



CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

Notice of Intent to Adopt Negative Declaration

| | | | |
|--|---|-----------------------------------|-------------------------|
| APPLICATION | SBDV 24-0096 | Environmental Document No. | 2025-0001 |
| PROJECT TITLE | Vesting Tentative Parcel Map AT 24-0047 | | |
| APPLICANT NAME & PHONE NUMBER | Eric Smith, (805) 461-5035 | Email | planning@atascadero.org |
| MAILING ADDRESS: | 6755 San Gabriel Rd. | Atascadero, CA | 93422 |
| STAFF CONTACT: | Erick Gomez | (805) 470-3436 | egomez@atascadero.org |
| PROJECT ADDRESS: | 5400 Tecolote Rd | Atascadero, CA 93422 | APN: 054-251-077 |

PROJECT DESCRIPTION:

The Project involves the subdivision of one 21.4-acre lot in the Residential Suburban (RS) zoning district into four lots ranging from 4.2 to 6.4 acres. Three of these parcels will have an average slope in excess of 20%. No construction is proposed at this time.

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: / 04/04/2025 **REVIEW PERIOD ENDS:** 05/04/2025

PUBLIC HEARING REQUIRED: No Yes

PUBLIC NOTICE: The City of Atascadero is releasing a draft Initial Study and Mitigated Negative Declaration at 5400 Tecolote Rd 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 SBDV 24-0096 **Environmental Document No.** 2025-0001

PROJECT TITLE: Vesting Tentative Parcel Map AT 24-0047

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 type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input 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"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Public Services | |
| <input type="checkbox"/> Greenhouse Gas Emissions | | |

DETERMINATION: 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)

Signature

Date

Kelly Gleason

Reviewed by (Print)

Signature

Date

3/31/2025



PROJECT ENVIRONMENTAL ANALYSIS

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

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

A. PROPOSED PROJECT

Description: The Project involves the subdivision of one 21.4-acre lot in the Residential Suburban (RS) zoning district into four lots ranging from 4.2 to 6.4 acres. Three of these parcels will have an average slope in excess of 20%. No construction is proposed at this time.

Assessor parcel number(s): 054-251-077

Latitude: 35°28'52.6"N

Longitude: 120°42'27.4"W

Other public agencies whose approval is required: None

B. EXISTING SETTING

Land use designation: Rural Estates with a 2.5-10-acre minimum lot size (RE)
Zoning district: Residential Suburban with a 2.5-10-acre minimum lot size (RS)
Parcel size: 21.4 acres
Topography: Steeply sloping **Average Slope:** 24.15
Vegetation: Coastal and Valley Oak Woodland with annual grasses and shrubs
Existing use: Vacant
Surrounding land use: Large-lot rural residential neighborhood
Surrounding zoning:

| | | | |
|---------------|---------------|--------------|--------------|
| North: | South: | East: | West: |
| RS | 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 Requires Mitigation | Insignificant Impact | No Impact |
|--|--------------------------|----------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on an adopted scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

EXISTING SETTING: The site is located in a large-lot, rural single-family neighborhood. The property is currently vacant and includes steep slopes over a majority of the property. No unique natural features, or other visual resources exist on the property. The City does not have any adopted scenic highways or vistas. Existing City zoning policy and regulations include design requirements for hillside development to compatibility of construction with site topography and lighting restrictions to prevent adverse effects of light spill.

PROPOSED PROJECT: The project would subdivide the property into four parcels ranging from 5.2 acres to 6.4 acres. There is no development proposed at this time. Future residential development will be required to comply with existing hillside development and lighting requirements of the City municipal code.

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



2. AGRICULTURE AND FORESTRY RESOURCES – Will the project:

| | Potentially Significant | Impact Requires Mitigation | Insignificant 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” by the California Department of Conservation (Figure 4). 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 proposed subdivision will create 4 large, rural single-family parcels. No development is proposed at this time. **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.

