for an emergency on the site would be 8-9 minutes.

The Atascadero General Plan anticipates the development of the site and the fire department has created an evacuation plan for the community should there be a need to evacuate (Figure 12). 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 two single-family residences with attached garages and appurtenant driveways. The project will be built in an area within the wildland-urban interface (WUI) according to the Atascadero Fire Department, increasing its risk of fire hazard.

The Atascadero Municipal Code 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 residences are proposed on a site identified as being within the wildland-urban interface (WUI) zone. 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 less than significant.**

**CONCLUSION:** No significant impacts are expected. No mitigation is required.

**10. HYDROLOGY AND WATER QUALITY – Would the project:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, or through the addition of impervious surfaces, in a manner that would:				



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) Substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) 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; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:** Alterations to existing landscapes, developed or otherwise, can affect hydrology on the site by increasing runoff, elevating flood risk, or contaminating water sources. These impacts to the hydrologic cycle can have adverse effects on human health as well as the health of existing ecosystems.

The subject site consists of two undeveloped parcels of 7.8 acres and 3.2 acres located in the Residential Suburban zoning district. The surrounding area is composed of mostly single-family residential houses developed amongst vegetated oak woodland. The building sites have a combined average natural slope of approximately 20%. The USDA characterizes the site as having “Moderate to High” erodibility. FEMA Flood Maps show flood plain and flood hazard areas within the city; the site does not fall within either of these areas.

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 2 (CRWQCB, 2013) (Figure 7). 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 sub-basin of the Salinas Valley Basin on the eastern side of the city.

That 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 number of impervious surfaces. Additionally, they address erosion control for new developments. Moreover, The Atascadero Sewage System Master Plan accounts for all current and future development slated to impact the existing drainage infrastructure.

**PROPOSED PROJECT:** The applicant is proposing two single-family residences with attached garages and appurtenant driveways. The applicant is also proposing two new septic system connections for the residences.

Regulations created by the City of Atascadero SWMP, AMC, and the CRWQCB are used as thresholds of significance regulation for issues concerning water quality and hydrology for the residence. 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).

Additionally, the Atascadero Municipal Code requires sediment and erosion control plans for projects that create land disturbances on sites with risks of geologic hazard or are on slopes greater than 34%.

As proposed, the residence would comply with the requirements laid out by the CRWQCB and the SWMP. By adhering to the regulations, the project has addressed the potential issues raised by this section of the initial study.

**HWQ IMPACT-1:** The residence will alter drainage on a site categorized by the USDA as having soil with “Moderate to High” erodibility (See Figure 8). The Atascadero SWMP and Atascadero Municipal code address concerns regarding erodibility by requiring a Sediment and Erosion Control Plan from applicants attempting to develop on properties with severe erosion hazards. Since the Atascadero Municipal Code requires this issue to be addressed prior to development, then ***the impact is less than significant.***

**HWQ IMPACT-2:** The residence will alter historic drainage of the existing site by introducing impervious surfaces that increase run off and may risk of flooding on or near the site. Since the City and State regulations require this issue to be addressed prior to development, ***then the impact is less than significant.***

**HWQ IMPACT-3:** The Storm Water Management Plan (Wallace Group, 2009) and central coast post construction storm water rules require minimization of runoff from new developments. Rural development in the City is required to manage stormwater entirely on-site and through the maintenance of historic drainage patterns. Since City and State regulations require this issue to be addressed prior to development, then ***the impact is less than significant.***

**CONCLUSION:** No significant impacts are expected. No mitigation is required.

## **11. LAND USE & PLANNING – Would the project:**



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:** The City of Atascadero regulates land uses in attempt to create a sensible, safe, and healthy environment 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 subject site consists of two undeveloped parcels totaling 11 acres located in the Residential Suburban zoning district. The surrounding area is composed of mostly single-family residential houses developed amongst a vegetated oak woodland. The building site has an average natural slope of approximately 20% between the two subject parcels, sloping generally from west to east.

According to the Atascadero General Plan Land Use, Open Space and Conservation Element, “[residential suburban] land uses are intended for detached single-family homes on lot sizes of 2.5 – 10 acres gross with allowable accessory agricultural and livestock uses.” The Atascadero Zoning Ordinance specifies requirements including but not limited to setbacks, parking, height, and lighting. The General Plan also requires the conservation of a rural character in residential communities as well as the preservation of natural and historic resources.

**PROPOSED PROJECT:** The project proposes building two two-story, single-family residences. The first, at 10835 Vista Road, consists of 3,034 square feet of living space with an attached 756 square foot garage and 631 square foot covered deck and entryway. The second, at 10945 Vista Road consists of 3,733 square feet of living space with an attached 911 square foot garage and 875 square foot covered deck and entryway. Graded driveways are proposed to connect both residences to Vista Road. The parcels being developed are approximately 3.2 acres and 7.8 acres in size. The project will be located on private lots within an existing single-family residential community.

The City of Atascadero General Plan and Zoning Ordinance regulate the type of land uses allowable in each zoning district and what specifications are required of their development. Additionally, the General Plan accounts for all existing and future developments within the City. All development plans submitted require review by City staff to ensure conformance to existing local, regional, state, and federal standards.

As proposed, the new residence would comply with the requirements laid out by the Atascadero General Plan and Zoning Ordinance. By adhering to these requirements, the project has addressed the potential issues raised by this section of the initial study and there are no impacts expected from the project.

**CONCLUSION:** No significant impacts are expected. No mitigation is required.



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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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.

The subject site consists of two undeveloped parcels totaling approximately 11 acres in area. The surrounding area is composed of mostly single-family residential houses developed amongst vegetated oak woodland. According to GIS data from USGS, the soil type is identified as Millsholm-Dibble clay loams. There are no records that show evidence of mineral resources on the site.

**PROPOSED PROJECT:** The applicant is proposing two new single-family residences with attached garages and appurtenant driveways. The applicant is also proposing two new septic systems. There is no evidence of mineral resources existing on the site.

**CONCLUSION:** No significant impacts are expected. No mitigation is required.

**13. NOISE – Would the project:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) For a project located within the vicinity of a private airstrip or 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"/>

**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 subject site consists of two undeveloped properties located in the Residential Suburban zoning district and totaling approximately 11 acres in area. The surrounding area is composed of mostly single-family residential houses developed amongst vegetated oak woodland. There is minimal noise that carries to the site aside from noise typically associated with semirural residential communities.

**PROPOSED PROJECT:** The applicant is proposing two single-family residences with an attached garages and appurtenant driveways. Operational noises are not expected to significantly affect noise levels in the existing residential community. However, construction of the residence will create temporary excessive noise for nearby residents during the construction process.

The Atascadero Municipal Code 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. This regulation is intended to minimize noise during periods of the day when nearby residents will typically be sleeping.

**NOI IMPACT-1:** The subject site 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 otherwise limits noise to a maximum of sixty-five decibels during those hours. Since the Atascadero Municipal code addresses noise concerns, the *impact is less than significant*.

**CONCLUSION:** No significant impacts are expected. No mitigation is required.

**14. POPULATION & HOUSING – Would the project:**



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned 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 people or housing, 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 subject site consists of two undeveloped parcels located in the Residential Suburban zoning district. The surrounding area is composed of parcels designated for single-family uses, many of which are already developed accordingly.

The General Plan Housing Element and existing data from the 2010 and 2020 United States Decennial Census provide a snapshot of population growth in the City of Atascadero. The City’s population grew by about 14.1 percent in the 1990s, 7.2% from 2000 to 2010, and 5.2% from 2010 to 2020. 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.

**PROPOSED PROJECT:** The applicant is proposing two new single-family residences with a attached garages and appurtenant driveways. This development is slated to take place in the Residential Suburban zone.

The General Plan Housing Element provides guidance for the addition of new housing and preservation of existing housing in the city. This element considers all existing and new housing in the context of existing population and demographics. Furthermore, the element is amended periodically to reflect the units allotted by the RHNA. In their 2019 Regional Housing Needs Plan, SLOCOG allotted Atascadero 843 new units to be accounted for by 2028 (Table 3). The proposed project adds two new single-family residences where 2 residences were anticipated, therefore, there is no impact. No existing housing units are being demolished as part of this project.

**CONCLUSION:** No significant impacts are expected. No mitigation is required.

**15. 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	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 improvements can accommodate expected new developments.

**PROPOSED PROJECT:** The applicant is proposing two new single-family residences with attached garages and appurtenant driveways. The City requires all new developments to pay development impact fees that help fund and provide local public services including, but not limited to, emergency services, parks, and public facilities. The Atascadero Unified School District charges a per-square-foot fee on new development to account for its impact on local educational resources.

**PS IMPACT-1:** The new residence will increase demand of local public services including, but not limited to, emergency services, schools, parks, and public facilities. Since the City of Atascadero and the Atascadero Unified School District account for impacts to public services by charging development impact fees, then ***the impacts are less than significant.***

**CONCLUSION:** No significant impacts are expected. No mitigation is required.

**16. RECREATION:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 ration 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 proposed residence is located approximately 1.5 miles away from the closest public park.

**PROPOSED PROJECT:** The applicant is proposing two new single-family residences on two separate parcels, which will not create a notable increase in park usage or necessary maintenance. The residence will contribute negligible usage of public parks and recreation. All new developments are required to pay impact fees towards parks and recreation services. Since the City of Atascadero accounts for impacts to park and recreation services by charging development fees, then ***the impact is less than significant.***

**CONCLUSION:** No significant impacts are expected. No mitigation is required.

**17. TRANSPORTATION – Would the project:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) (criteria for analysis of vehicle miles traveled)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric 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"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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, respectively.

**PROPOSED PROJECT:** The applicant is proposing two new single-family residences. Single-family residences are projected to generate 9.57 trips per day per dwelling unit according to the 8<sup>th</sup> Edition of the Institute of Transportation Engineers’ Trip Generation Manual.

The Circulation Element of the City of Atascadero’s General Plan 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.

As proposed, the project is not expected to generate the level of traffic necessary to create significant issues or conflicts with current traffic patterns or programs laid out by the City or SLOCOG.

