



CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

Notice of Intent to Adopt Mitigated Negative Declaration

APPLICATION	DEV24-0049	Environmental Document No.	2024-0013
PROJECT TITLE	Kurpad Residences		
APPLICANT NAME & PHONE NUMBER	Arjun & Laura Kurpad	(805) 470-5035	planning@atascadero.org
PROJECT ADDRESS:	5800 Bolsa Road, Atascadero, CA 93422	APN:	050-202-013
STAFF CONTACT:	Erick Gomez, Associate Planner	(805) 470-3436	egomez@atascadero.org
MAILING ADDRESS:	6500 Palma Avenue, Atascadero, CA 93422		

PROJECT DESCRIPTION:

Arjun and Laura Kurpad, the property owners, propose the development of a 4,529 SF single family residence with a 720 SF two-car garage and an 820 SF detached accessory dwelling unit on an undeveloped, 5.14-acre lot zoned Residential Suburban (RS) and located at 5800 Bolsa Road (APN 050-202-013). The proposed structure will have a maximum height of approximately 27'. The property will be served by the Atascadero Mutual Water Company and an on-site septic system. A proposed driveway connecting to Balboa Road will provide access to the property. Earthwork for the project will include approximately 2,150 cubic yards of cut, 2,400 cubic yards of fill, retaining walls with a maximum height of approximately 5', and typical utility trenching. No trees are proposed for removal.

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: 10/11/24 **REVIEW PERIOD ENDS:** 10/30/2024

PUBLIC HEARING REQUIRED: No Yes

PUBLIC NOTICE: The City of Atascadero is releasing a draft Initial Study and Mitigated Negative Declaration at 5800 Bolsa 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 DEV24-0049 **Environmental Document No.** 2024-0013

PROJECT TITLE: Kurpad Residences

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

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards / Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | | <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.

Erick Gomez
Prepared by (Print)

Erick Gomez
Signature

10/21/2024
Date

Kelly Gleason
Reviewed by (Print)

Kelly Gleason
Signature

10/21/2024
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: Arjun and Laura Kurpad, the property owners, propose the development of a 4,529 SF single family residence with a 720 SF two-car garage and an 820 SF detached accessory dwelling unit on an undeveloped, 5.14-acre lot zoned Residential Suburban (RS) and located at 5800 Bolsa Road (APN 050-202-013). The proposed structure will have a maximum height of approximately 27’. The property will be served by the Atascadero Mutual Water Company and an on-site septic system. A proposed driveway connecting to Balboa Road will provide access to the property. Earthwork for the project will include approximately 2,150 cubic yards of cut, 2,400 cubic yards of fill, retaining walls with a maximum height of approximately 5’, and typical utility trenching. No trees are proposed for removal. This scope of work shall hereinafter be referred to as the “Project.”

Assessor parcel number(s): 050-202-013

Latitude: 35°29'53.8"N

Longitude: 120°43'23.6"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: 5.14 acres

Topography: Moderate to Steeply sloping

Vegetation: Oak Woodland, grasses

Existing use: Vacant

Surrounding land use: Large-lot rural residential neighborhood

Surrounding zoning: See below

North:	South:	East:	West:
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input 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 Subject Property is a hillside property that slopes steeply downward from east to west where it borders an unnamed blue line drainage. The property is vegetated by oak woodland and oak scrub communities, with the more densely wooded areas located along the lower, western portion of the property.

The property is zoned Residential Suburban. The City of Atascadero allows single family residences in the Residential Suburban zone provided they comply with all required development standards, including standard setbacks, a 30’ height limit, and exterior lighting standards to reduce light spillover. All hillside projects are additionally reviewed for conformance the City’s Hillside Grading Guidelines (the “Guidelines”). The guidelines are not established thresholds of significance for environmental review purposes, but rather methods and recommendations for site selection and design that aim to minimize grading, preserve native trees, and generally assist in helping new hillside development blend into the existing topography where feasible. The City further considers native trees to be community assets and requires tree protection and replacement as applicable consistent with City’s Native Tree Ordinance.

The City of Atascadero does not have any adopted scenic vistas or resources. There are no known geological or historic resources located on the Subject property. The Department of Transportation (Caltrans) manages the State Scenic Highway Program. There are no officially designated Scenic Highways within the City of Atascadero.



PROPOSED PROJECT: The Project includes development of a 4,529 SF single family residence with a 720 SF two-car garage and an 820 SF detached accessory dwelling unit. The maximum height of the structures is approximately 27'. The subject property will be served by the Atascadero Mutual Water Company and an on-site septic system. A proposed new driveway connecting to Balboa Road will provide access to the property. Earthwork for the project will include approximately 360 cubic yards of cut, 2,102 cubic yards of fill, retaining walls with a maximum height of approximately 5', and typical utility trenching. No trees are proposed for removal. Impacts to trees are further addressed in the Biological Resources section of this document.

AES Impact-1: The installation of exterior lights on the residential structures will have a **less than significant impact** on day or nighttime views. Compliance with City standards for exterior lighting will ensure that all exterior low intensity, shielded, and directed toward the building or the ground. No mitigation is required.

AES Impact 2: The site is proposed on a hillside property with native tree coverage. The project design aims to minimize area of disturbance while taking advantage of buildable area on the property in compliance with City development standards single family residences, grading, and native tree protection. Therefore, visual impacts from the Project will be **less than significant**.

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:



The subject property is an undeveloped hillside lot located in the Residential Suburban zoning district. The surrounding parcels to the north, east, and west are semirural estates, most of which have been developed with single-family homes.

The City’s Residential Suburban zone is intended for large lot residential development. While typically rural in nature, this zoning district is primarily intended for residential land uses with and incidental agricultural uses allowed as an accessory use.

The California State Department of Conservation identifies, categorizes, and helps preserve important farmland. Those areas that fall under the categories of “Prime Farmland,” “Farmland of Statewide Importance,” or “Unique Farmland” may be eligible to receive state funding or take advantage of incentive programs for the if preservation. The Subject Property is categorized as “Grazing Land” and “Other Land” by the California Department of Conservation (Figure 5). The Subject Property is additionally not Forest Land or Timberland as defined by State Public Resources Code, or timberland zoned Timberland Production, as defined by State Government Code.

The County of San Luis Obispo administers land conservation contracts under the Williamson Act. The subject property is not under a Williamson Act contract.

PROPOSED PROJECT: The Project proposes construction of a Single-Family Residence, ADU, and associated residential accessory uses on a residentially zoned property.

No impacts will occur to agricultural or forest resources because no such resources exist on site and the site is not primarily designated or zoned agricultural or forestry uses.

CONCLUSION: No significant 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input 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) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING: All new developments have impacts on local air quality that vary in extent depending on construction practices, land use, size, and vehicle trip generation. Poor air quality can have adverse effects on public health including increases in cardiorespiratory diseases (World Health Organization, 2018). The Federal Environmental Protection Agency (EPA) helps regional agencies monitor and regulate air quality by identifying and classifying target air pollutants. The City of Atascadero and the San Luis Obispo County Air Pollution Control District (SLOAPCD) work to create policies and programs to attain and maintain health-based air quality standards. According to SLOAPCD, San Luis Obispo County is at nonattainment status for ozone (O₂) based on State and Federal Standards and respirable particulate matter (PM₁₀) based on State standards (Table 1).

SLOAPCD assists in the regulation of local air quality standards by administering the 2001 Clean Air Plan (SLO APCD, 2001); implementing and enforcing the Rules and Regulations of the San Luis Obispo County Air Pollution Control District; and development of documents such as the *CEQA Air Quality Handbook* (SLO APCD, 2023) which provides thresholds of significance for evaluation and analysis of air quality impacts from local development projects. Notable among their rules are *Rule 401 Visible Pollutants* and *Rule 402 Nuisance* which, in combination with local and state sedimentation and erosion control requirements, allow for the regulation and enforcement of dust and debris from construction sites.

The *CEQA Air Quality Handbook* (SLO County APCD, 2023) provides the following tables with thresholds of significance for construction operations and operational emissions from any new project.



Construction Operations Thresholds of Significance

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

1. Daily and quarterly emission thresholds are based on the California Health & Safety Code and the CARB Carl Moyer Guidelines.

2. Any project with a grading area greater than 4.0 acres of worked area can exceed the 2.5 ton PM₁₀ quarterly threshold.

Operational Thresholds of Significance

Pollutant	Threshold ⁽¹⁾	
	Daily	Annual
Ozone Precursors (ROG + NO _x) ⁽²⁾	25 lbs/day	25 tons/year
Diesel Particulate Matter (DPM) ⁽²⁾	1.25 lbs/day	
Fugitive Particulate Matter (PM ₁₀), Dust	25 lbs/day	25 tons/year
CO	550 lbs/day	
Greenhouse Gases (CO ₂ , CH ₄ , N ₂ O, HFC, CFC, F6S)	See GHG threshold guidance in Section 3.5.6.	

1. Daily and annual emission thresholds are based on the California Health & Safety Code Division 26, Part 3, Chapter 10, Section 40918 and the CARB Carl Moyer Guidelines for DPM.

2. CalEEMod - use winter operational emission data to compare to operational thresholds.

GHGs emissions are discussed in the GHG Emissions section of this document.

The Subject Property is an undeveloped 5.14-acre site with no land use established. The property is located in a semi-developed, residential neighborhood.

PROPOSED PROJECT: Project construction will require grading including approximately 2,150 cubic yards of cut, 2,400 cubic yards of fill to allow for the subsequent construction of the proposed residential structures and associated utilities. The project is surrounded by occupied single-family houses. Construction is expected to utilize equipment and vehicles typical of single-family development and construction.

AQ Impact-1: The project is aligned with land use policies of the Clean Air Plan and will not obstruct the plan's ongoing implementation. There is **no impact** due to Project incompatibilities with the SLO County Clean Air Plan (2003).



AQ Impact-2: The San Luis Obispo County Air Pollution Control District (SLOAPCD) reports that the county is at nonattainment for Ozone (O₃) emissions. Development of two (2) single family residences and accessory uses is not anticipated to generate emissions during construction or operation that would significantly exceed the above thresholds or otherwise contribute to non-attainment pollutant levels (SLO County APCD, 2023). Therefore, this impact is **less than significant**.

AQ Impact-3: The Project construction will occur within 1,000 ft of sensitive receptors, including other residential uses which could be exposed to temporary dust and emissions during construction. ***This impact requires mitigation.***

AQ Impact-4: **No impact** is anticipated from odors associated with the residential uses proposed by the Project.