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



3. AIR QUALITY – Will the project:

| | Potentially Significant | Impact Requires Mitigation | Insignificant Impact | No Impact |
|---|--------------------------|----------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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.

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 21.4-acre site zoned for rural residential uses. The property is located in a semi-developed, residential neighborhood.

PROPOSED PROJECT: The project will create four lots with the potential for further single-family development. If new development occurs on the property, small amounts of both emissions will be created. The quantity of ozone and PM₁₀ that might be created by the potential future construction and ongoing operation of four residential units will not exceed thresholds of significance established by the SLO County Air Pollution Control District. All future construction will need to comply with any air quality standards and related construction requirements in place at the time of those applications.



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

4. BIOLOGICAL RESOURCES – Will the project:

| | Potentially Significant | Impact Requires Mitigation | Insignificant Impact | No Impact |
|---|--------------------------|----------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or CDFW and USFWS? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with policies or ordinances protecting biological resources, such as the tree native tree ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 21.4-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. Graves Creek runs in a protected Creek Preservation



parcel to the east of the property. Several small ravines and one approximately 0.23 acre patch of Freshwater Emergent Wetland are mapped on the property by the National Wetlands Inventory.

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. Additionally, the City’s Hillside Development and Water Course adjacency requirements limit disturbance of existing hillsides, water features, and vegetation.

PROPOSED PROJECT: The project would subdivide the existing 21.4-acre parcel into four parcels for potential future development with single-family residences. There is no development proposed at this time. Any future construction will be subject to existing zoning regulations which encourage hillside and water course preservation and tree protection.

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

5. CULTURAL RESOURCES – Will the project:

| | Potentially Significant | Impact Requires Mitigation | Insignificant 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: 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 based on review of internal City Data and consultation with local native communities.

MITIGATION / CONCLUSION: No significant impacts are 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 in the City 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 will create four parcels with potential for single-family residences with accessory uses on each new parcel. 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 Requires Mitigation | Insignificant 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 (Figure 4). 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. 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. Septic suitability on the site is labeled as “Severe”, due to excessive slope and/or depth to rock and/or slow percolation.

The City’s Subdivision Ordinance provides methods for ensuring that septic suitability and slope are accounted for in establishing minimum lot sizes for properties in the RS zoning district. Land



Use Policies and Zoning Regulations related to hillside preservation ensure that construction of new residences limits areas of disturbance and utilizing retaining walls and appropriate foundation designs to encourage compatibility with the natural grade of steeply sloped properties.

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 is the subdivision of land which would result in the creation of four lots, each with development rights. Per City and State codes, if future construction is proposed, a geotechnical report for the site will be required to account for any onsite risks. The site has soil conditions that are suitable for the project with implementation of all applicable codes. Future development is subject to stormwater and erosion control requirements.

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

8. GREENHOUSE GAS EMISSIONS – Will the project:

| | Potentially Significant | Impact Requires Mitigation | Insignificant 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 its 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 creation of four parcels which is each assumed to be developed with at least one (1) single-family residence in the future.

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 Requires Mitigation | Insignificant Impact | No Impact |
|---|--------------------------|----------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



| | Potentially Significant | Impact Requires Mitigation | Insignificant Impact | No Impact |
|--|--------------------------|----------------------------|-------------------------------------|-------------------------------------|
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

EXISTING SETTING: 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 at least 13 miles from both of these airports. Vegetation on the site consists of oak woodland with shrubs and annual grasses. 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 project is the subdivision of land within the Residential Suburban zoning district. As the uses will be limited to those that are residential in nature, no hazardous materials will be created or stored on site. The project will not interfere with local roads used for emergency evacuation. Access to the site will be through individual site driveways from Llano Road and Tecolote Road. The subdivision has the potential to add residences within the high fire-hazard severity zone, but adopted WUI standards trigger construction techniques and methods to reduce structural fire risk. In addition, fire sprinklers are required for all new residential structures, and the City has an active defensible space and weed abatement program.