**TRT IMPACT-1:** The residences 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 less than significant.***

**CONCLUSION:** No significant impacts are expected. No additional mitigation is required.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<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
(ii) 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 resources 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.

**PROPOSED PROJECT:** The project includes the construction of two single-family residences. Local Native American Tribes were notified about this development, and the Salinan Tribe of Monterey & San Luis Obispo Counties expressed interest in meeting on-site with the applicants and a City representative. After this on-site meeting, it was determined that, while there was no physical evidence or history of tribal cultural resources near the site, the geography of the site may have made it an attractive meeting place for ancestors of the tribe. As a result, a condition has been added to the project which requires a monitor from the Salinan Tribe to be present on-site during initial grading activities:

**TCR IMPACT-1:** Atascadero Municipal Code 9-4.162 requires the applicant to stop work and notify interested parties if archeological or historical resources are discovered during construction. The County Coroner’s office, in conjunction with the local police department, work in concert with local tribal representatives if and when any human remains are discovered to ensure proper identification and treatment of the remains. The project is not located within a known site of archaeological significant. Nevertheless, the City consulted with a local representative of the Salinan Tribe of San Luis Obispo and Monterey Counties through the Assembly Bill 52 noticing process, who requested that a tribal monitor be present for grading activities based on the proximity of the site to potential resource areas. Due to concerns expressed by the Tribe, *this impact requires mitigation.*



**MITIGATION:**

**TCR-1:** Initial grading and site disturbance activities shall be monitored by a representative from the Salinan Tribe of San Luis Obispo and Monterey Counties.

**19. UTILITIES AND SERVICE SYSTEMS – Would the project:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of existing facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. The project is located in a rural residential area of the City with a minimum lot size range of 2.5 to 10-acres. City sewer is not available to the subject property. The utility/septic area of the sites at 10835 Vista Road and 10945 Vista Road have an average slope of approximately 26% and 23%, respectively.

All properties within the City limits are entitled to water from Atascadero Mutual Water Company (AMWC) who pumps water from several portions of Atascadero sub-basin using a series of shallow and deep wells located adjacent to the Salinas River, approximately 3.5 miles from the subject site. The water company anticipates that it will be able to meet the city's needs through



build-out and beyond. Water demand at build-out is estimated to be at 16,000-20,000 acre-feet per year (AFY). The City is projected to have enough water to meet the demand with the approval of the Nacimiento Water Project, which has allocated the City an additional 3,000 AFY with a flow rate of 3.48 million gallons per day (mgd).

Waste Management, Inc. (WM) is the city's contracted waste management service. 99% of Atascadero solid waste from the City is taken to the Chicago Grade Landfill, a 188-acre privately-owned facility. This landfill's management estimates that it can support 70 years of projected disposal capacity.

**PROPOSED PROJECT:** The applicant is proposing two new single-family residences with attached garages and appurtenant driveways. The project will not be attached to the public sewer, and development will require the installation of a new onsite wastewater system. The building sites have a combined average slope of approximately 20%. Both properties are vacant lots sloping mostly from west to east.

The Regional Water Quality Control Board provides standards for the design of onsite septic disposal systems and post-construction storm water management enforced by the city. 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.

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 4,215,716 cubic yards as of July of 2022, with operations estimated to cease by 2039.

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

Two new single-family residences are not expected to impose unexpected demands on the AMWC water resources or the landfill capacity at Chicago Grade Landfill.

**USS IMPACT-1:** The residence will require the installation of a new septic system. Requirements from the Atascadero Municipal Code and the State address potential environmental impacts prior to development. Since the concerns regarding environmental impacts from new drainage infrastructure are addressed, then ***the impact is less than significant.***

**USS IMPACT-2:** The residences will require onsite management of stormwater. Requirements from the Atascadero Municipal Code and the State address potential environmental impacts prior to the development. Since the concerns regarding environmental impacts from new drainage infrastructure are addressed, then ***the impact is less than significant.***

**USS IMPACT-3:** The residences will 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 less than significant.***



**USS IMPACT-4:** The residence will create new demand on existing landfill capacity of the Chicago Grade Landfill. CalRecycle reports that this landfill is not at capacity and able to meet landfill need until 2039. Since adequate resources are available, *the impact is less than significant.*

**MITIGATION / CONCLUSION:** No significant impacts are expected. No mitigation is required.

**20. WILDFIRE:**

	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 properties are in the wildland-urban interface (WUI) zone and located within steeply-sloping oak woodland, with afternoon prevailing winds originating from the Pacific Ocean about 10 miles to the west. There are three fire hydrants located in the vicinity of the subject site at the end of Vista Road.

The City of Atascadero charges development impact fees to mitigate the cost of providing City services, including fire response, to new development. Additionally, new development is required to meet local and State standards for emergency access and defensible space. The Atascadero



Fire Department has pre-reviewed the proposed project for compliance with State and local fire safety regulations and will review the full plan set upon submittal of building permit applications.

**PROPOSED PROJECT:** The project consists of two single-family residences in the Residential Suburban zone. The project is required to comply with all fire codes as set by the City and State.

**WF IMPACT-1:** Adding a new residence here may increase the demand on emergency services. The City collects a Development Impact Fee with every new residence built. Part of this fee is allocated to emergency services such as fire. Therefore, the *impact is insignificant.*

**WF IMPACT-2:** The proposed residence would be located within the Wildland-Urban Interface, exposing residents to an elevated risk of wildfire. California Building Code requires new development in WUI zones to follow strict standards for ignition-resistant materials and fire-safe construction methods. Additionally, the City has an adopted evacuation plan and provides emergency services to the project site. Because the impact of WUI construction is mitigated through construction standards and emergency planning, *the impact is insignificant.*

**WF IMPACT-3:** The project will require an extended driveway to provide access to 10945 Vista Road, potentially exacerbating access to the site by emergency services. However, the applicant will be required to meet all driveway standards for emergency access, including turnouts, maximum slope, weather-resistant materials, and a firetruck turnaround. Therefore, *the impact is insignificant.*

**WF IMPACT-4:** The project would add new utilities to both sites, potentially exacerbating fire risks. Atascadero Municipal Code requires all new utilities to be undergrounded. Therefore, *the impact is insignificant.*

**CONCLUSION:** No significant impact is expected. No mitigation measures are required.

**21. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:** The subject site consists of two undeveloped parcels, totaling 11 acres. The applicant proposes to build two single-family residences. The location of the site does not coincide with any sensitive habitats or species protected by the state or federal government.

**PROPOSED PROJECT:** The project is limited to two single-family residences, attached garages, and appurtenant driveways. Each new residence has an incremental impact on the environment. As mitigated, the project will not have a significant impact on the environment.

**CONCLUSION:** No significant impact is expected. No mitigation is required.

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 a ☒) with a notice of intent to adopt a proposed negative / mitigated negative declaration.

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



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.

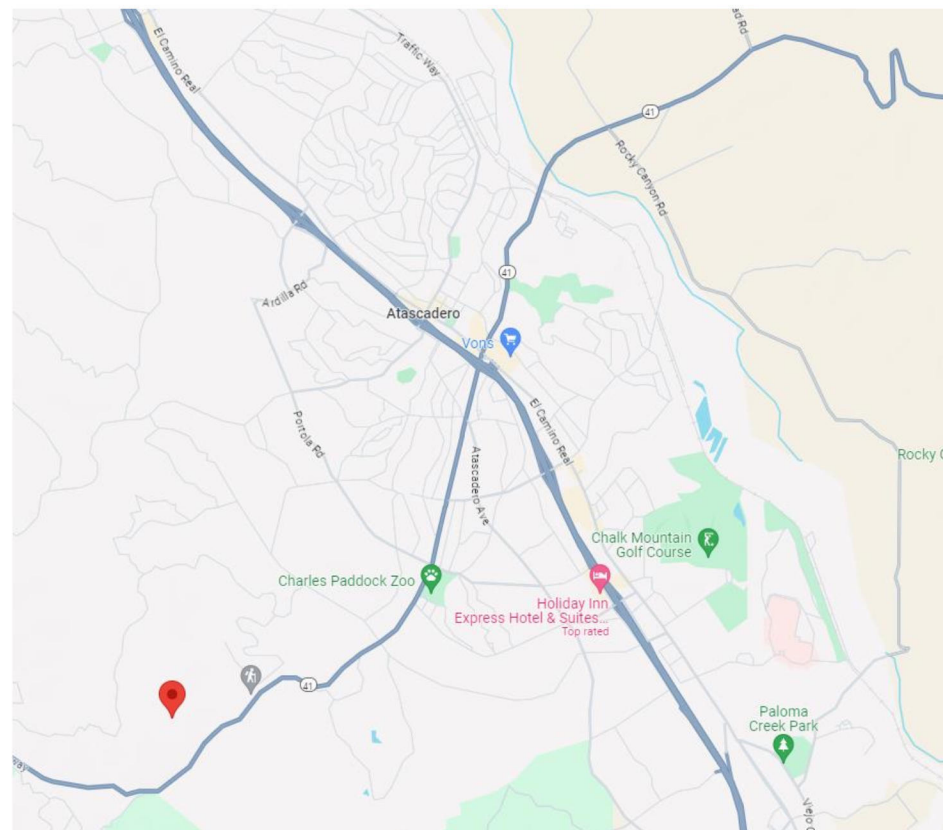
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Project File / Application / Exhibits / Studies | <input checked="" type="checkbox"/> Adopted Atascadero Capital Facilities Fee Ordinance         |
| <input checked="" type="checkbox"/> Atascadero General Plan 2025 / Final EIR        | <input 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 type="checkbox"/> Regional Transportation Plan   |
| <input type="checkbox"/> Atascadero Urban Stormwater Management Plan                | <input checked="" type="checkbox"/> Flood Hazard Maps   |
| <input checked="" type="checkbox"/> Atascadero Hillside Grading Guidelines          | <input checked="" type="checkbox"/> CDFW / USFW Mapping   |
| <input checked="" type="checkbox"/> Atascadero Native Tree Ordinance & Guidelines   | <input 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 type="checkbox"/> Atascadero Bicycle Transportation Plan                     | <input checked="" type="checkbox"/> CalEnvironScreen  |
| <input checked="" type="checkbox"/> Atascadero GIS mapping layers                   | <input type="checkbox"/> Other _____  |
| <input type="checkbox"/> Other _____  | <input type="checkbox"/> Other _____  |