MITIGATION / CONCLUSION:

AQ-1: The Project shall comply with the following SLO APCD Fugitive *Dust Mitigation Measures* for projects with nearby sensitive receptors and/or earthwork exceeding 4-acres to minimize nuisance impacts and to significantly reduce fugitive dust emissions:

- Reduce the amount of the disturbed area where possible;
- Use of water trucks or sprinkler systems, in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that during drought conditions, water use may be a concern and the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control.
- All dirt stock pile areas should be sprayed daily as needed;
- Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
- Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
- All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- "Track-Out" is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in California Vehicle Code Section 23113 and California Water Code 13304. To prevent Track Out, designate access points and require all employees, subcontractors, and others to use them. Install and operate a "track-out prevention device" where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can be any device or combination of devices that are effective



at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices require periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified.

- Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;
- All of these fugitive dust mitigation measures shall be shown on grading and building plans; and
- The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD. Compliance Division prior to the start of any grading, earthwork or demolition.

AQ-2: The Project shall comply with the following SLO APCD *Diesel Idling Restrictions for Construction Phases* to reduce air quality impacts to nearby sensitive receptors:

- Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
- Diesel idling within 1,000 feet of sensitive receptors is not permitted;
- Use of alternative fueled equipment is recommended whenever possible; and,
- Signs that specify the no idling requirements must be posted and enforced at the construction site.
- Idling Restrictions for On-road Vehicles. Signs must be posted in the designated queuing areas and job sites to remind drivers of the 5-minute idling limit consistent with Section 2485 of Title 13, the California Code of Regulations
- Idling Restrictions for off-Road Equipment. Signs shall be posted in the designated queuing areas and job sites to remind off-road equipment operators of the 5-minute idling limit pursuant to Section 2449(d)(3) of the ARB’s In-Use off-Road Diesel regulation

Mitigation Measures AQ-1 and AQ-2 shall be written on the final building and grading plans. APCD and City staff shall monitor implementation during construction. Implementation of the mitigation measures listed above will reduce all anticipated air quality impacts to an *insignificant* level.

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"/>



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 property is an undeveloped 5.14-acre parcel. The surrounding vegetative landscape is oak woodland with grassland with neighboring lots developed with single family residential uses. No trees are proposed for removal. An unnamed drainage categorized as a Freshwater Emergent Wetland according to the National Wetlands Institute is located approximately 40' from the western property line.

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. The Atascadero General Plan also requires a minimum 20' setback from creeks for all development.

PROPOSED PROJECT: The applicant is proposing a single-family residence with an attached garage and a detached ADU. The area of disturbance is located over 200' from the adjacent unnamed blue line drainage. The project falls outside of the riparian zones. The site isn't



designated as part of a wildlife corridor or habitat for sensitive species. The project does not conflict with any conservation plan or policies imposed by the local, state, or federal government.

BIO IMPACT-1: The residence is proposed on a site with native tree coverage. A total of 2 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 reseeded. 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, drought tolerant species. The seed and plant material shall not contain any non-native or invasive 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"/>
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 5.14 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 types underlying the area where the site is categorized 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 Project will result in ground disturbance for the construction of a Single-Family Residence and associated infrastructure on a vacant site in a partially developed residential neighborhood. There is **no impact** to cultural resources anticipated from the Project because there are no known historical, archeological, or paleontological resources or human remains on the subject property.

MITIGATION: No impact is expected. No mitigation is required.

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 property is an existing parcel zoned for single-family residential uses. All new construction 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.

PROPOSED PROJECT: The project consists of single-family residences with accessory uses. Building permits will be required and reviewed for consistency with all applicable energy 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"> • Landslides; • Earthquakes; • Liquefaction; • Land subsidence or other similar hazards? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be within a California Geological Survey “Alquist-Priolo” Earthquake Fault Zone, or other known fault zone? (consultant Division of Mines and Geology Special Publication #42)	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
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 USDA Natural Resources Conservation Service provides GIS data regarding the site’s soils, stability and risk of hazards. According to this data the soil on the site is composed of Millsholm-Dibble clay loams classified as being “Very Poorly to Not Well Drained” and having “Moderate to High” erodibility (Figure 7). Soil shrink and swell is characterized as being “Moderate to High”. San Luis Obispo County categorized the building site as being at “Low” risk for landslides and “Low” risk for liquefaction (Figure 9). Septic suitability on the site is labeled as “Severe”, due to excessive slope and/or depth to rock and/or slow percolation (Figure 8).



Atascadero Municipal Code 9-4.142-154 describe the requirements for all grading and excavation subject to permits including preparation of Grading Drainage, and Erosion Control plans by a Civil Engineer and provision of an engineering geology report. City Grading standards Grading plans are reviewed through the standard City Plan Check process which and approved when found that:

1. The extent and nature of proposed grading is appropriate to the use proposed and will not create site disturbance to an extent greater than that required for the use.
2. Proposed grading will not result in erosion, stream sedimentation, or other adverse off-site effects or hazards to life or property.
3. The proposed grading will not create substantial adverse long-term visual effects visible from off-site.
4. The proposed grading conforms with the Uniform Building Code and recommendations provided in the engineering geology report.

All proposed alternative wastewater system designs are additionally reviewed during the building permit stage for compliance with the City’s Local Agency Management Plan which includes provisions for ensuring the septic is located and designed appropriately.

PROPOSED PROJECT: The Project will include earthwork for road, utilities and foundation systems on a vacant 5.14-acre parcel. Earthwork for the project will include 2,150 cubic yards of cut, 2,400 cubic yards of fill, retaining walls with a maximum height of approximately 5’, and typical utility trenching. A grading permit shall be required for the Project prior to commencement of grading or excavation.

GEO-Impact 1: The Project will have a **less than significant impact** regarding exposure to or production of unstable earth conditions; soil erosion, topographic changes, loss of topsoil or unstable soil conditions; placement of structures on expansive soils; and soils incapable of adequately supporting the use of septic tanks. Compliance with locally adopted Building and Grading Code will require implementation of a sediment and erosion control plan and design conformance with recommendations of the final geotechnical report for the project which address underlying expansive soils. Similarly, compliance with LAMP standards will ensure a septic design compatible with site soils and percolation rates. Compliance will be confirmed during the plan check process.

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 have adverse effects public health. The City of Atascadero and the San Luis Obispo County Air Quality Control District (SLO APCD) attempt to regulate GHG emissions to promote environmental and public health as well as energy efficiency.

The City of Atascadero’s Climate Action Plan (2014) (CAP) acts as the City’s primary plan for Greenhouse Gas reduction strategies. However, the CAP only identified a city wide GHG reduction target through the year 2020. While the strategies outlined in the CAP are still valuable tools by which to reduce City-wide GHG emissions, the City must presently rely on Countywide reduction targets for evaluation project-level GHG emissions. The *CEQA Air Quality Handbook* (SLO County APCD, 2023) provides Greenhouse Gas (GHG) thresholds that are projected through the year 2045 based on Countywide emission inventories and required state emission reduction targets. The document additionally provides screening criteria that utilizes project size to determine whether a project would have significant GHG emissions based on it assumed operational year through 2045. SLO APCD establishes an operational emissions threshold of 830 MT/CO₂e/year and 25lb/day of Ozone Precursor (ROG + Nox) for projects with a projected operational year of 2026. Based on their *2026 Operational Year Screening Criteria for Project Air Quality Analysis*, a single-family residential project in the rural area would need construct at least 39 units to have significant impacts related to its GHG emissions.

PROPOSED PROJECT: The Project includes the development of two (2) single-family residences as the primary use of the subject property.

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

GHG Impact 2: SLO APCD’s project screening criteria indicates that a single-family residential project would need to include at least 39 units to surpass their 2026 operational emissions threshold of 650 MT/CO₂e/year. The Project includes only two (2) residential units. Since the project does not surpass the threshold provided by SLOAPCD, then ***the impact is insignificant.***

GHG Impact 3: There are **no cumulative impacts** anticipated because there are no major projects occurring in the vicinity of the Project.

MITIGATION / CONCLUSION: No significant impacts are anticipated. No further 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"/>



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXISTING SETTING: The City of Atascadero attempts to locate 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 an undeveloped parcel located in the Residential Suburban zoning district. The nearest airports are the Paso Robles Municipal Airport and the San Luis Obispo Regional Airport. The site is located approximately 15 miles from both of these airports. Vegetation on the site consists of oak woodland with shrubs. The development site is within the City’s identified wildlife-urban interface (WUI) area and estimated response time for an emergency on the site would be 6-7 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 11). The City has also adopted the WUI Code which 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. 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.

PROPOSED PROJECT: The development of a 4,529 SF single family residence with a 720 SF two-car garage and an 820 SF detached accessory dwelling unit. The Project will be built in an area within the wildland-urban interface (WUI).

HAZ IMPACT-1: The residence is 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"/>



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
(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 an undeveloped 5.14-acre parcel located in the Residential Suburban zoning district. The surrounding area is composed of mostly single-family residential houses developed amongst vegetated oak woodland. Highway 41 is located to the south of the property. The driveway site has a natural slope of exceeding 20%. The USDA characterizes the site as having “Moderate” and “Moderate to High” erodibility. The site does not fall within any mapped floodplains or flood hazard 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 and WMZ 5 (CRWQCB, 2013) (Figure 6). 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: Construction of the Project will result in the creation of two (2) new single-family residences and associated accessory structures that will increase the amount of impervious surfaces on the previously undeveloped property. The development area is on average natural slope exceeding 20%. The project will need to comply with all applicable regulations of the SWMP, AMC, and the CRWQCB which will ensure protection of water quality and implementation runoff to the highest extent feasible. Additionally, the Atascadero Municipal Code requires sediment and erosion control plans for projects that create land disturbances on sites with slopes greater than 30%.

HWQ IMPACT-1: The residence will alter drainage on a site categorized by the USDA as having soil with “Moderate” and “Moderate to High” erodibility (See Figure 7). 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"/>



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 existing property is a 5.14-acre, undeveloped parcel located in the Residential Suburban zoning district. The surrounding area is composed of mostly single-family residential houses developed amongst vegetated oak woodland.

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 standards. Single family residences and associated accessory structures and uses are a permissible use in the Residential Suburban zone.

PROPOSED PROJECT: The project proposes the development of a 4,529 SF single family residence with a 720 SF two-car garage and an 820 SF detached accessory dwelling unit. A graded driveway is proposed to connect the residence to Bolsa Road.

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 existing property is a 5.14-acre, undeveloped parcel located in the Residential Suburban zoning district. 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 Project construction of single-family residence and residential accessory structures in a partially developed single family neighborhood. There are no known mineral resources mapped or identified on the subject property or in the vicinity. Therefore, **no impact** is expected to occur.

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"/>
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 existing property is a 5.14-acre, undeveloped parcel located in the Residential Suburban zoning district. 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 typically associated with semirural residential communities. Highway 41 is the closest major noise generator to the site and is located approximately 1,000 feet south and east of the property.