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

10. HYDROLOGY / WATER QUALITY – Will the project:

| | Potentially Significant | Impact Requires Mitigation | Insignificant Impact | No Impact |
|--|--------------------------|----------------------------|--------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



| | Potentially Significant | Impact Requires Mitigation | Insignificant Impact | No Impact |
|--|--------------------------|----------------------------|--------------------------|-------------------------------------|
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

EXISTING SETTING: Alterations to existing landscapes, developed or otherwise, can 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 21.4-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 USDA characterizes the site as having “Moderate” and “Moderate to High” erodibility. The site abuts Graves Creek and its associated flood plain to the east.

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: The proposed project consists of a subdivision of one existing parcel into four separate lots. No construction is proposed at this time. All future construction will be required to comply with applicable stormwater, hillside, and Creekside regulations based on the scope of work proposed at the time of application.

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

11. LAND USE & PLANNING – Will the project:

| | Potentially Significant | Impact Requires Mitigation | Insignificant Impact | No Impact |
|---|--------------------------|----------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

EXISTING SETTING: The City of Atascadero regulates land uses in 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 21.4-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 would subdivide one residential lot in a residential neighborhood into four individual lots. No new construction is proposed at this time, but the new lots will have development rights in accordance with the City’s Residential Suburban zoning district regulations. The tentative maps includes development envelopes with slopes 20% or less in conformance with city requirements. Development will be allowed in any area with slopes of 20% or less provided that it complies with any applicable hillside lot regulations.

The proposed lots meet all applicable land use regulations, General Plan policies, and City Council policies. The project will not divide the neighborhood. No habitat conservation plan will be affected.



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

12. MINERAL RESOURCES – Will the project:

| | Potentially Significant | Impact Requires Mitigation | Insignificant Impact | Not Applicable |
|---|--------------------------|----------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

EXISTING SETTING: The project is within an established single-family zoning district without known mineral resources.

PROPOSED PROJECT: The project consists of a four-lot subdivision in and existing rural single-family neighborhood.

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



12. NOISE – Will the project result in:

| | Potentially Significant | Impact Requires Mitigation | Insignificant Impact | No Impact |
|---|--------------------------|----------------------------|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

EXISTING SETTING: The project is within an established large-lot single-family zoning district. No airports are within the vicinity of the project site.

PROPOSED PROJECT: The subdivision will create four parcels under the Residential Suburban zoning designation. It is anticipated that a single-family dwelling will be constructed on each lot at some time in the future. New construction has the potential to create a short-term increase in noise in the immediate vicinity. Any future construction will be subject to the City Noise Ordinance, which is enforced by the City Building Department and Code Enforcement Officer. The properties will be required to be developed in accordance with City codes for rural residential uses. All future ambient noise impacts are expected to be residential in nature and in keeping with the character of the existing neighborhood.

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



13. POPULATION & HOUSING – Will the project:

| | Potentially Significant | Impact Requires Mitigation | Insignificant Impact | Not Applicable |
|---|--------------------------|----------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

EXISTING SETTING: The project is within an established large-lot single-family zoning district. The minimum lot size in the Residential Suburban zoning district ranges from 2.5 to 10-acres. The site is currently vacant and is surrounded by large lot single-family development.

PROPOSED PROJECT: The project will result in four residential lots that may be further developed if standards can be met. No new infrastructure is proposed. The site is currently vacant and will allow for the future construction of four new primary residential units.

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

14. PUBLIC SERVICE:

| Will the proposed project have an effect upon, or result in the need for new or altered public services in any of the following areas: | Potentially Significant | Impact Requires Mitigation | Insignificant Impact | Not Applicable |
|--|--------------------------|----------------------------|-------------------------------------|--------------------------|
| a) Emergency Services (Atascadero Fire)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Police Services (Atascadero Police)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Public Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

EXISTING SETTING: The project site is located in the Residential Suburban zoning district which allows for minimum lot sizes of 2.5 to 10-acres. The City has adopted development impact fees that offset the impacts of all new development.