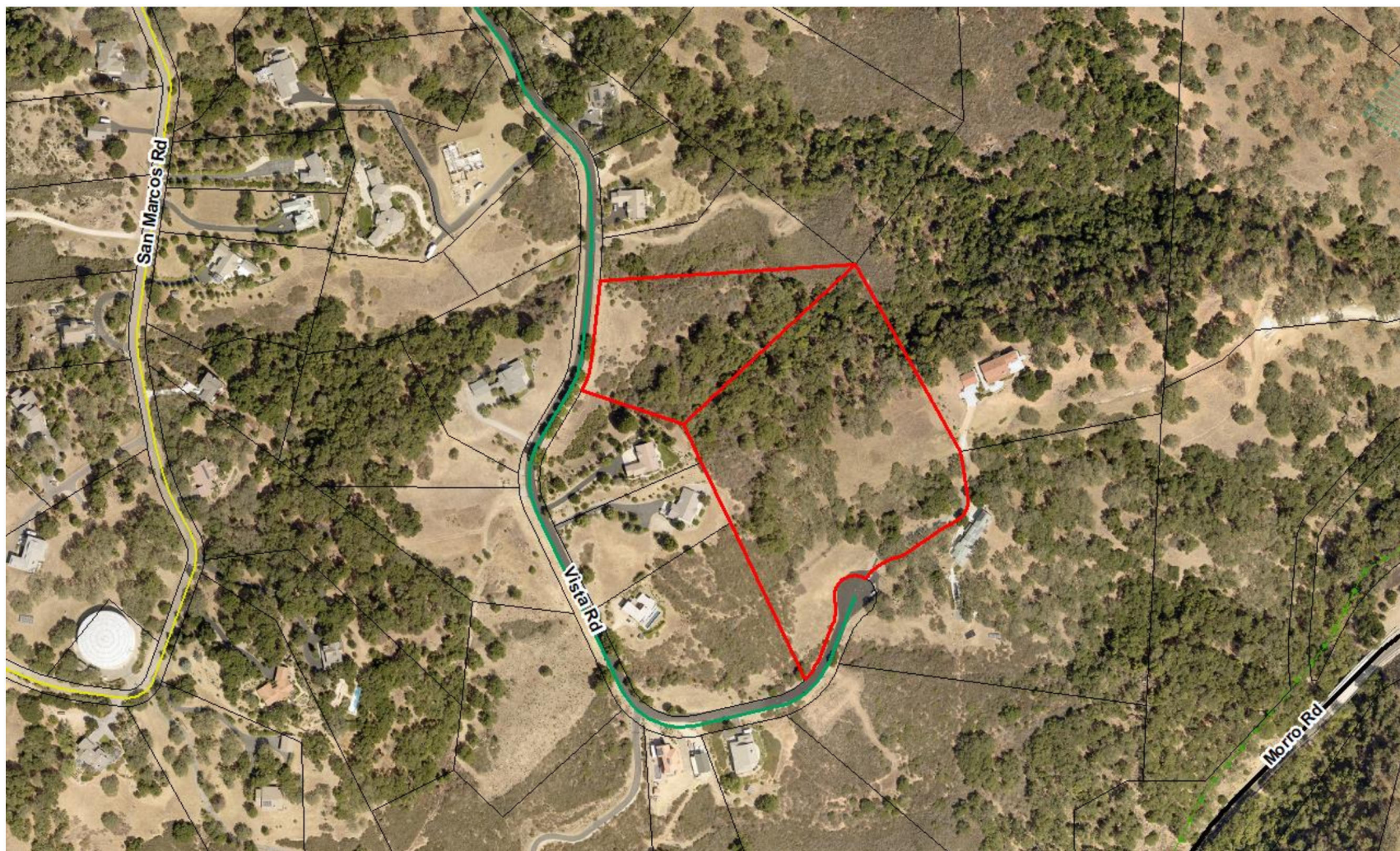


### EXHIBIT C – PROJECT FIGURES & SUPPLEMENTS

**Figure 1 – Zoning and Location Map**



**Figure 2 – 2021 Aerial Image**



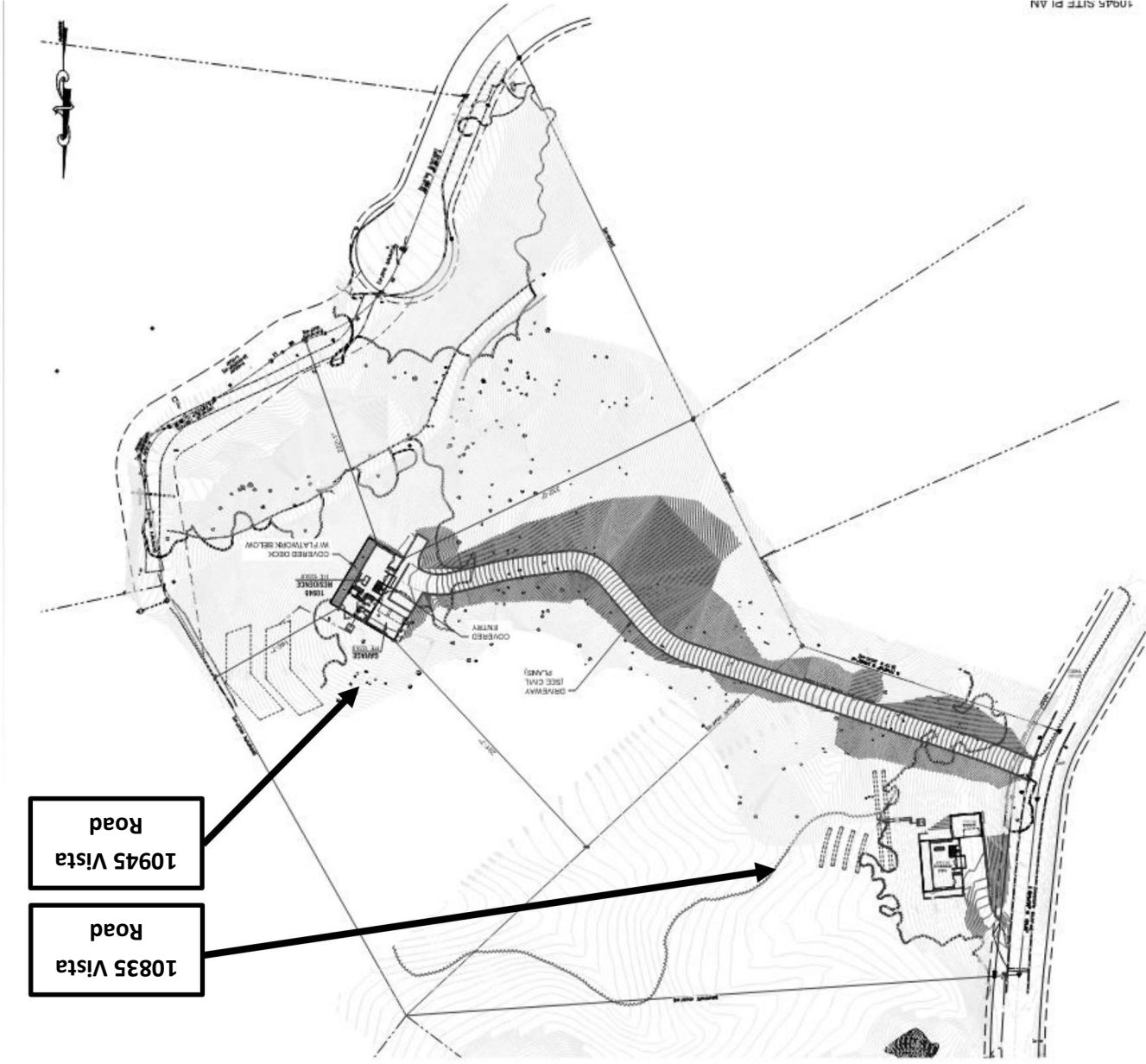
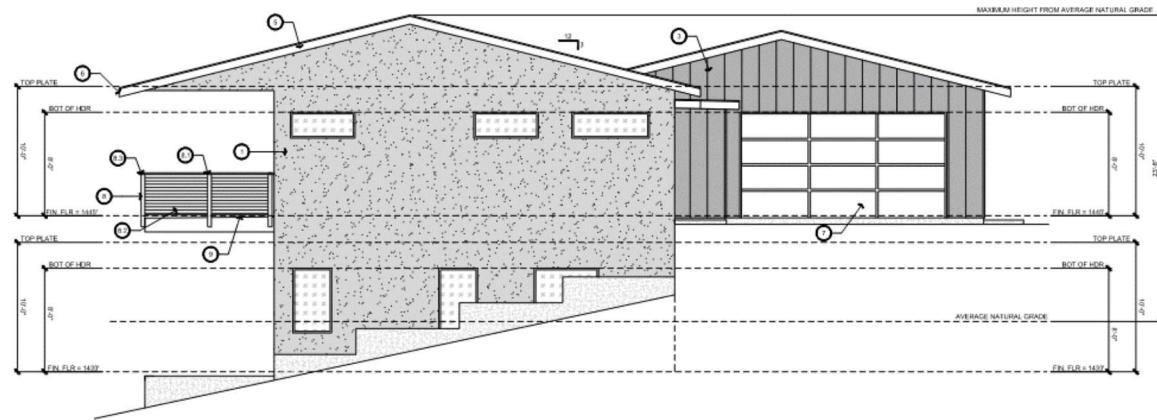