The Atascadero Municipal Code provides the following noise limitations for exterior and interior noise during daytime and nighttime hours:

EXTERIOR NOISE LEVEL STANDARDS		
	Daytime	Nighttime
	(7 a.m. to 9 p.m.)	(9 p.m. to 7 a.m.)
Hourly Equivalent Sound Level (Leq, dB)	50	45
Maximum, dB	70	65

INTERIOR NOISE LEVEL STANDARDS		
	Daytime	Nighttime
	(7 a.m. to 9 p.m.)	(9 p.m. to 7 a.m.)
Hourly Equivalent Sound Level (Leq, dB)	40	35
Maximum, level	60	55

Construction activities are exempt from these noise limitations 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.

PROPOSED PROJECT: The Project will not result in noise beyond that typical of single-family properties, except during the construction phase. On-going operational noises are not expected to significantly affect noise levels in the existing residential neighborhood. However, noise during construction of the residence can be considered a nuisance by neighboring residents.

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"/>



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 is an undeveloped parcel 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 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 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 (2) new single-family residences. This development is proposed to take place in the Residential Suburban zone where additional housing and the development of vacant parcels is anticipated.

No existing housing units are being demolished as part of this project. **No impact** will occur.

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"/>



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
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.

The City of Atascadero charges Development Impact Fees for new residential units and commercial developments to recuperate costs associated with expansion of and/or increased utilization of infrastructure and public services. The Atascadero Unified School District charges a per-square-foot fee on new development to account for its impact on local educational resources.

PROPOSED PROJECT: The proposed development of a single-family property will not require the installation, expansion, or alteration of public services. The Project will be subject development impact fees that help fund and provide local public services.

PS IMPACT-1: The new residences 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 a new single-family residence and an ADU, which will not create a notable increase in park usage or necessary maintenance. The residences will contribute negligible usage of public parks and recreation.

The project does not include the construction or alteration of recreational activities and therefore **no impact** is expected from such facilities.

REC-IMPACT 1: 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>



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

Regional highways and county roads fall under the jurisdiction of CalTrans and the County of San Luis Obispo, respectively. The Atascadero General Plan Circulation Element sets policies aimed at encouraging use of different transportation modalities and ensuring network efficiency. The Circulation Element accounts for expected future land uses as projected by the Land Use, Conservation and Open Space Element. Additionally, the City of Atascadero requires impact fees to be paid towards public services that include the local circulation system. Compliance with local fire code and driveway access standards ensures all developments in the City have appropriate emergency access.

The City requires impact fees from new developments that cover impacts to the circulation system. The City has not adopted thresholds for vehicle miles traveled. However, it can be safely assumed that the development of two (2) single-family residences will meet the small project screening criteria for projects generating less than 110 trips day. Single-family residences are projected to generate 9.57 trips per day per dwelling unit according to the 8th Edition of the Institute of Transportation Engineers' Trip Generation Manual.

PROPOSED PROJECT: The applicant is proposing two (2) new single-family residences with approximately 600- linear feet of driveway with a maximum slope of approximately 18.5%. The residence will incrementally increase demand on the Atascadero transportation network by generating new trips and contributing to infrastructure usage. 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. Therefore, **no impact** is expected to conflicts with local circulation or transportation policies, exceedance of vehicle miles travelled thresholds, or creation of traffic hazards.

TRT IMPACT-1: Compliance with City Fire Code and Driveway standards will ensure the new residences can be accessed in by emergency response personnel. 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:				



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

EXISTING SETTING: San Luis Obispo County and the surrounding region is an ancestral home to various Native American tribes. This leads to the occasional discovery of tribal 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 a single-family residence, ADU, and accessory structures which will require earthwork and tree removal. Local Native American Tribes were notified about this development, and there were no request for consultation. Comments from these communities will continue to be accepted through the There is no physical evidence or history of tribal cultural resources near the site.

TCR IMPACT-1: *This impact is less than significant* because there are no known tribal resources located on the subject property.

MITIGATION: No significant impacts are expected. No additional mitigation is required.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

EXISTING SETTING: The City of Atascadero must account for all impacts to infrastructure and utilities to ensure that existing infrastructure is able to handle current and future demands. 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.

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).

The City Local Agency Management Plan provides standards for the design of onsite septic disposal systems. Similarly the City's Storm Water Management Plan provides standards for post-construction storm water management enforced by the city. Construction of new drainage infrastructure is expected to conform to City policies and AMC requirements. All new development and uses are expected to abide by waste collection standards stated in the AMC.



AMWC’s Urban Water Management Plan provides regulations based on SLOCOG population projections and historic water use for their service areas. Their projections for water supply and demand, assuming normal conditions through 2040, can be seen in Table 4. These projections go beyond the time period of the most recent General Plan in which the City anticipates build out by the year 2025. Their projections show that they will have sufficient water supplies to meet the demand.

Waste Management, Inc. (WM) is the city’s contracted waste management service. 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. 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.

PROPOSED PROJECT: The proposed single-family residences will not be attached to the public sewer and development will require the installation of new onsite wastewater systems. The project is proposed on moderately to steeply sloping terrain on a vacant lot sloping mostly from west to east. Two (2) 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 residences will require the installation of new septic systems. 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 residence 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-3: The residences 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:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

EXISTING SETTING: The property is 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 is a fire hydrant located at the intersection of the shared driveway and Balboa 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 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: The proposed residences 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 less than significant.***

WF IMPACT-2: The project will require an extended driveway to provide access the residences, 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 less than significant.***

WF IMPACT-3: The project would add new utilities, potentially exacerbating fire risks. Atascadero Municipal Code requires all new utilities to be undergrounded. Therefore, ***the impact is less than significant.***

WF IMPACT-4: The Project will create new impervious surfaces and disturb native soils on a previously vacant site. However, compliance with the City’s Stormwater Management Plan and slope stabilization requirements of local grading code will reduce risks downslope flooding or landslides to **less than significant.**

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"/>
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 existing property is a 5.14-acre, undeveloped parcel. 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 will result in the development of two (2) single-family residences and accessory structures on a single-family zoned property. 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 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 checked="" type="checkbox"/> AB 52 – Northern Chumash Tribal Council | <input type="checkbox"/> Office of Historic Preservation |
| <input checked="" type="checkbox"/> AB 52 – Tule River Indian Tribe | <input checked="" type="checkbox"/> Charter Communications |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> CA Housing & Community Development |
| <input type="checkbox"/> California Department of Fish and Wildlife (Region 4) | <input type="checkbox"/> CA Department of Toxic Substances Control |
| <input type="checkbox"/> California Department of Transportation (District 5) | <input type="checkbox"/> US Army Corp of Engineers |
| <input type="checkbox"/> San Luis Obispo County Planning & Building | <input type="checkbox"/> Other: |
| <input type="checkbox"/> San Luis Obispo County Environmental Health Department | <input type="checkbox"/> Other: |
| <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 B – MITIGATION SUMMARY TABLE
Kurpad Residence
DEV 24-0049

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

MITIGATION MEASURE	TIMING
Air Quality	
<p>AQ-1 The project shall comply with the following SLO APCD Fugitive <i>Dust Mitigation Measures</i> for projects with nearby sensitive receptors and/or earthwork exceeding 4-acres to minimize nuisance impacts and to significantly reduce fugitive dust emissions:</p> <ul style="list-style-type: none"> • Reduce the amount of the disturbed area where possible; • Use of water trucks or sprinkler systems, in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60-minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. Please note that during drought conditions, water use may be a concern and the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control. • All dirt stock pile areas should be sprayed daily as needed; • Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities; • Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established; • All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD; • All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used; 	<p>Prior to Building Permit Issuance, During Construction</p>



MITIGATION MEASURE**TIMING**

- Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- “Track-Out” is defined as sand or soil that adheres to and/or agglomerates on the exterior surfaces of motor vehicles and/or equipment (including tires) that may then fall onto any highway or street as described in California Vehicle Code Section 23113 and California Water Code 13304. To prevent Track Out, designate access points and require all employees, subcontractors, and others to use them. Install and operate a “track-out prevention device” where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can be any device or combination of devices that are effective at preventing track out, located at the point of intersection of an unpaved area and a paved road. Rumble strips or steel plate devices require periodic cleaning to be effective. If paved roadways accumulate tracked out soils, the track-out prevention device may need to be modified.
- Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;
- All of these fugitive dust mitigation measures shall be shown on grading and building plans; and
- The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD. Compliance Division prior to the start of any grading, earthwork, or demolition.

This measure shall be written on the final building and grading plans. APCD and City staff shall monitor implementation during construction.

AQ-2

The Project shall comply with the following SLO APCD *Diesel Idling Restrictions for Construction Phases* to reduce air quality impacts to nearby sensitive receptors:

Prior to Building Permit Issuance, During Construction



MITIGATION MEASURE

TIMING

- Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
- Diesel idling within 1,000 feet of sensitive receptors is not permitted;
- Use of alternative fueled equipment is recommended whenever possible; and,
- Signs that specify the no idling requirements must be posted and enforced at the construction site.
- Idling Restrictions for On-road Vehicles. Signs must be posted in the designated queuing areas and job sites to remind drivers of the 5-minute idling limit consistent with Section 2485 of Title 13, the California Code of Regulations
- Idling Restrictions for off-Road Equipment. Signs shall be posted in the designated queuing areas and job sites to remind off-road equipment operators of the 5-minute idling limit pursuant to Section 2449(d)(3) of the ARB's In-Use off-Road Diesel regulation

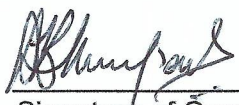
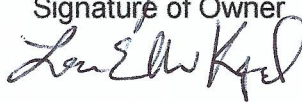
This measure shall be written on the final building and grading plans. APCD and City staff shall monitor implementation during construction.