PROPOSED PROJECT: The proposed project includes the subdivision of one existing vacant lot into four parcels. While no development is currently proposed, the new lots could be developed with single-family uses in the future. Each new residence in Atascadero creates an incremental increase in the demand on public services. New residential units are subject to development impact fees and school fees that account for the increased demand.

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

15. RECREATION:

| | Potentially Significant | Impact Requires Mitigation | Insignificant Impact | Not Applicable |
|--|--------------------------|----------------------------|-------------------------------------|-------------------------------------|
| 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 existing property is located approximately 2.5 miles away from the closest public park.

PROPOSED PROJECT: The proposed project includes the subdivision of one existing vacant lot into four parcels. While no development is currently proposed, the new lots could be developed with single-family uses in the future. Each new residence in Atascadero creates an incremental increase in the demand on recreation facilities. New residential units are subject to development impact fees that account for the increased demand.

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

16. TRANSPORTATION / TRAFFIC – Will the project:

| | Potentially Significant | Impact Requires Mitigation | Insignificant Impact | Not Applicable |
|---|--------------------------|----------------------------|--------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



| | Potentially Significant | Impact Requires Mitigation | Insignificant Impact | Not Applicable |
|--|--------------------------|----------------------------|--------------------------|-------------------------------------|
| and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | | | | |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

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.

PROPOSED PROJECT: The Project is a four lot subdivision of an 21.4-acre. Each lot is assumed to be developed with one (1) single-family residence in the future. Each residence will require its own driveway with possible improvements and encroachments along the adjacent Llano Rd and Tecolote Road rights-of-way. No specific development plans have been proposed at this time.



When constructed, the residences 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. 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 four (4) 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. Additionally, compliance with City Fire Code and Driveway standards will ensure the new residences can be accessed in by emergency response personnel. Therefore, **no impact** is expected to conflicts with local circulation or transportation policies, exceedance of vehicle miles travelled thresholds, or creation of traffic hazards.

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

17. TRIBAL CULTURAL RESOURCES – Will the project:

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

EXISTING SETTING: San Luis Obispo County and the surrounding region is an ancestral home to various Native American tribes. This leads to the occasional discovery of tribal 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: There is no development proposed at this time. Future development will be required to comply with all City requirements regarding encounters with archeological remains during constructions. There are no currently known cultural resources on the site nor have any concerns shared by Native communities during the consultation period. Comments from these communities will continue to be accepted through the circulation period.

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.

18. UTILITIES AND SERVICE SYSTEMS – Will the project:

| | Potentially Significant | Impact Requires Mitigation | Insignificant Impact | Not Applicable |
|--|--------------------------|----------------------------|-------------------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



| | Potentially Significant | Impact Requires Mitigation | Insignificant Impact | Not Applicable |
|---|--------------------------|----------------------------|--------------------------|-------------------------------------|
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 Llano Road and Tecolote 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 proposed project includes the subdivision of a 21.4-acre lot into four parcels ranging in size from 4.2 – 6.4 acres. The project meets minimum lot size standards for this zoning district and is included in anticipated residential growth projection in the City's 2025 General Plan. Any new residential units constructed on the resulting parcels will use an onsite wastewater treatment system (septic tank and leach field). The project is not expected to require a significant quantity of water for the potential future uses and any site development would be within anticipated growth projections. The incremental increase in water demand is accounted for by the collection of water meter fees when new service is established. The project provides for four residential parcels. Any new future residential units not expected to make a significant quantity of solid waste. The Project includes minor right-of-way dedications to ensure availability of land for future improvements or maintenance along Llano and proper termination of the Tecolote right-of-way.

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 |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | | | | |
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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.