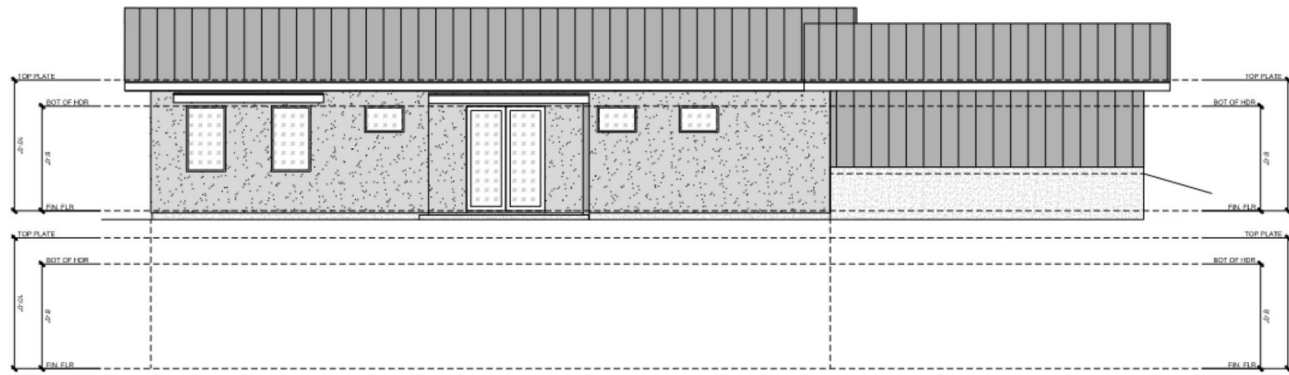
Figure 3 – Tentative Site Plans DEV23-0100

**Figure 4 – Elevations (10835 Vista Road)**



LEFT ELEVATION (NORTH FACING)

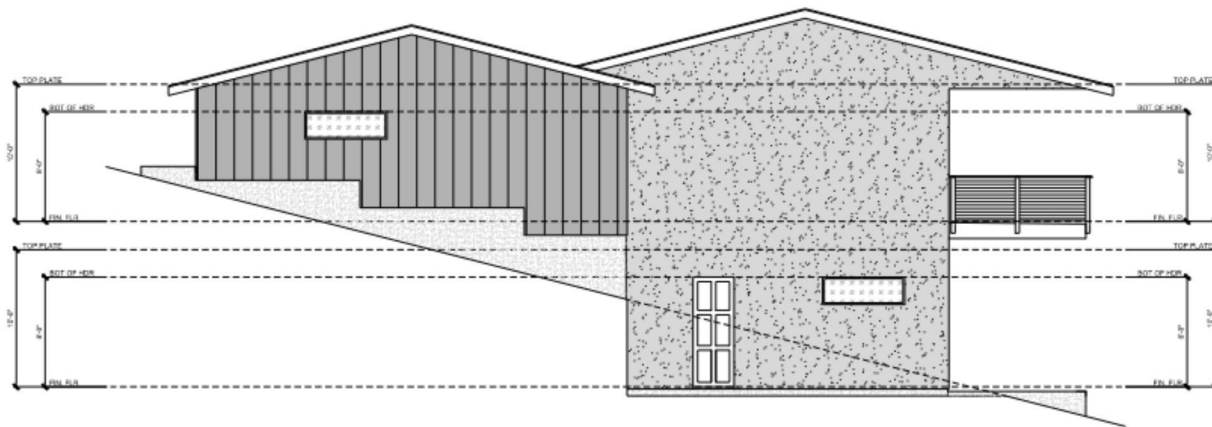
1/4" = 1'-0"



FRONT ELEVATION (WEST FACING)

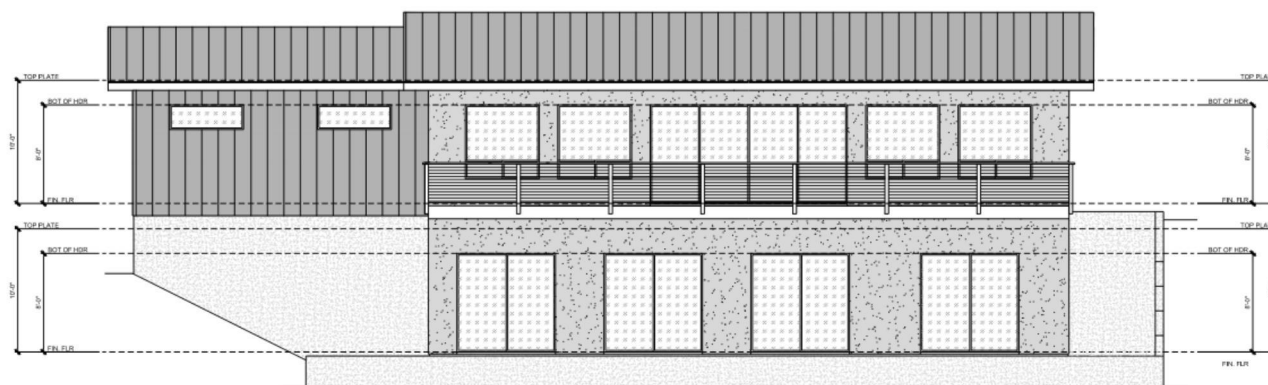
1/4" = 1'-0"





RIGHT ELEVATION (SOUTH FACING)

10' - 10'



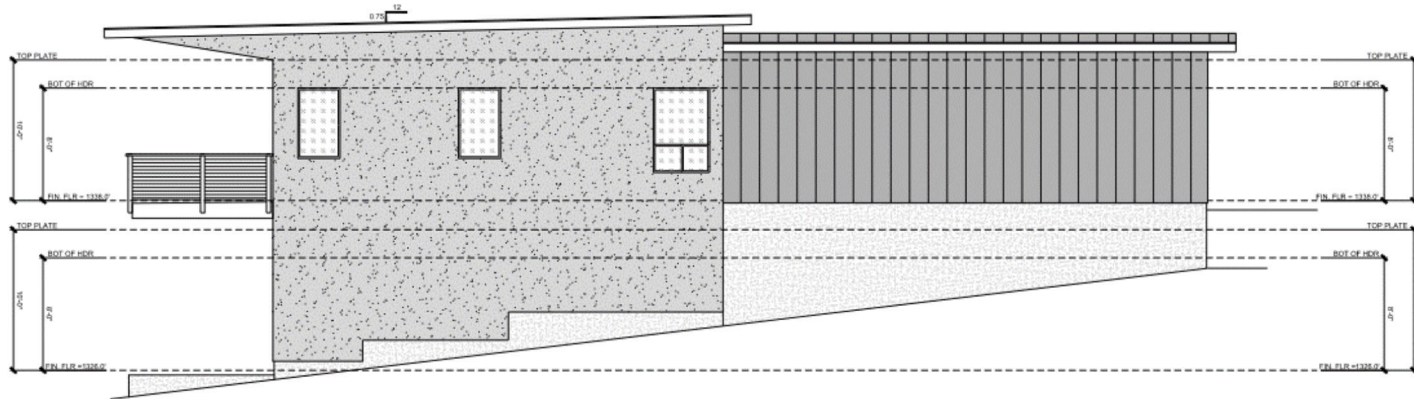
REAR ELEVATION (EAST FACING)

10' - 10'

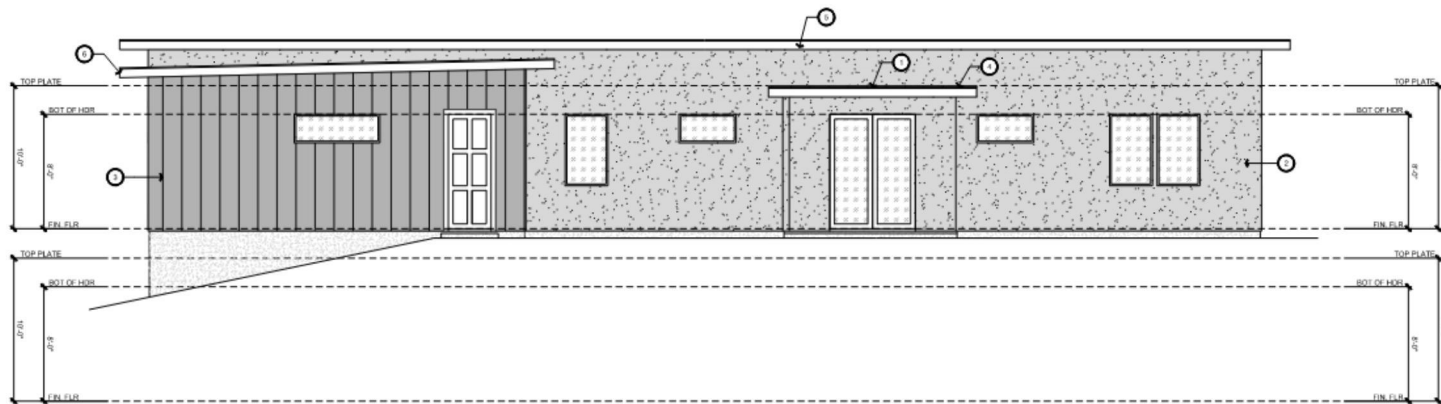




**Figure 5 – Elevations (10945 Vista Road)**

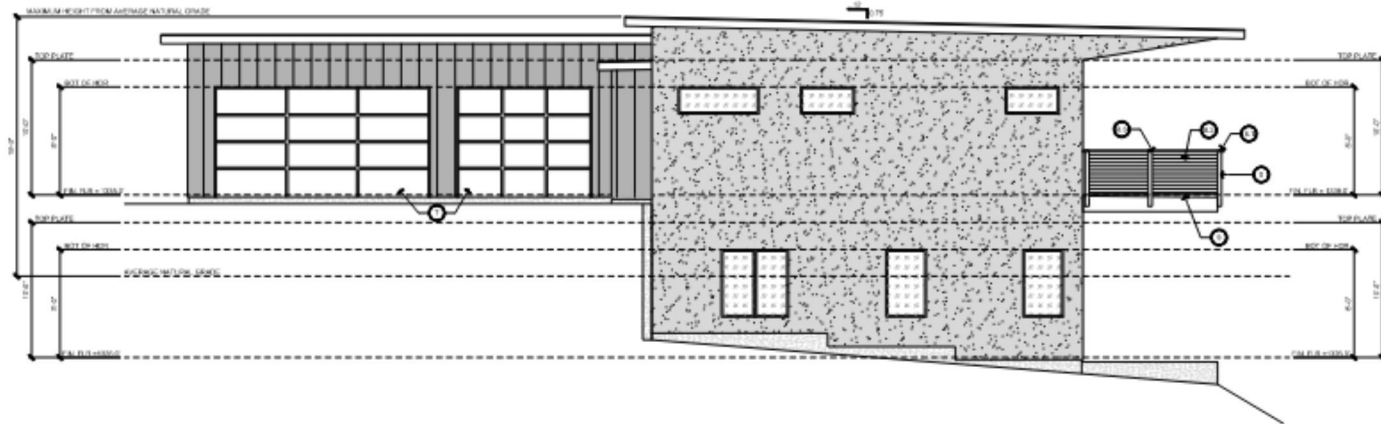


LEFT ELEVATION (NORTH-EAST FACING)