Biological Resources

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.	Prior to Building Permit Final
-------	---	--------------------------------

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

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


 Signature of Owner


ARTUN KURPAD
 LAURA KURPAD
 Name (Print)

Oct 19, 2024
 Date



Figure 1 – Zoning and Location Map



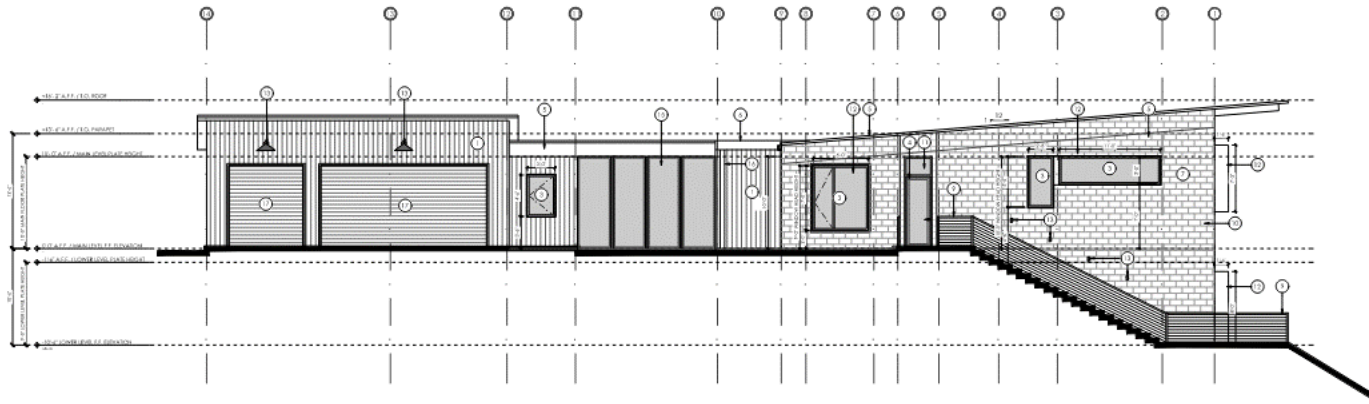
Figure 2 – 2021 Aerial Image



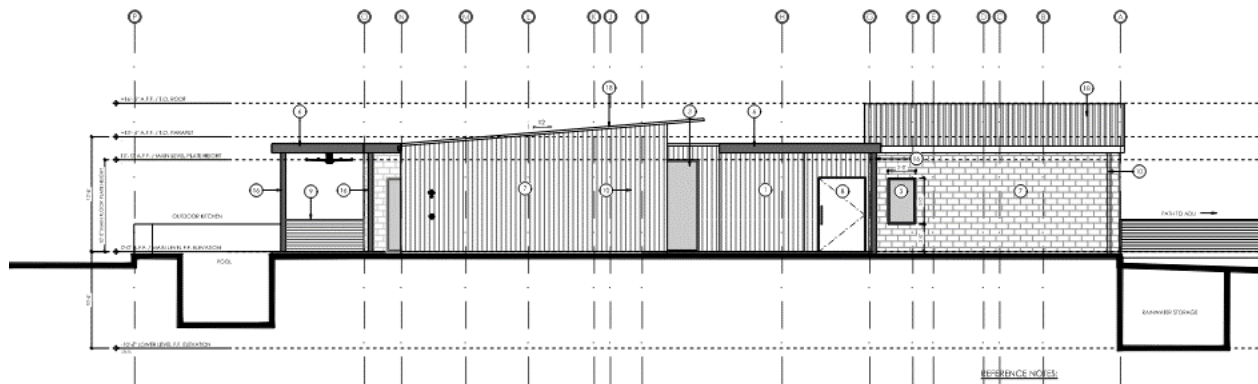


Figure 3 - Site Plans

Figure 4 – Elevations



01 NORTH ELEVATION
SCALE: 3/16"=1'-0"

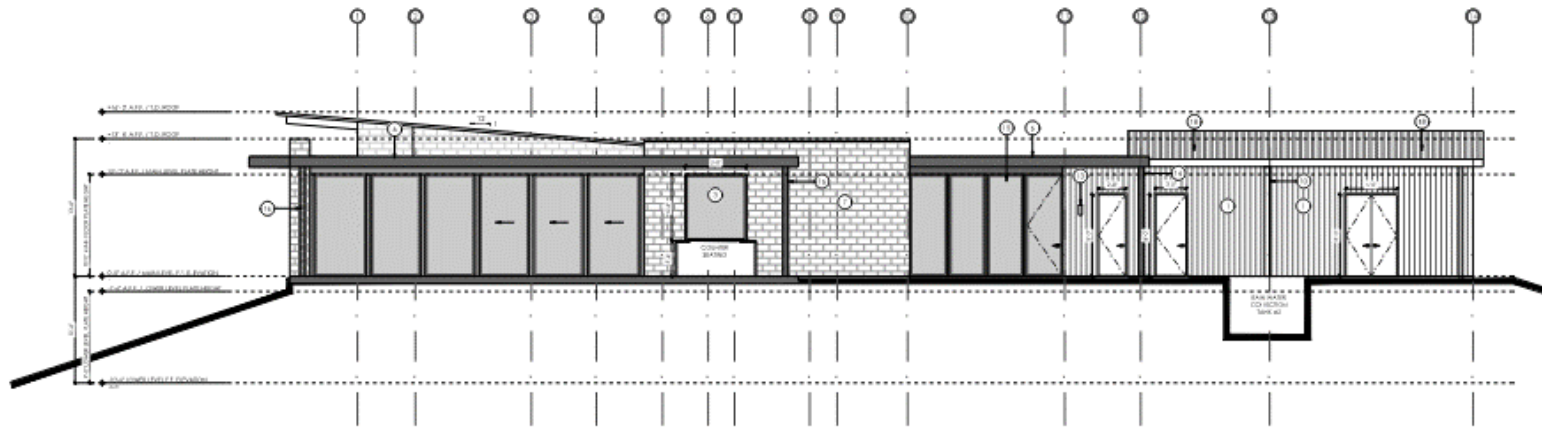


02 EAST ELEVATION
SCALE: 3/16"=1'-0"

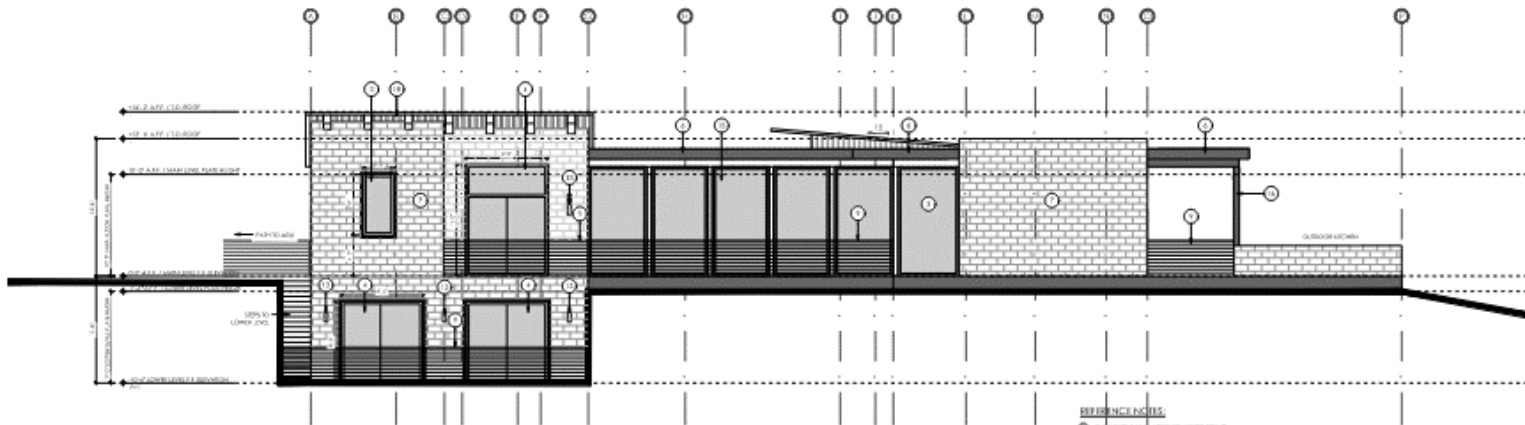
- REFERENCE NOTES:**
1. WINDOWS AND DOORS: UNPAINTED WOOD FINISH
 2. FLOORING: POLISHED CONCRETE
 3. ALUMINUM WINDOWS WITH LOW-E GLASS, CHROME FINISH
 4. ALUMINUM DOORS WITH LOW-E GLASS, CHROME FINISH
 5. 2" X 4" SILLING, BRICK, 1/2" FINISH
 6. 2" X 4" SILLING, METAL, 1/2" FINISH
 7. 2" X 4" SILLING, METAL, 1/2" FINISH
 8. 2" X 4" SILLING, METAL, 1/2" FINISH
 9. 2" X 4" SILLING, METAL, 1/2" FINISH
 10. 2" X 4" SILLING, METAL, 1/2" FINISH
 11. 2" X 4" SILLING, METAL, 1/2" FINISH
 12. 2" X 4" SILLING, METAL, 1/2" FINISH
 13. 2" X 4" SILLING, METAL, 1/2" FINISH
 14. 2" X 4" SILLING, METAL, 1/2" FINISH