19. MANDATORY FINDINGS OF SIGNIFICANCE:

| | Potentially Significant | Impact Requires Mitigation | Insignificant Impact | Not Applicable |
|--|--------------------------|----------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



| | Potentially Significant | Impact Requires Mitigation | Insignificant Impact | Not Applicable |
|---|--------------------------|----------------------------|-------------------------------------|-------------------------------------|
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

EXISTING SETTING: The project is located in an established large-lot single-family zoning district. The property is steeply sloped leveling off toward the Llano Road frontage, where future residences will take access. The existing site zoning is Residential Suburban with minimum lot sizes ranging from 2.5 to 10-acres.

PROPOSED PROJECT: No new construction is proposed with the project, but each new lot will have development rights, which can be exercised if standards can be met. Each new residence creates an insignificant environmental impact, but cumulatively, new development contributes to greenhouse gas emissions, reduction in wildlife habitat and impact on local services. As this project meets minimum lot size factors and is considered infill within an existing neighborhood, the impacts were anticipated as part of the City’s 2025 General Plan and therefore, impacts remain insignificant. Development impact fees and implementation of City and State code requirements will reduce the impact of the project on the community.

MITIGATION / CONCLUSION: No significant impacts are 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 checked="" type="checkbox"/> Native American Heritage Commission |
| <input checked="" type="checkbox"/> Atascadero Unified School District | <input type="checkbox"/> San Luis Obispo Council of Governments |
| <input checked="" type="checkbox"/> Atascadero Waste Alternatives | <input type="checkbox"/> San Luis Obispo Air Pollution Control District |
| <input checked="" type="checkbox"/> AB 52 – Salinan Tribe | <input type="checkbox"/> San Luis Obispo Integrated Waste Management Board |
| <input checked="" type="checkbox"/> AB 52 – Northern Chumash Tribe | <input type="checkbox"/> Regional Water Quality Control Board District 3 |
| <input checked="" type="checkbox"/> AB 52 – Xolon Salinan Tribe | <input type="checkbox"/> HEAL SLO – Healthy Communities Workgroup |
| <input checked="" type="checkbox"/> AB 52 – SLO County Chumash Council | <input checked="" type="checkbox"/> US Postal Service |
| <input checked="" type="checkbox"/> AB 52 – Santa Ynez Chumash | <input checked="" type="checkbox"/> Pacific Gas & Electric (PG&E) |
| <input checked="" type="checkbox"/> AB 52 – Barbareno/Ventureno Band of Mission Indians | <input checked="" type="checkbox"/> Southern California Gas Co. (SoCal Gas) |
| <input checked="" type="checkbox"/> AB 52 – Chumash Council of Bakersfield | <input type="checkbox"/> San Luis Obispo County Assessor |
| <input checked="" type="checkbox"/> AB 52 – Coastal Band of the Chumash Nation | <input type="checkbox"/> LAFCO |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Department of Fish and Wildlife (Region 4) | <input checked="" type="checkbox"/> Charter Communications |
| <input type="checkbox"/> California Department of Transportation (District 5) | <input type="checkbox"/> CA Housing & Community Development |
| <input type="checkbox"/> San Luis Obispo County Planning & Building | <input type="checkbox"/> CA Department of Toxic Substances Control |
| <input type="checkbox"/> San Luis Obispo County Environmental Health Department | <input type="checkbox"/> US Army Corp of Engineers |
| <input type="checkbox"/> Upper Salinas – Las Tablas RCD | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Central Coast Information Center (CA. Historical Resources Information System) | <input type="checkbox"/> Other: |
| <input type="checkbox"/> CA Department of Food & Agriculture | <input type="checkbox"/> Other: |
| <input type="checkbox"/> CA Department of Conservation | |
| <input type="checkbox"/> CA Air Resources Board | |
| <input type="checkbox"/> Address Management Service | |