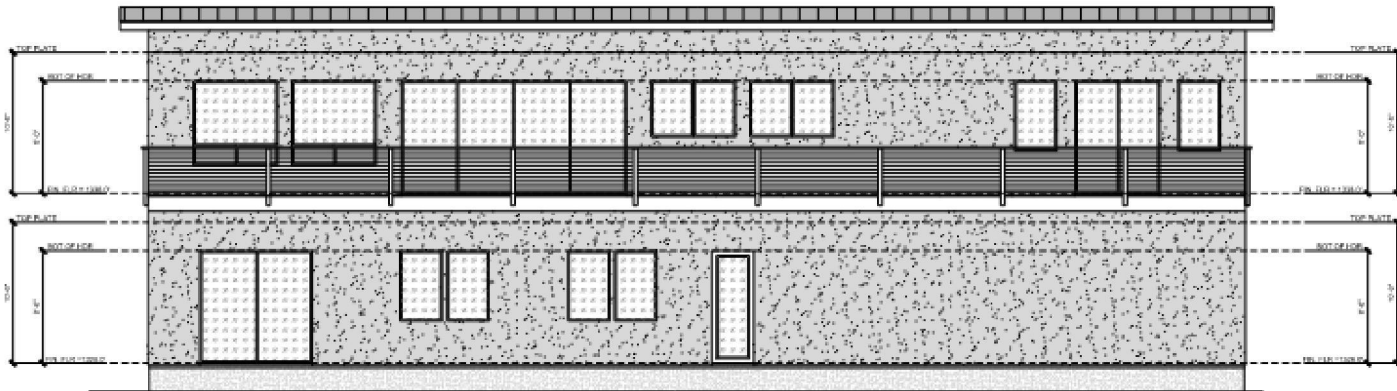


FRONT ELEVATION (NORTH-WEST FACING)





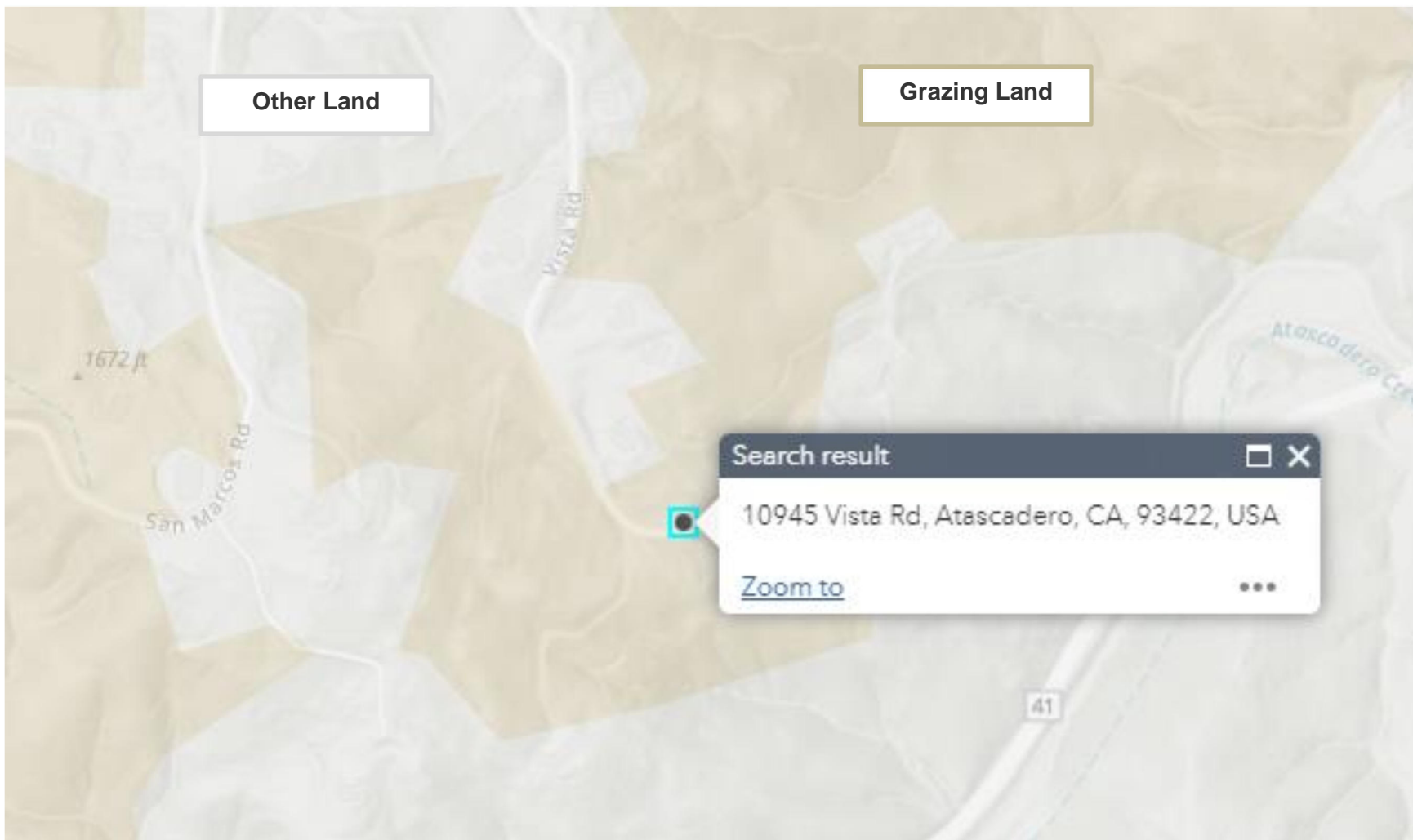
RIGHT ELEVATION (SOUTH-WEST FACING)



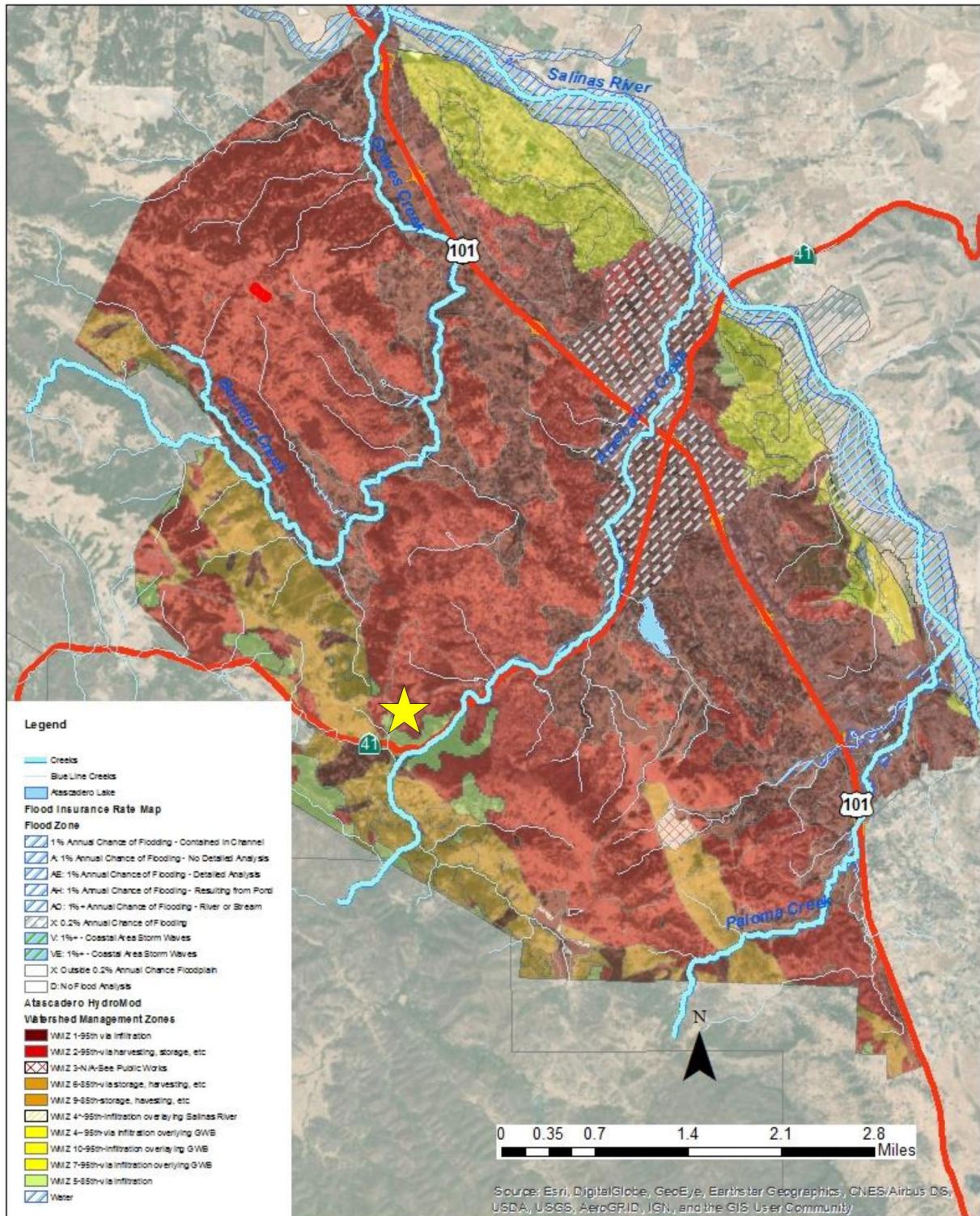
REAR ELEVATION (SOUTH-EAST FACING)