Figure 4 – Elevations



02 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

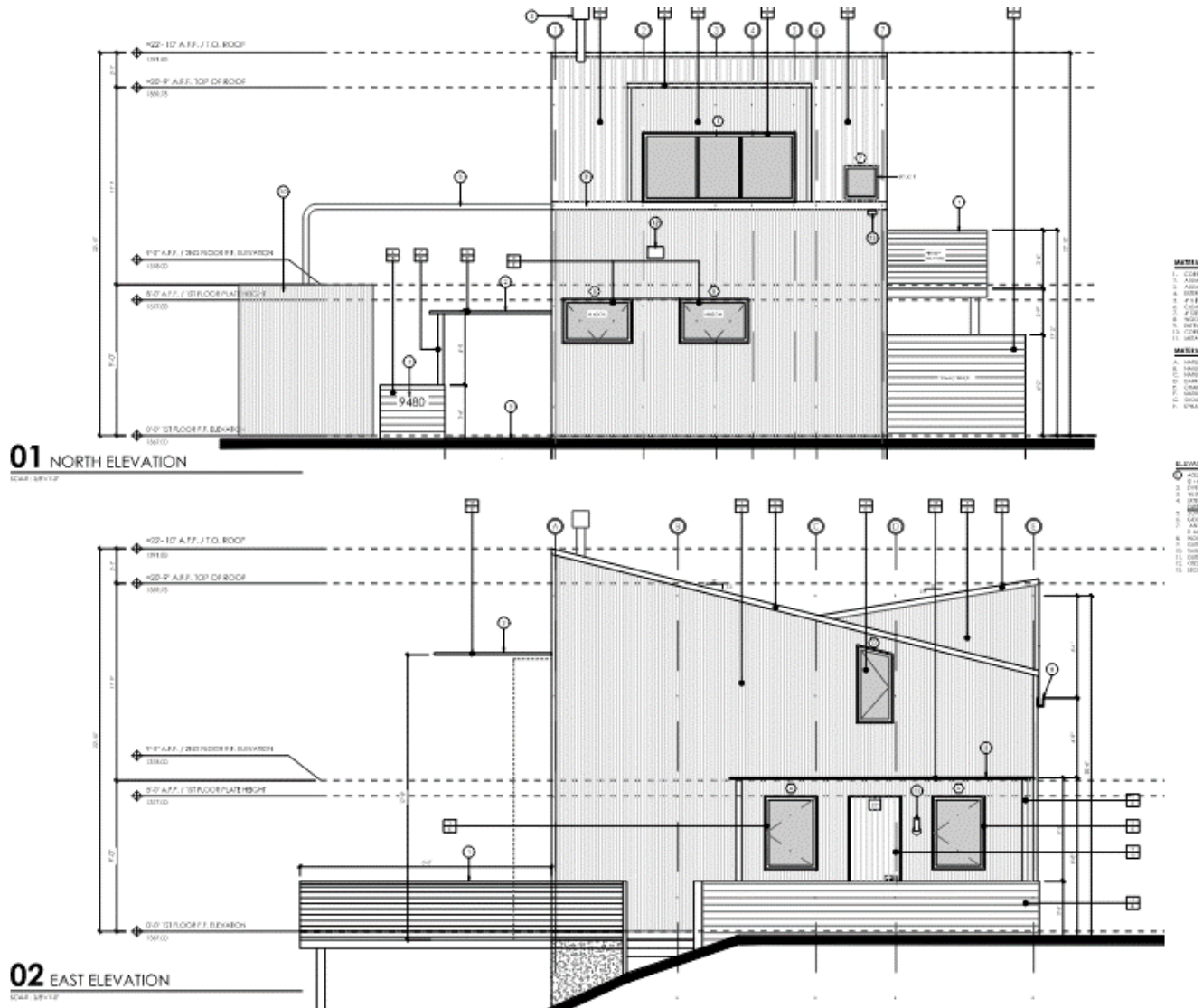


04 WEST ELEVATION
SCALE: 3/16"=1'-0"

- REFERENCE NOTES:**
1. 3/4" X 1/2" B&B ACORNED BRICK (END)
 2. POLISHED PLY CONCRETE W/ B&B FINISH
 3. ALUMINUM WINDOWS W/ LOW GLAZE CHARCOAL FINISH
 4. ALUMINUM DOORS W/ LOW GLAZE CHARCOAL FINISH
 5. 1/2" X 3/4" SAND AND GRIT FLOOR FINISH
 6. 2" X 4" CORKING W/ 1/2" X 1/2" B&B
 7. BRICKMERE BLOCK (END)
 8. 1/2" X 1/2" X 1/2" FLOOR W/ 1/2" X 1/2" FINISH
 9. ADD 4" RAIL TOP W/ B&B W/ 1/2" X 1/2" FINISH
 10. CONCRETE SAND FILL (SEE PLAN)
 11. W/ 1/2" X 1/2" CORKING W/ 1/2" X 1/2" FINISH
 12. W/ 1/2" X 1/2" CORKING W/ 1/2" X 1/2" FINISH
 13. W/ 1/2" X 1/2" CORKING W/ 1/2" X 1/2" FINISH
 14. CORKING (SEE LOCATIVE CORKING)