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

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



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

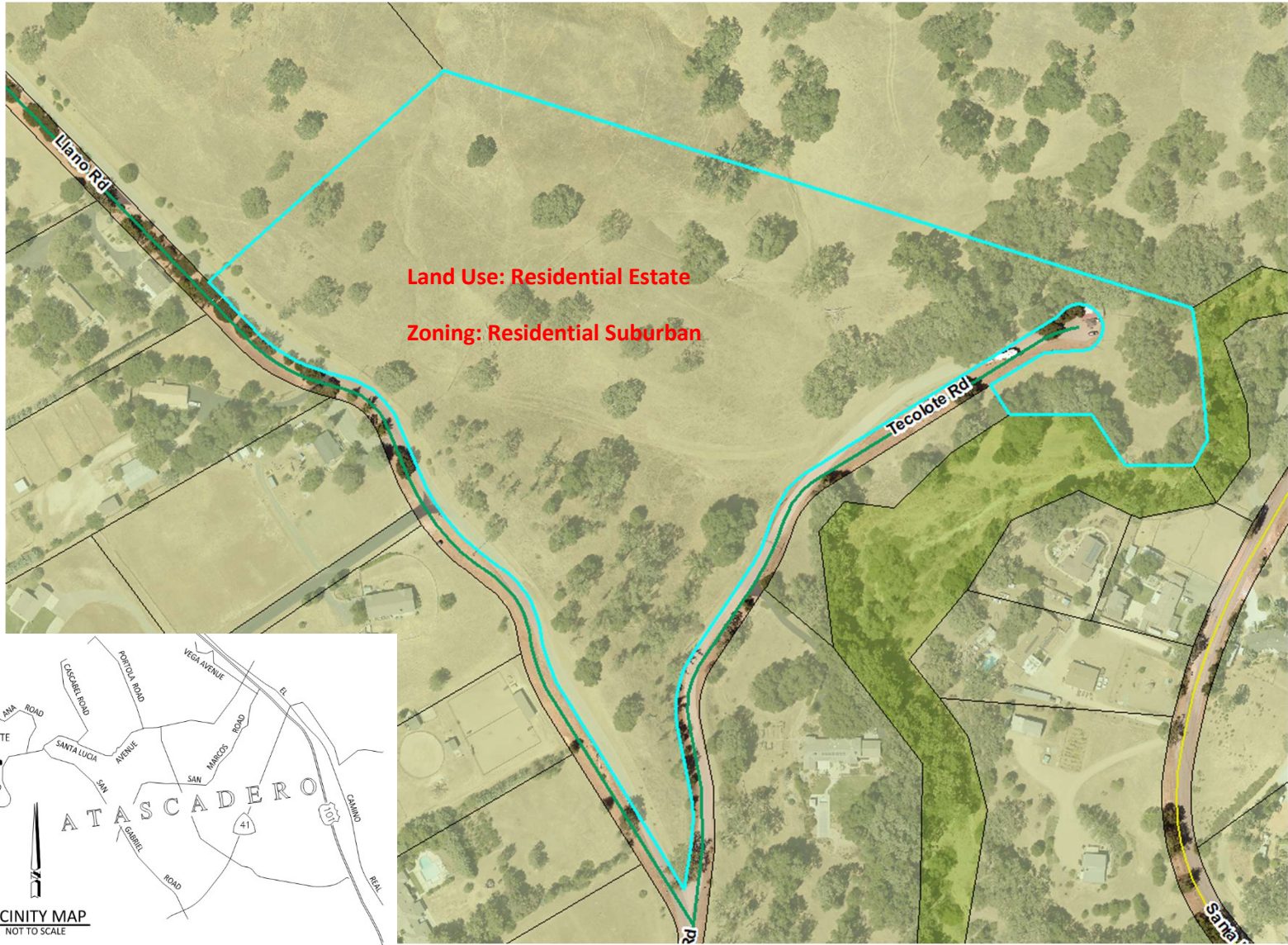
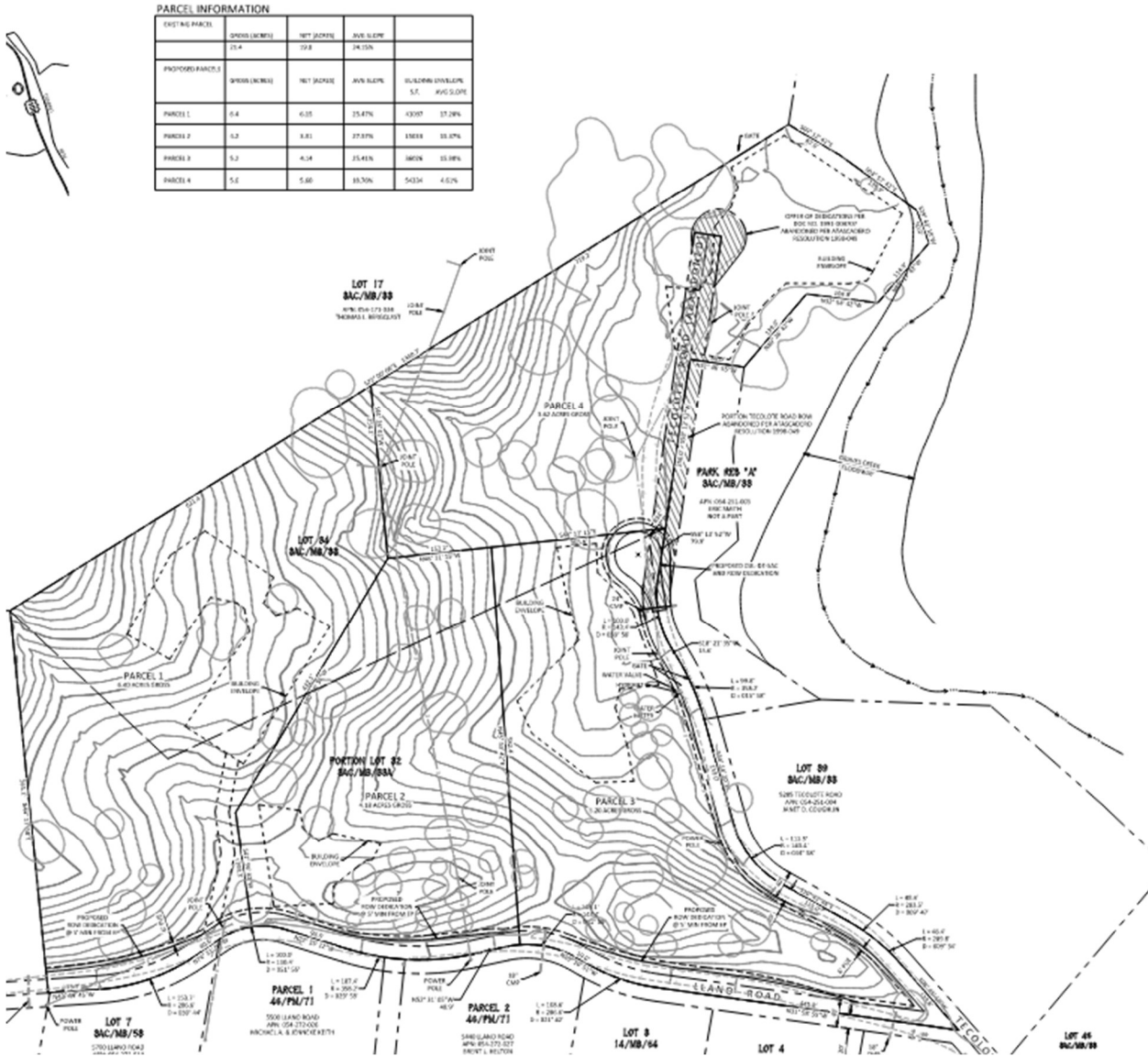