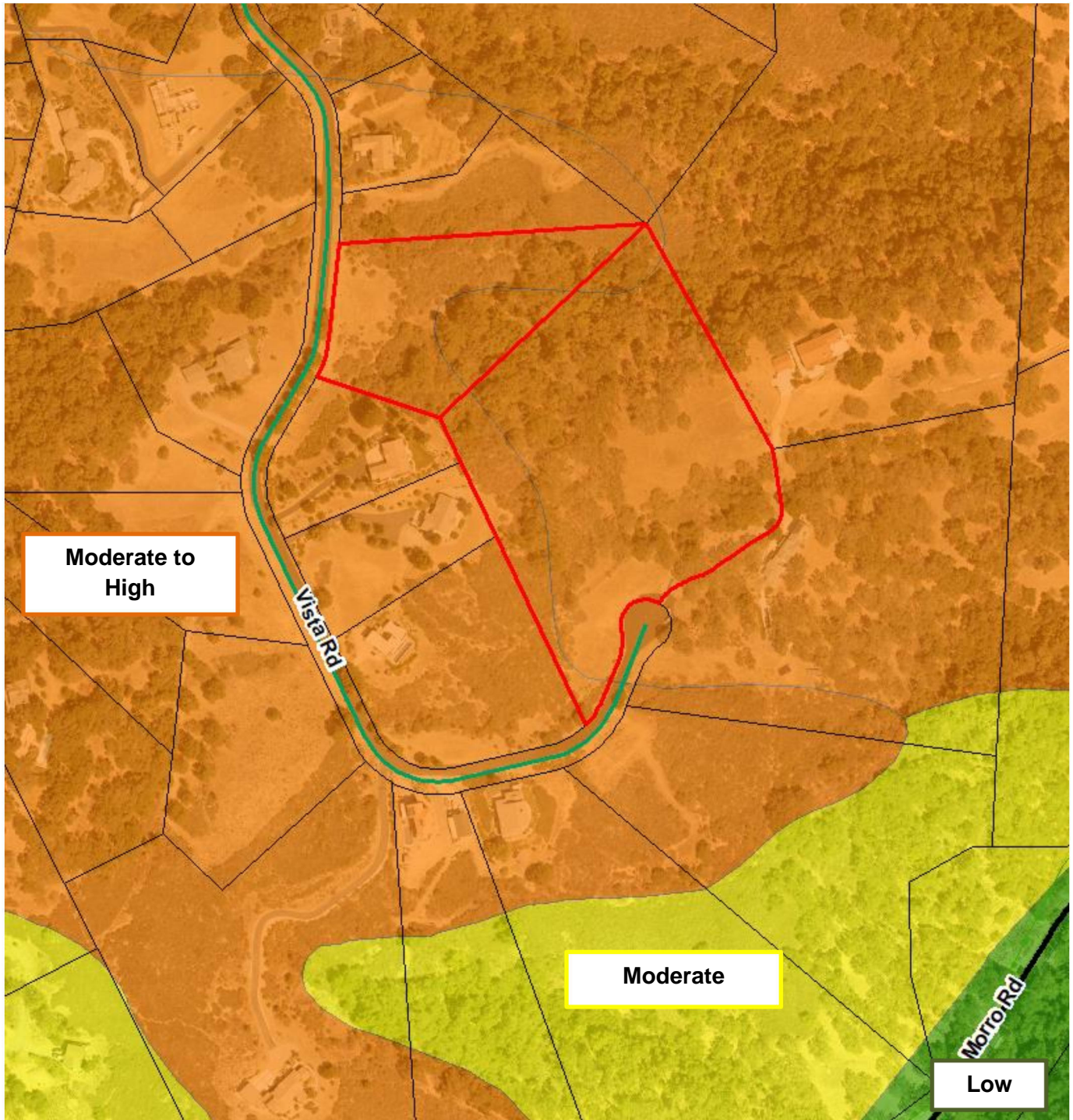
**Figure 6 – Farmland Mapping**



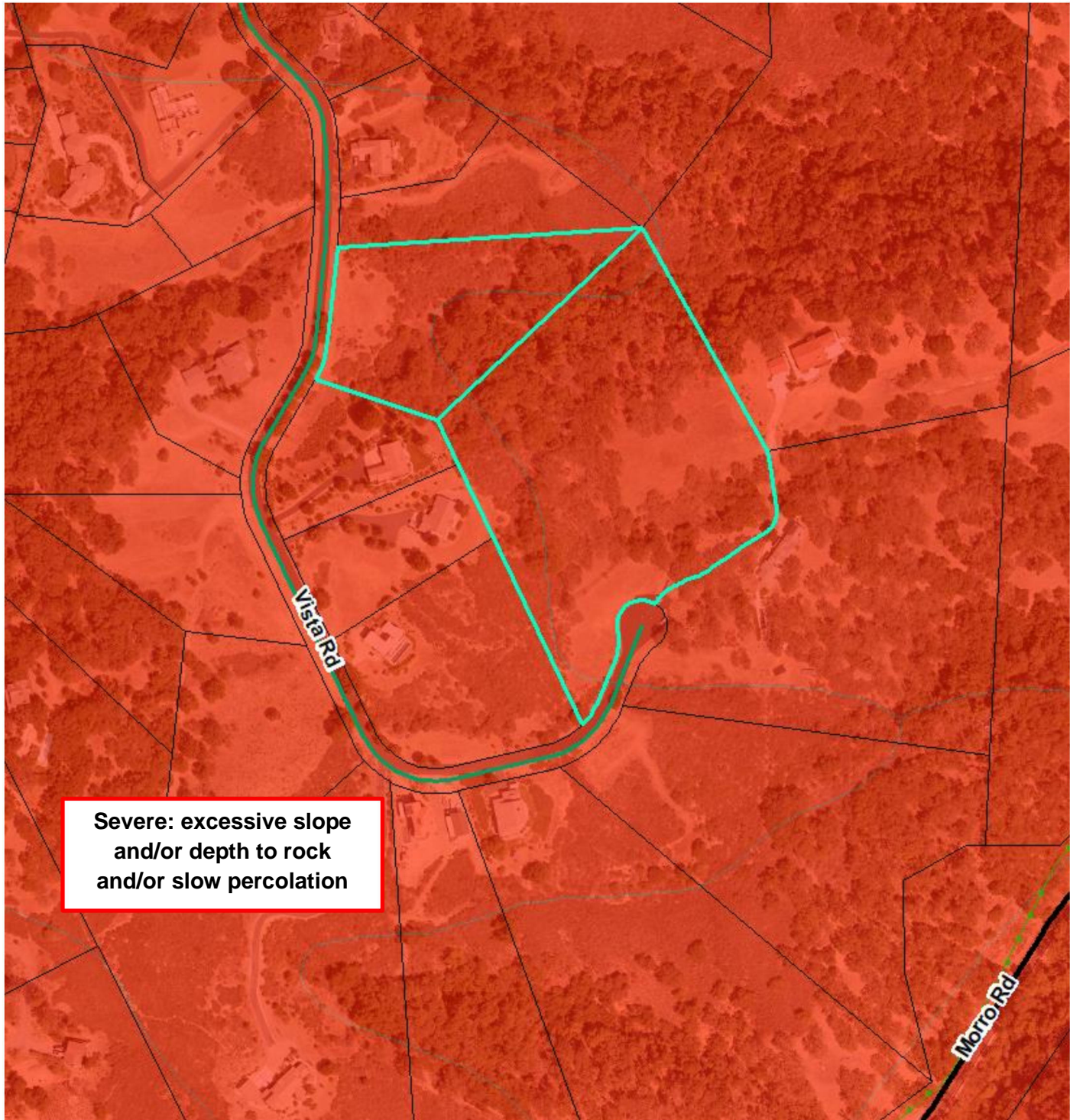
**Figure 7 – Flood Zones, Hydrology, & Water Management Zones**