Figure 4 – Elevations



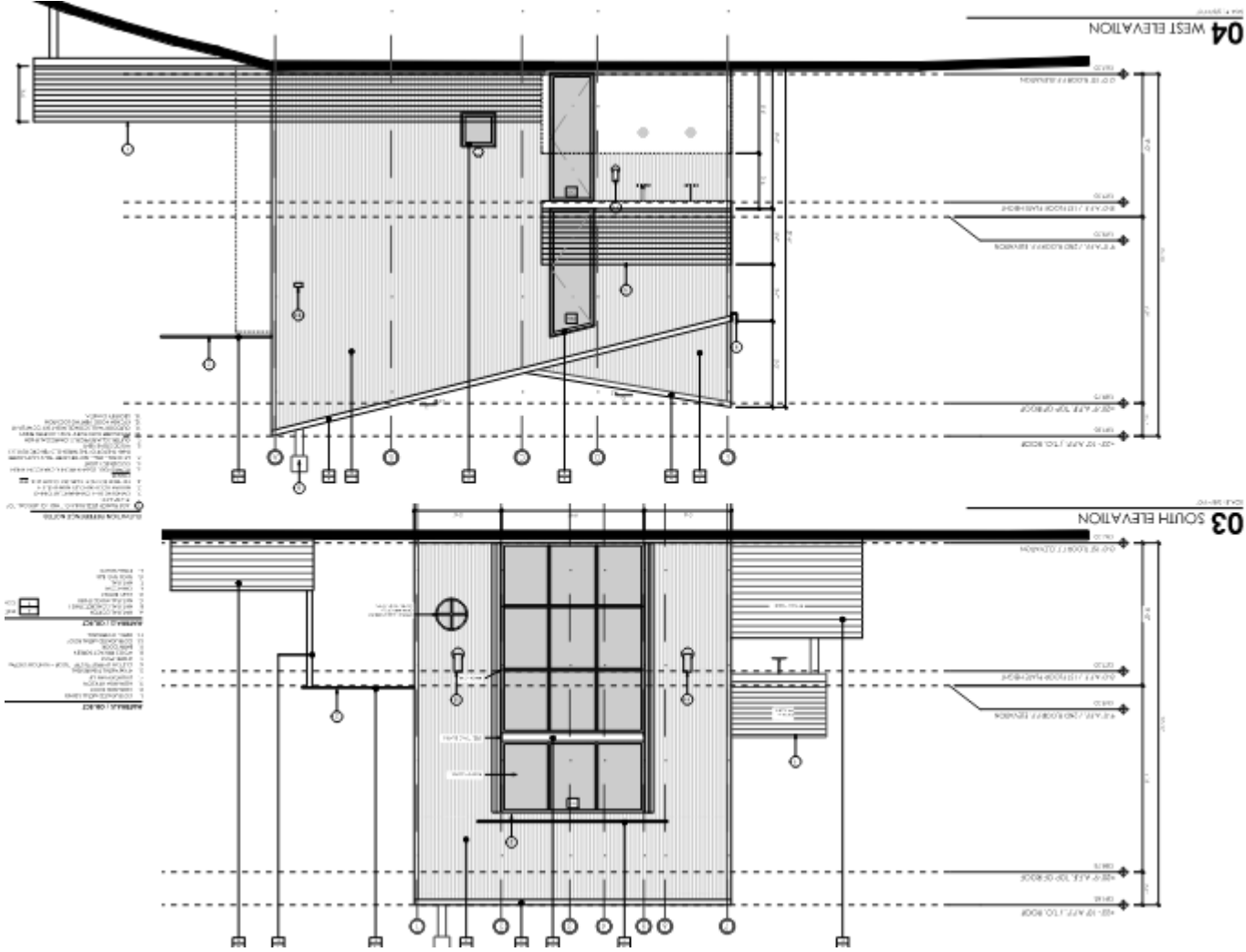


Figure 4 - Elevations

Figure 5 – Farmland Mapping

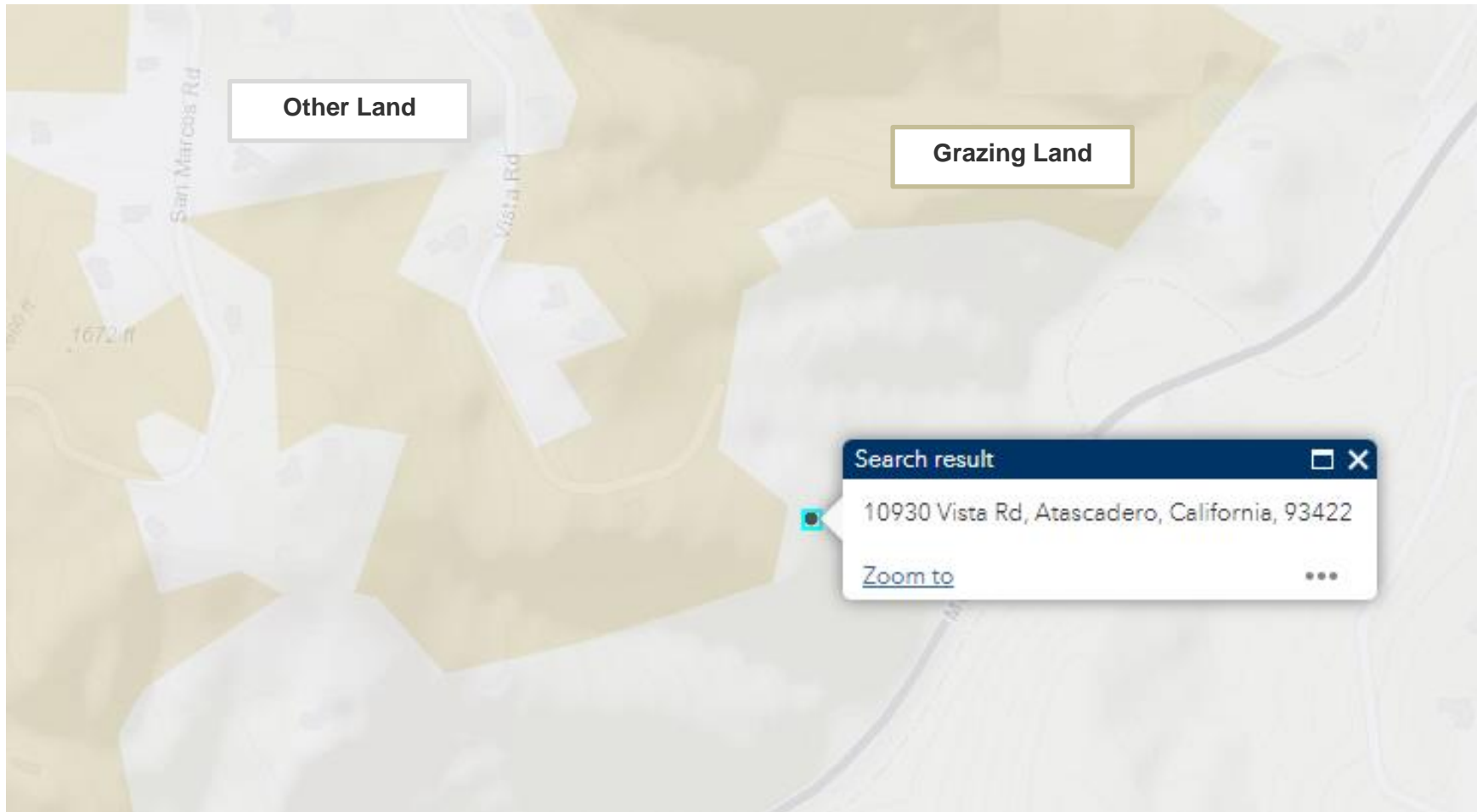


Figure 6 – Flood Zones, Hydrology, & Water Management Zones

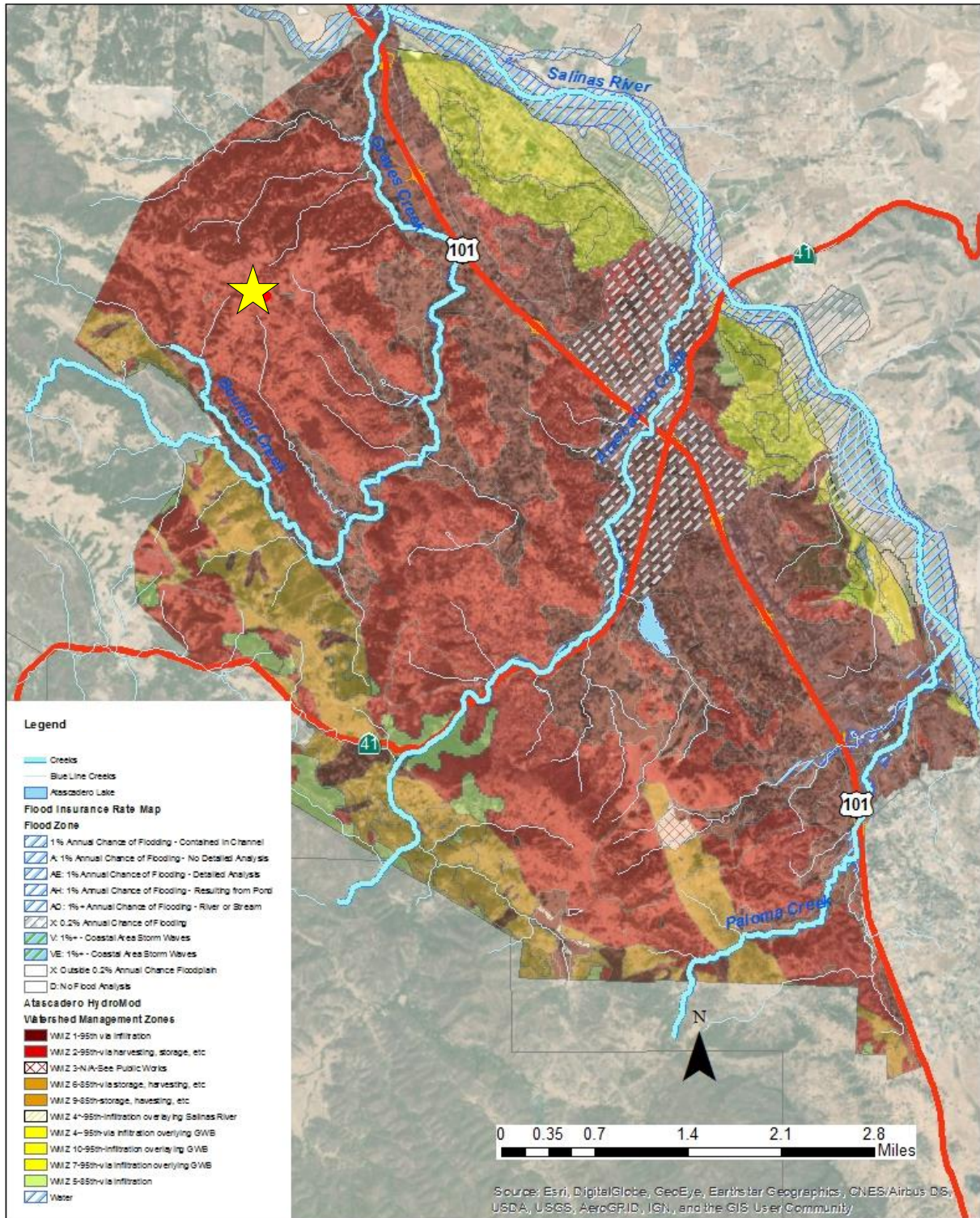


