



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:
 40-12202024-234
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY ATASCADERO CITY	LEAD AGENCY EMAIL egomez@atascadero.org	DATE 12/20/2024
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO		DOCUMENT NUMBER

PROJECT TITLE
 USE24-0086, MP PASO MIXED USE

PROJECT APPLICANT NAME MP PASO LLC	PROJECT APPLICANT EMAIL clint@madonnaproperties.com	PHONE NUMBER (805) 543-0300
PROJECT APPLICANT ADDRESS 7150 ATASCADERO AVE AND 7205 MORRO ROAD	CITY ATASCADERO	STATE CA
		ZIP CODE 93422

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,051.25 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ _____
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
 - Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$81.00
- Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
- TOTAL RECEIVED** \$ _____ \$81.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Michelle Maltby, Deputy County Clerk-Recorder
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Filed in County Clerk's Office
 Elaina Cano
 San Luis Obispo - County Clerk-Recorder
40-12202024-234
 12/20/2024
 FISH
 Pages: 4
 Fee: \$ 81.00

By MMaltby, Deputy





CITY OF ATASCADERO NOTICE OF EXEMPTION

6500 Palma Avenue Atascadero, CA 93422 805.461.5000

Date Received Stamp

TO: Clerk-Recorder Office
County of San Luis Obispo
1055 Monterey Street Suite D120
San Luis Obispo, CA 93408

Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

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

SUBJECT: Filing of Notice of Exemption in Compliance with Sections 15062 and 21152 of the Public Resources Code

Project Title: USE24-0086, MP Paso Mixed Use

Project Applicant: MP PASO, LLC, 284 Higuera Street, San Luis Obispo, CA 93401
clint@madonnaproperties.com; (805) 543-0300

Project Location: 7150 Atascadero Ave. and 7205 Morro Road, Atascadero, CA 93422
APN 031-052-011 and 031-052-020

Project Description: Lot Merger and Conditional Use Permit allowing a mixed-use development with 4,500 SF of ground floor commercial shell area and 46 upper story dwelling units on an 0.93-ac site zoned Commercial Retail and Commercial Professional within Planned Development Overlay Zone #3 (CR/CP(PD3)) located at 7150 Atascadero Ave. and 7205 Morro Road, Atascadero CA, 93422 (APNs 031-052-011 and 031-052-020). The proposed four-story building will have maximum height of approximately 50'. Vehicular access to the site would be via an existing shared driveway through Moresco Plaza (APN 031-052-045, & -46) and new access driveway along Atascadero Road. A parking medication is proposed to allow total of 56 parking spaces and reduced landscaped buffer from Atascadero Ave. The two underlying properties shall be merged as part of this project.

Name of Public Agency Approving Project: City of Atascadero

Name of Person or Agency Carrying Out Project: MP PASO, LLC

Exempt Status:

- | | | | |
|--------------------------|---------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | Ministerial (Sec. 15268); | <input type="checkbox"/> | General Rule Exemption (Sec. 15061. c); |
| <input type="checkbox"/> | Declared Emergency (Sec. 15269(a)); | <input checked="" type="checkbox"/> | Categorically Exempt (Sec. 15301 - 15333); |
| <input type="checkbox"/> | Emergency Project (Sec. 15269(b)(c)); | <input type="checkbox"/> | Statutory Exemption (Sec. 15261 - 15285) |

Reasons why the project is exempt: The Project qualifies for a Class 32 categorical exemption because it is consistent with description of infill development and meets the conditions outlined in in Section 150332 of the CEQA Guidelines. The referenced conditions are listed below followed by a brief discussion.

- a. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*
Discussion: The Project is consistent with all applicable General Plan goals and policies. The project site has a GC land use designation and is zoned CP / CR (PD03). Mixed Use development is an allowed use in the CP / CR (PD03) zoning district, subject to approval of a Conditional Use Permit. Furthermore, the project is designed to ensure compatibility with adjacent commercial and residential uses. Concessions, waivers, and modifications are included in the scope consistent with the allowances of the Atascadero Municipal Code and State Density Bonus Law.
- b. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*
Discussion: The project site is a 0.93-acre lot within City limits that will and is surrounded by urban uses, including a commercial park, residential development, and Highway 41.
- c. *The project site has no value as habitat for endangered, rare, or threatened species.*
Discussion: The Project will be developed site with minimal apparent habitat value. Based on the City's Geoinformation System and available online data, the property is not listed as habitat for endangered, rare, or threatened species.
- d. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*
Discussion: No foreseeable significant effects are expected to occur related traffic, noise, air quality, or water quality. The property is located on one of the City's major commercial corridors where continued development of intensive commercial land uses has been anticipated and analyzed under the Atascadero General Plan. The project is consistent with the General Plan. Any effects relative to traffic, noise, air quality, or water quality would have been previously analyzed and accounted for though general plan policies or associated development standards of the Atascadero Municipal code. The project will be required to comply with all prerequisites design and construction standards including access, erosion and sedimentation control, dust control, and stormwater control, as well as City exterior noise limitations.
- e. *The site can be adequately served by all required utilities and public services.*
Discussion: The project site is surrounded by similar uses and has sufficient access to utility infrastructure to ensure service by Atascadero Mutual Water Company, City sewer, PG&E, the Gas Company, and local emergency services. The extension of required utilities and associated infrastructure is expected to be feasible based on the preliminary plans included in the approval of the project.

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Lead Agency Contact Person: Erick Gomez, Planner
(805) 470-3436
egomez@atascadero.org

Date Exemption Accepted: 12/17/2024