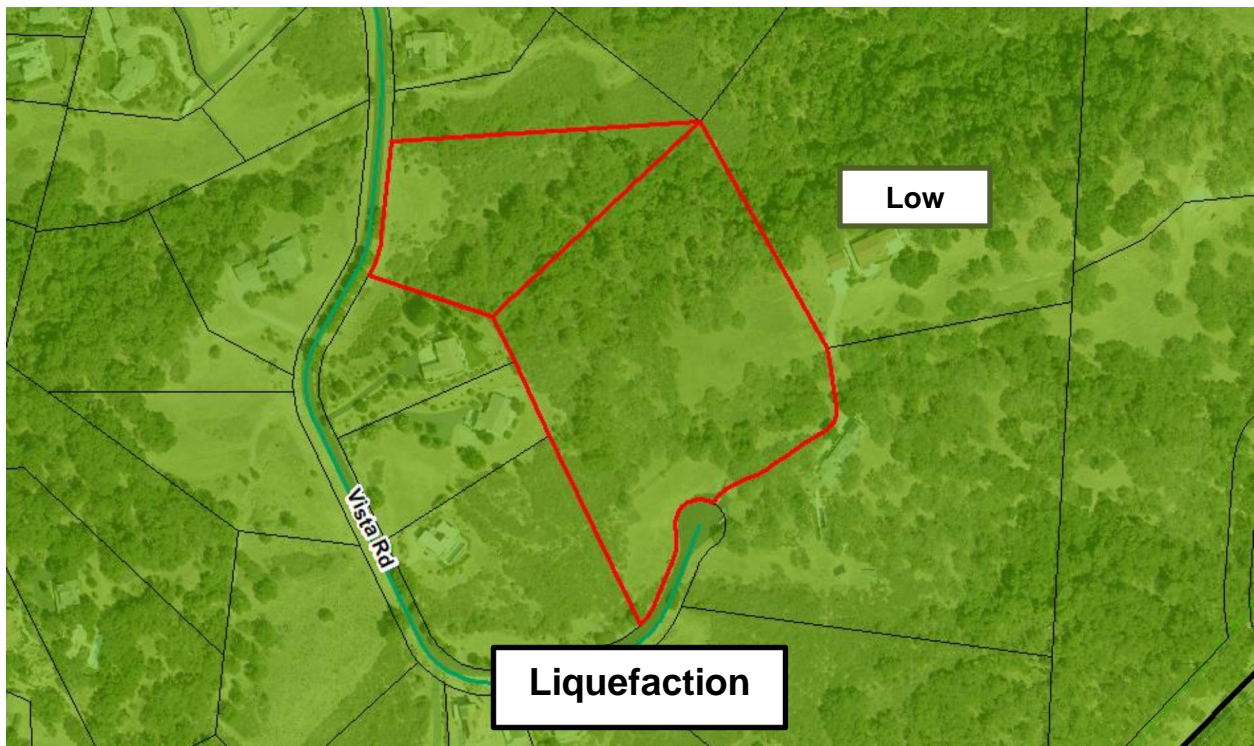
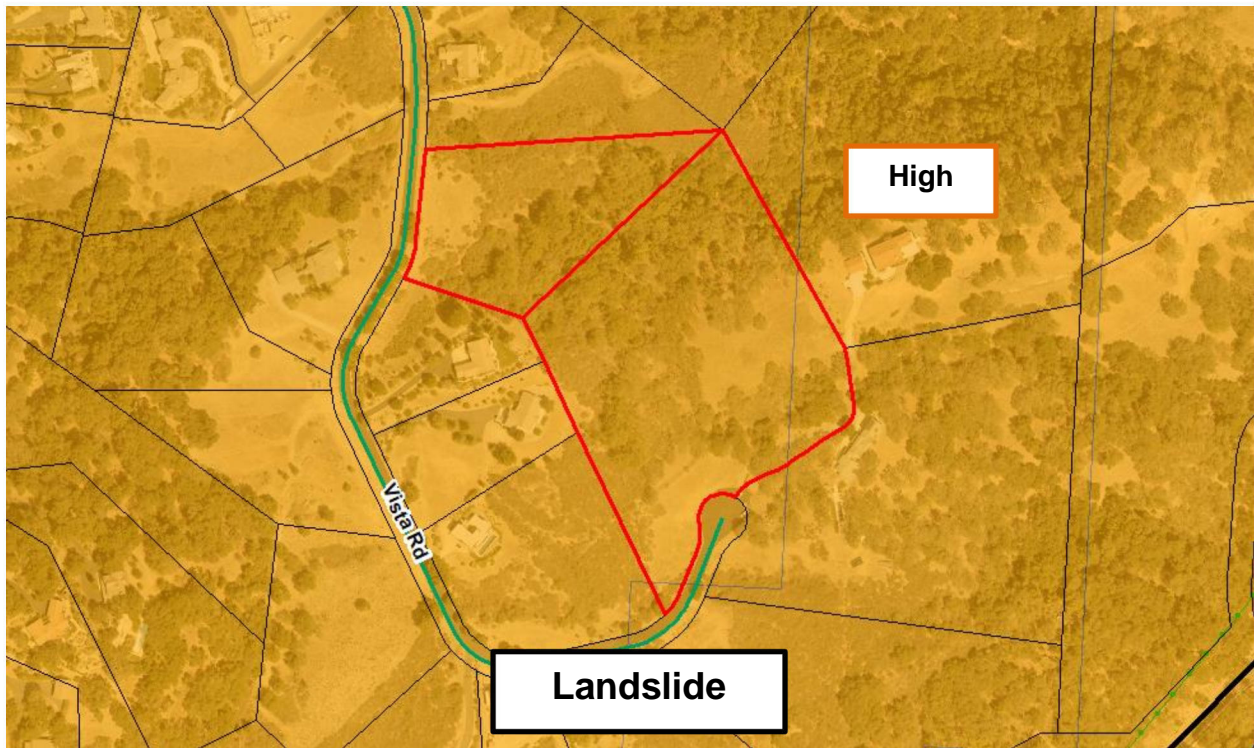
**Figure 8 – Soil Erodibility**



**Figure 9 – Soil Septic Suitability**



**Figure 10 – Landslide and Liquefaction**



**Figure 11 – Fire Hazard**

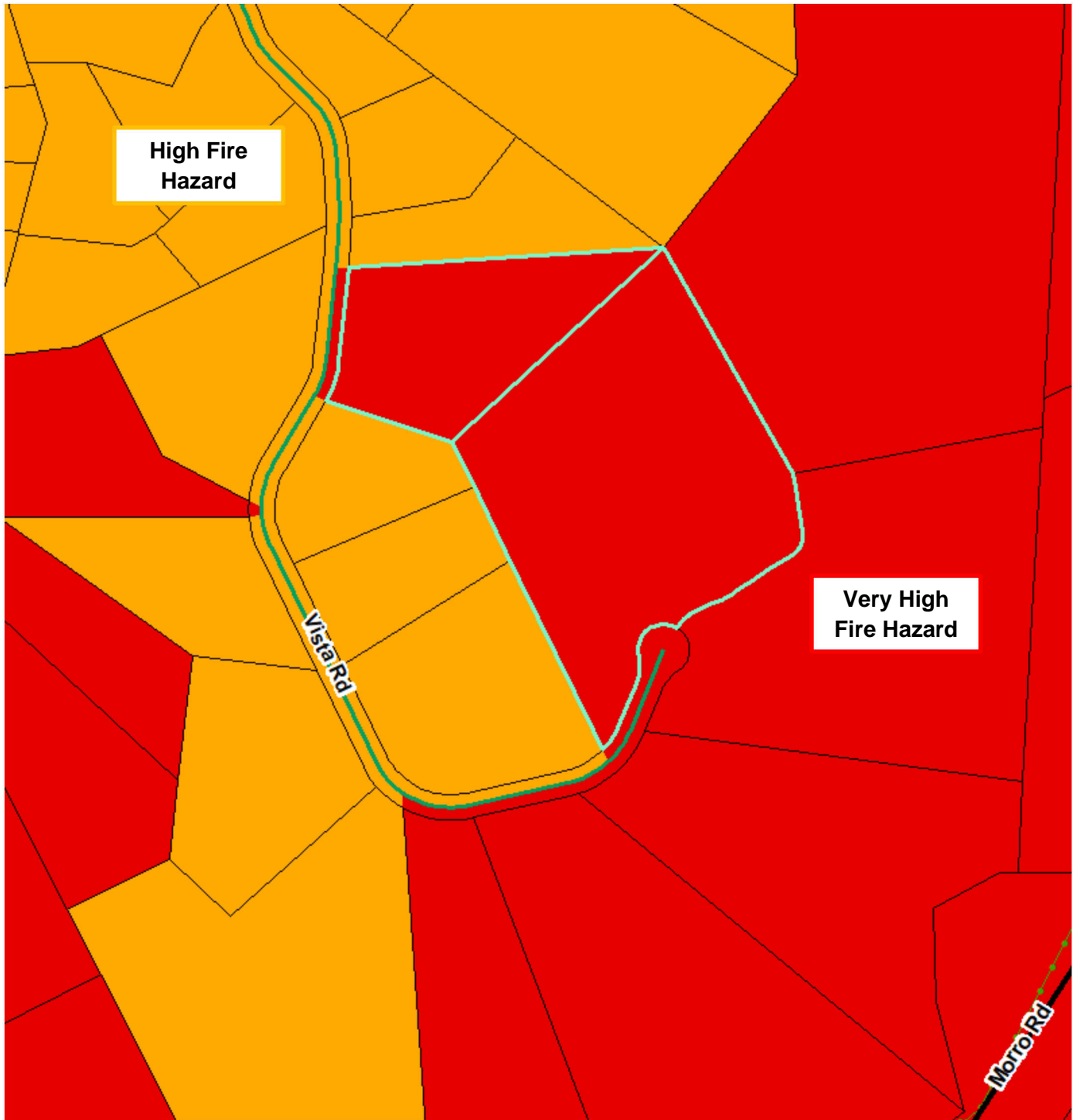
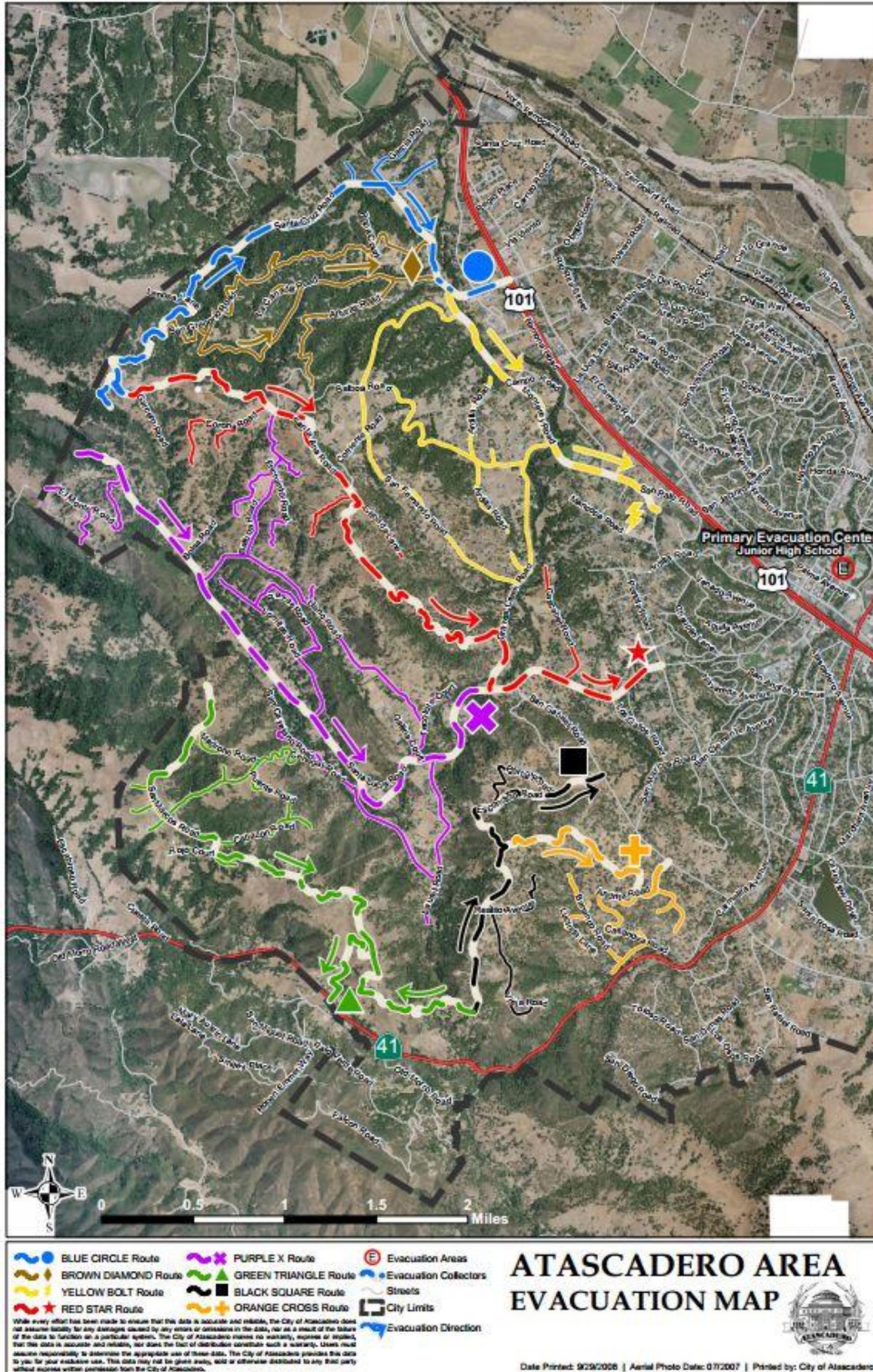
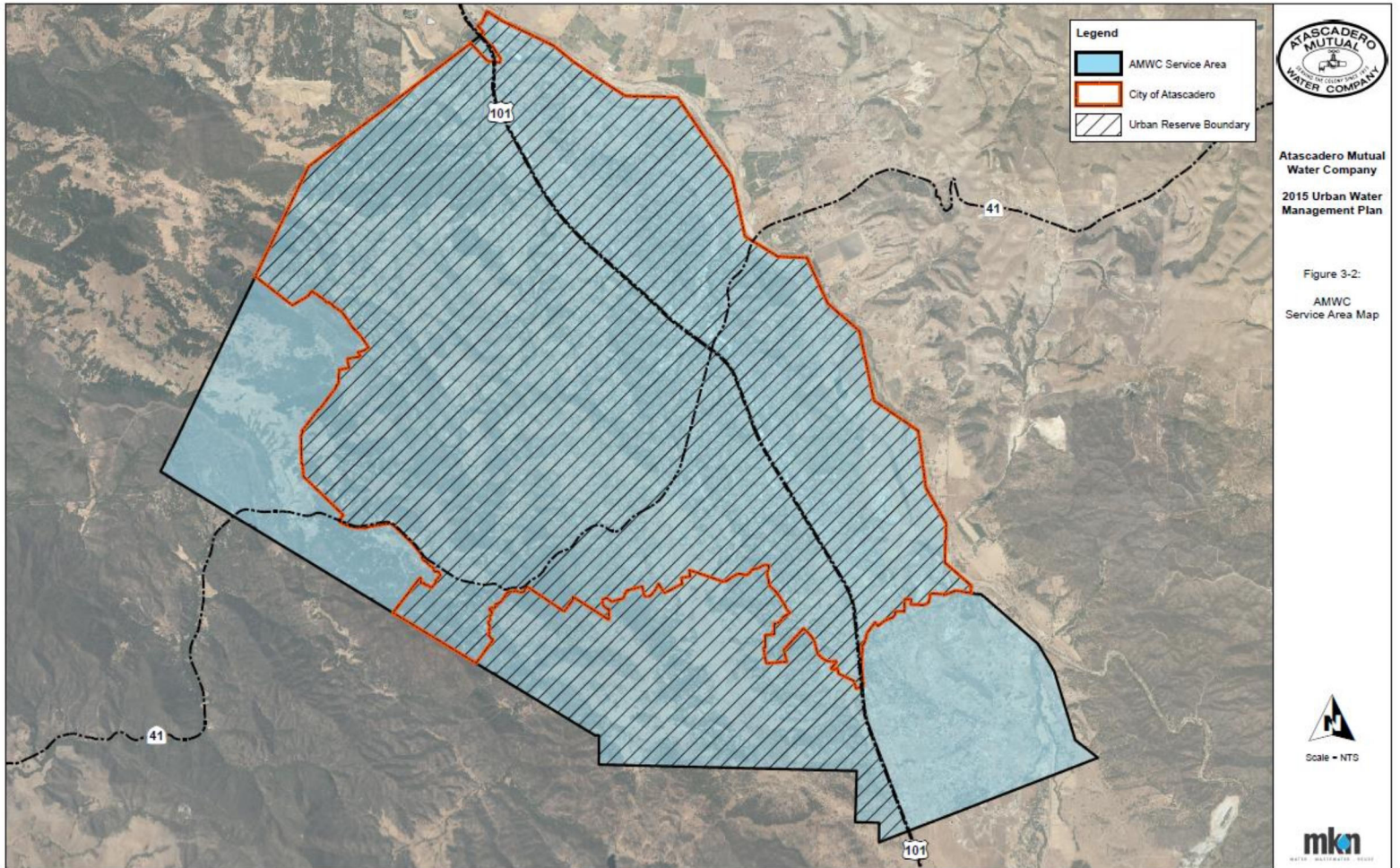