Figure 7 - Soil Erodibility

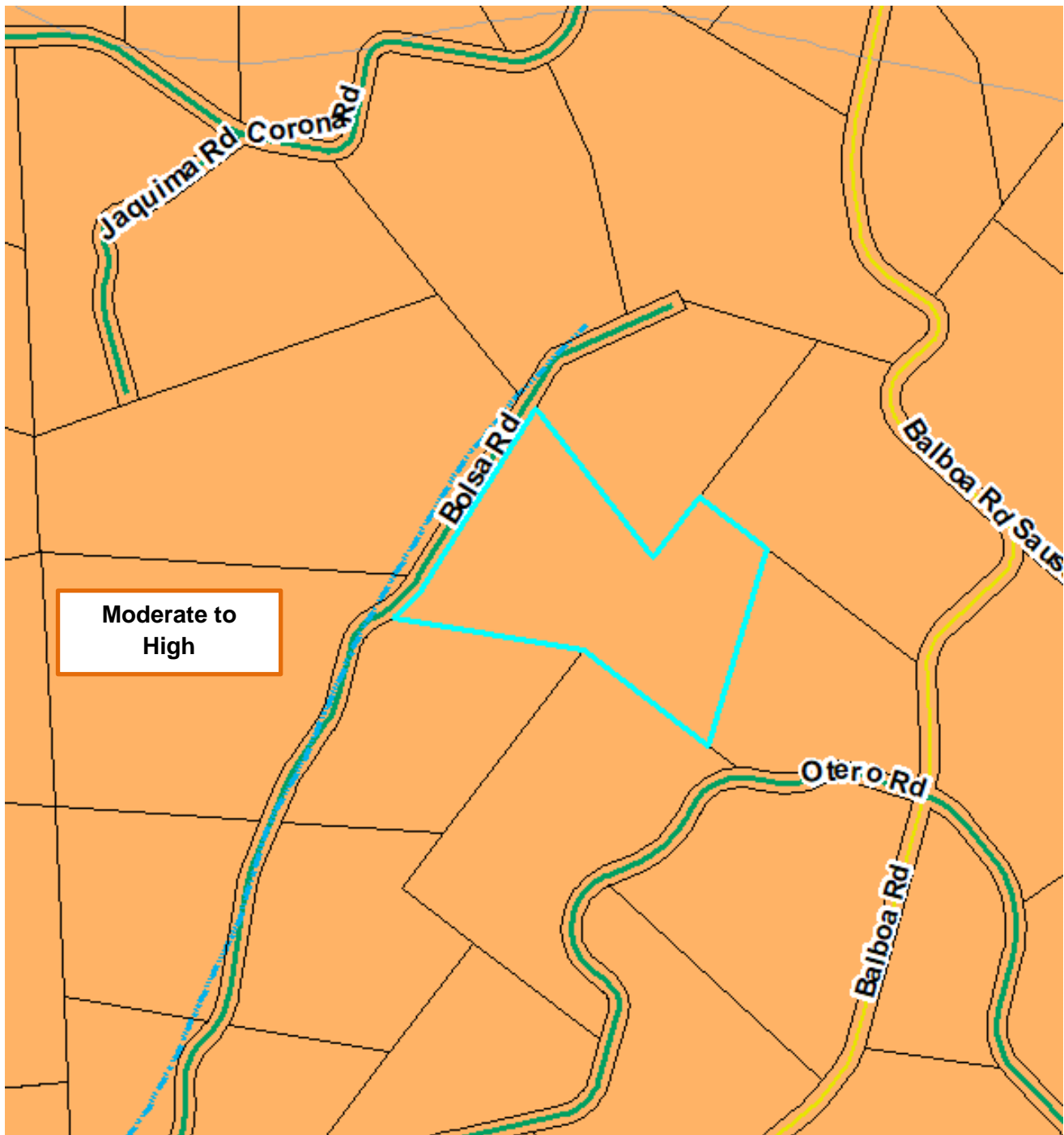


Figure 8 - Soil Septic Suitability

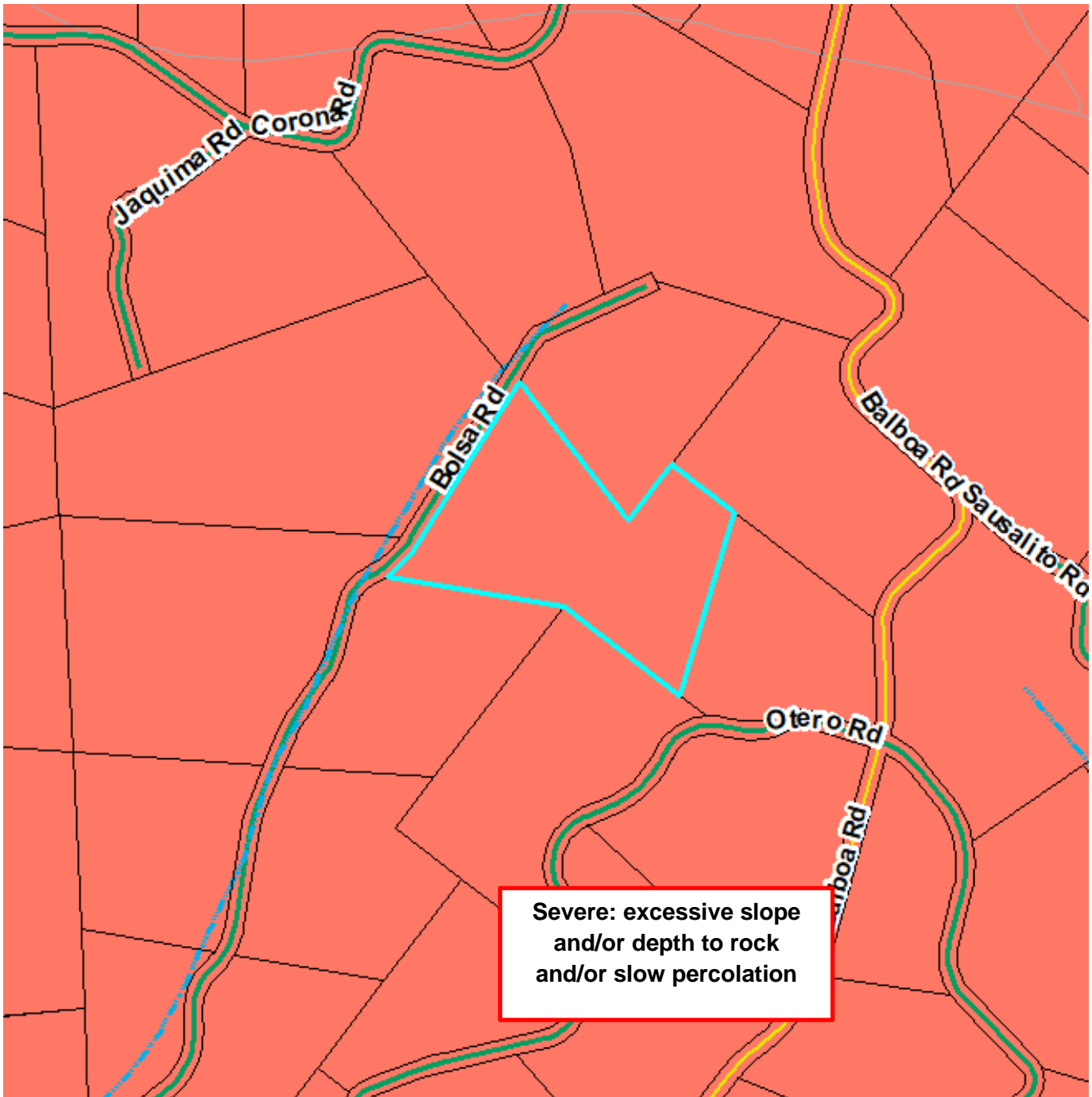


Figure 9 – Landslide and Liquefaction

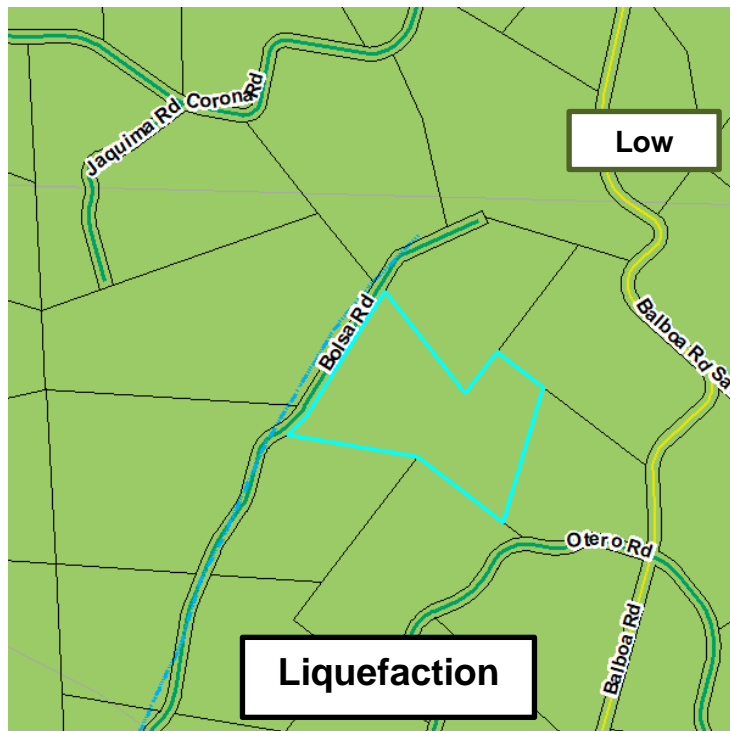
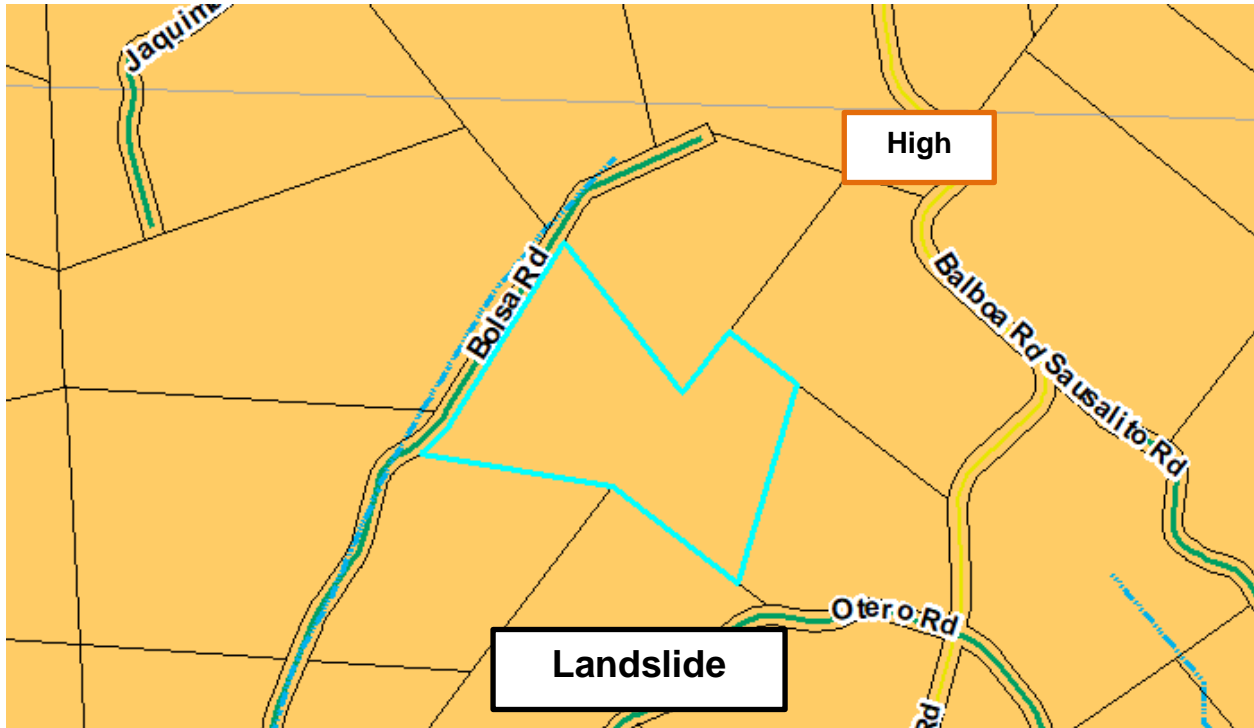


Figure 10 – Fire Hazard

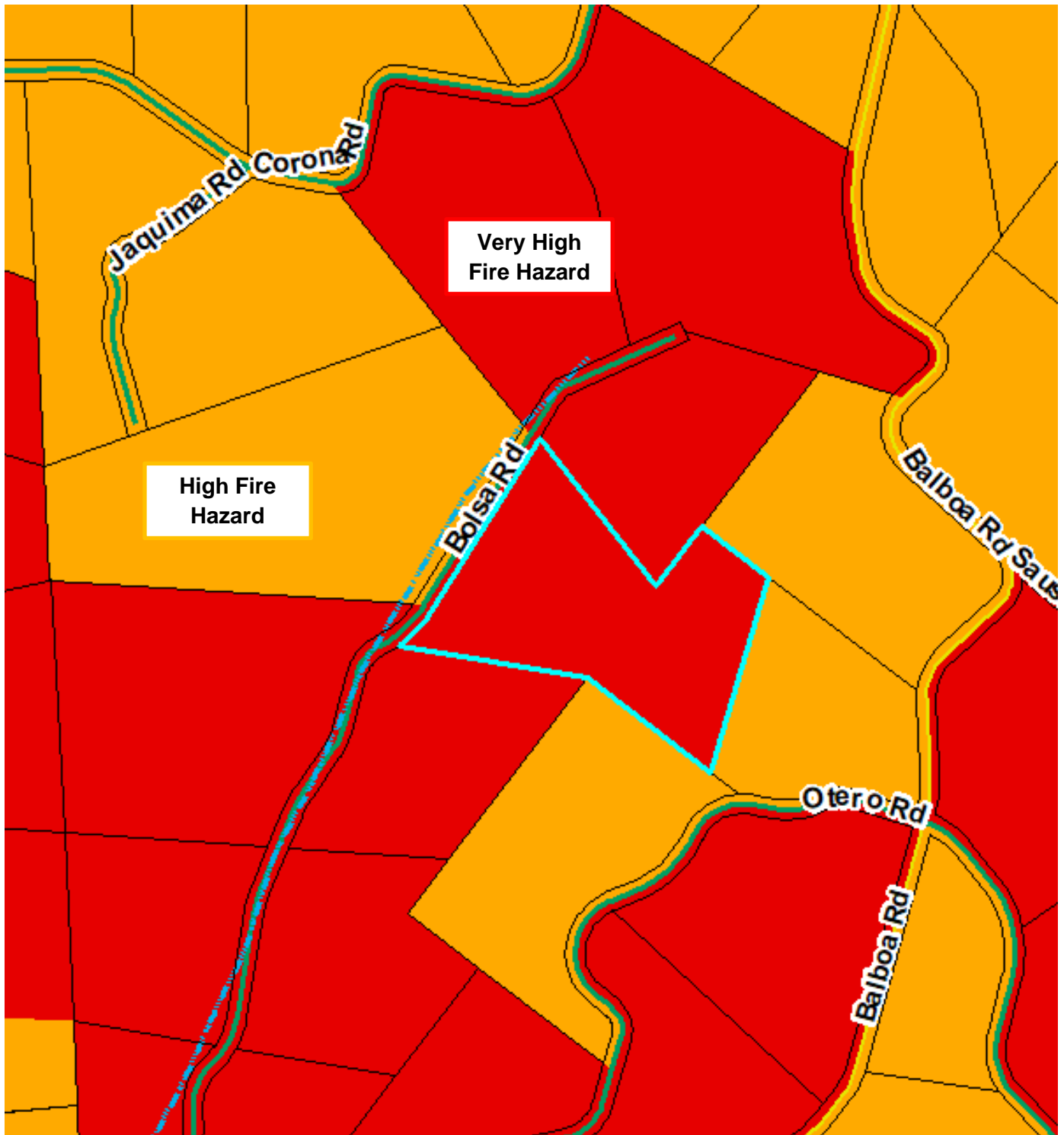


Figure 11 – Evacuation Map

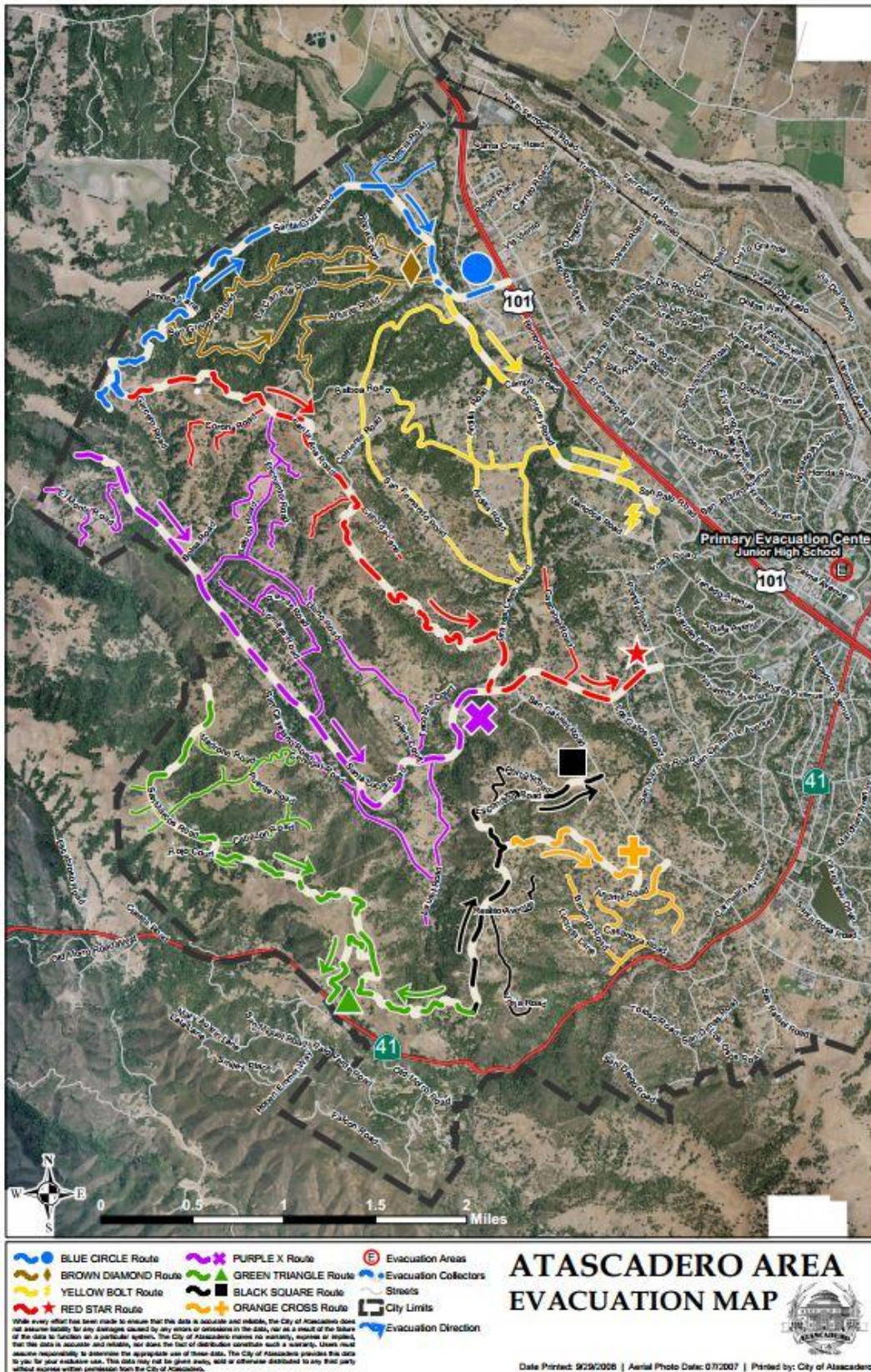


Figure 12 – Atascadero Mutual Water Company Service Area

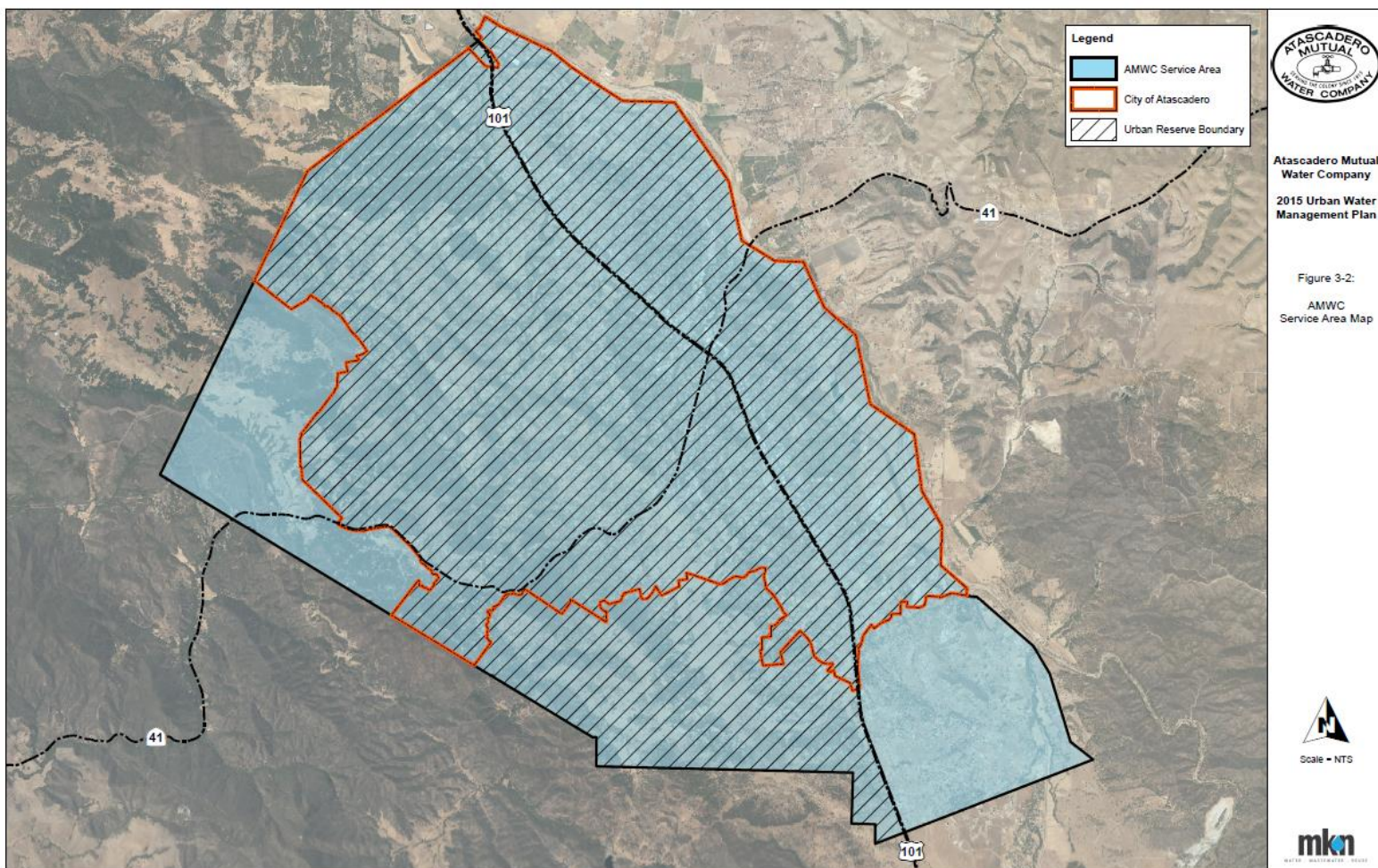


Figure 13 – Atascadero Community Wide Emissions by Sector

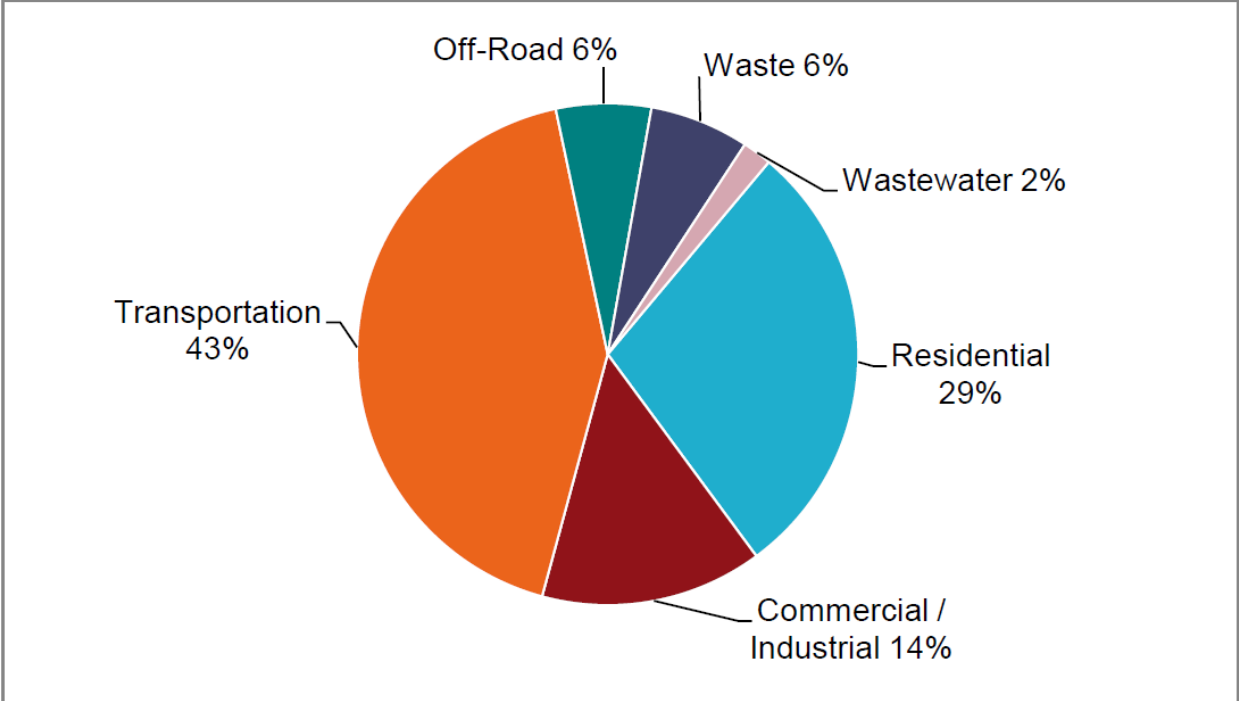


Table 1 – San Luis Obispo Air Pollution Attainment Status

San Luis Obispo County Attainment Status					
Pollutant	Averaging Time	California Standards****		Federal Standards****	
		Concentration	Attainment Status	Concentration	Attainment Status
Ozone (O ₃)	1 Hour	0.09 ppm (180 µg/m ³)	Non-Attainment	–	Non-Attainment Eastern SLO County - Attainment Western SLO County***
	8 Hour	0.070 ppm (137 µg/m ³)		0.070 ppm (137 µg/m ³)*****	
Respirable Particulate Matter (PM ₁₀)	24 Hour	50 µg/m ³	Non-Attainment	150 µg/m ³	Unclassified*/ Attainment
	Annual Arithmetic Mean	20 µg/m ³		–	
Fine Particulate Matter (PM _{2.5})	24 Hour	No State Standard	Attainment	35 µg/m ³	Unclassified*/ Attainment
	Annual Arithmetic Mean	12 µg/m ³		12.0 µg/m ³ *****	
Carbon Monoxide (CO)	8 Hour	9.0 ppm (10 mg/m ³)	Attainment	9 ppm (10 mg/m ³)	Unclassified*
	1 Hour	20 ppm (23 mg/m ³)		35 ppm (40 mg/m ³)	
Nitrogen Dioxide (NO ₂)	Annual Arithmetic Mean	0.030 ppm (57 µg/m ³)	Attainment	0.053 ppm (100 µg/m ³)	Unclassified*
	1 Hour	0.18 ppm (330 µg/m ³)		100 ppb (196 mg/m ³)	
Sulfur Dioxide (SO ₂)	Annual Arithmetic Mean	–	Attainment	0.030 ppm (80 µg/m ³)	Unclassified*
	24 Hour	0.04 ppm (105 µg/m ³)		0.14 ppm (365 µg/m ³)	
	3 Hour	–		0.5 ppm (1300 µg/m ³)**	
	1 Hour	0.25 ppm (655 µg/m ³)		75 ppb (196 mg/m ³)	
Lead*	30 Day Average	1.5 µg/m ³	Attainment	–	No Attainment Information
	Calendar Quarter	–		1.5 µg/m ³	
	Rolling 3-Month Average*	–		0.15 µg/m ³	
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 ³	Attainment		
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m ³)	Attainment		
Vinyl Chloride*	24 Hour	0.01 ppm (26 µg/m ³)	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_{2.5} Secondary Standard is 15µg/m³

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 IE:OUTREACH/AttainmentStatus 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
Regional Total	10,810	2,660	1,675	1,940	4,535

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>



EXHIBIT A – PROJECT FIGURES & SUPPLEMENTS

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

Table 3-1 Retail: Population - Current and Projected						
Population Served	2020	2025	2030	2035	2040	2045
	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.						