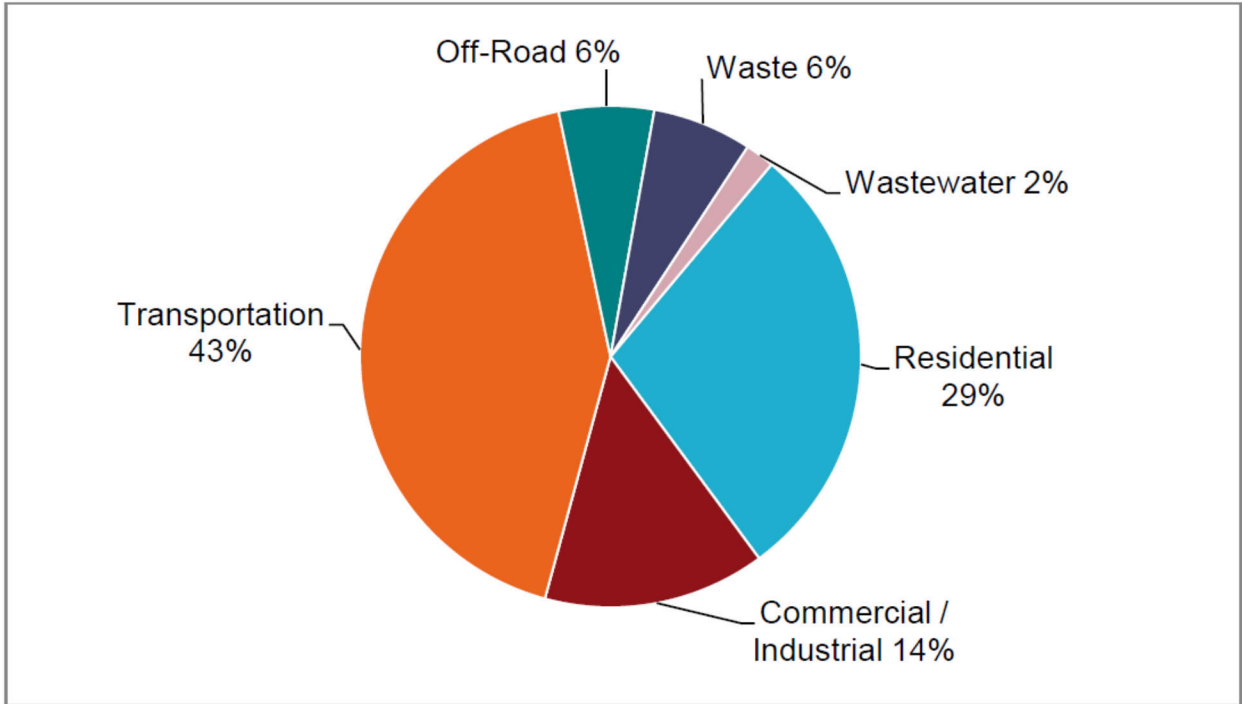
Figure 12 – Evacuation Map



**Figure 13 – Atascadero Mutual Water Company Service Area**



**Figure 14 – Atascadero Community Wide Emissions by Sector**



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

<b>San Luis Obispo County Attainment Status</b>					
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 ppm (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/aaqs/aaqs2.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 and 2015 NAAQS. SLO County has been designated non-attainment of the 2015 NAAQS. NAAQS is National Ambient Air Quality Standards ID:OUTREACH/attainment/status Revised January 29, 2019



**Table 2 – 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 3 – Regional Housing Needs Allocation**

Jurisdiction	Total Allocation	Very Low 24.6%	Low 15.5%	Moderate 18.0%	Above Moderate 41.9%
Arroyo Grande	692	170	107	124	291
Atascadero	843	207	131	151	354
Grover Beach	369	91	57	66	155
Morro Bay	391	97	60	70	164
Paso Robles	1,446	356	224	259	607
Pismo Beach	459	113	71	82	193
San Luis Obispo	3,354	825	520	603	1,406
Unincorporated	3,256	801	505	585	1,365
<b>Regional Total</b>	<b>10,810</b>	<b>2,660</b>	<b>1,675</b>	<b>1,940</b>	<b>4,535</b>

2019 RHNA: Jan. 1, 2019 - Dec. 31, 2028 (10 years)

Note 1: The table above included minor percentage calculation adjustments (to the top percentage to achieve whole units). Income group totals accurately match HCD's determination.

Note 2: Income limit categories for San Luis Obispo County in 2019 are determined by HCD and found at:

<http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>



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

<b>Table 3-1 Retail: Population - Current and Projected</b>						
<b>Population Served</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
	31,749	32,990	34,280	35,620	37,013	38,460
NOTES: 2020 population based on Department of Finance data plus estimated population within the County portion of the service area.						