Figure 2 – Vesting Tentative Parcel Map



| PARCEL INFORMATION | | | | |
|--------------------|----------------|---------------|----------------|--------------------------|
| EASTING PARCEL | WIDTH (INCHES) | HEIGHT (FOOT) | AREA (SQ. FT.) | PERCENTAGE OF TOTAL AREA |
| PARCEL 1 | 6.4 | 6.05 | 35,476 | 33.28% |
| PARCEL 2 | 5.2 | 6.81 | 35,336 | 33.28% |
| PARCEL 3 | 5.2 | 6.14 | 31,916 | 30.18% |
| PARCEL 4 | 5.6 | 5.86 | 32,736 | 30.86% |

VESTING TENTATIVE PARCEL MAP AT 24-0047

IN THE INCORPORATED CITY OF ATASCADERO
 PARCEL 1, OF ATAL 18-0074, AS DESCRIBED IN A CERTIFICATE OF COMPLIANCE
 RECORDED AS DOCUMENT NO 2019-029927, IN THE OFFICE OF THE COUNTY RECORDER,
 COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

PROJECT NOTES

1. PROPERTY OWNER: INC. SMITH AND BROTHERS SMITH 8700 SAN GABRIEL ROAD ATASCADERO, CA 95327
2. PROPERTY AGENT: CIVIL ENGINEER'S INC. PO BOX 205 GAMBELLA, CALIFORNIA
3. PROPERTY DESCRIPTION:
 - APN: 014-007
 - ZONING: RS - RURAL SUBURBAN
 - EXISTING USE: VACANT LAND
 - PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
 - TOTAL PROJECT AREA: 123.4 ACRES GROSS AND 8 ACRES NET
 - CURTAIN PARCELS: 1
 - PROPOSED PARCELS: 4
 - ACRES: 123.4
4. DIMENSIONS ON THIS MAP ARE BASED ON RECORDS INFORMATION.
5. NO OTHER RECORDS ARE REFERRED TO IN THIS MAP. FUTURE RECORDS SHALL BE BASED ON THE RECORDS INFORMATION FOR THE PURPOSE OF THIS APPLICATION. ALL LINES SHOWN HEREON ARE THE OWNERS PROPERTY.
6. EXISTING LAND AND EXISTING RECORDS INFORMATION ATASCADERO STAMPEDE ARE NOT BEING VESTED AS PART OF THIS MAP.

UTILITY NOTES

THE "BOUNDARY" AREA FOR THE MAP AND SURVEY IS THE NORTH PER CALIFORNIA COORDINATE SYSTEM OF 1983. THE "BOUNDARY" AREA FOR THE MAP IS 1750' X 1750'.

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EASEMENT NOTES

- THE FOLLOWING EASEMENTS ARE INCLUDED IN THIS PROPERTY TITLE REPORT. ALL EASEMENTS SHOWN ON THIS MAP HAVE BEEN RECORDED AND ARE NOT RECORDED UNLESS OTHERWISE NOTED TO THE CONTRARY.
1. THE ATASCADERO MUNICIPAL WATER COMPANY EASEMENT FOR 100' TO 150' FROM THE CENTERLINE OF THE MAIN TRUNK LINE.
 2. THE ATASCADERO MUNICIPAL WATER COMPANY EASEMENT FOR 100' TO 150' FROM THE CENTERLINE OF THE MAIN TRUNK LINE.
- EXISTING POWER LINES TRANSVERSING THE SITE ARE NOT LOCATED IN A RECORD TO DATE MAP. AN EASEMENT FOR POWER LINES WILL BE RECORDED BY THE CITY OF ATASCADERO AND IS INCLUDED ON THIS MAP BASED ON THE REQUIREMENTS OF THE UTILITY FURNISHER.

UTILITY INFORMATION

ELECTRICITY: PNM, SAN AND ELECTRIC, INC. REGULAR STREET, SAN LUIS OBISPO, CA 95044, 800-451-5000

WATER: ATASCADERO MUNICIPAL WATER DISTRICT, SAN LUIS OBISPO, CA 95042, 800-451-5000

SEWER: ATASCADERO MUNICIPAL WATER DISTRICT, SAN LUIS OBISPO, CA 95042, 800-451-5000

TRASH SERVICE: ATASCADERO MUNICIPAL WATER DISTRICT, SAN LUIS OBISPO, CA 95042, 800-451-5000



Figure 3 – Farmland Mapping

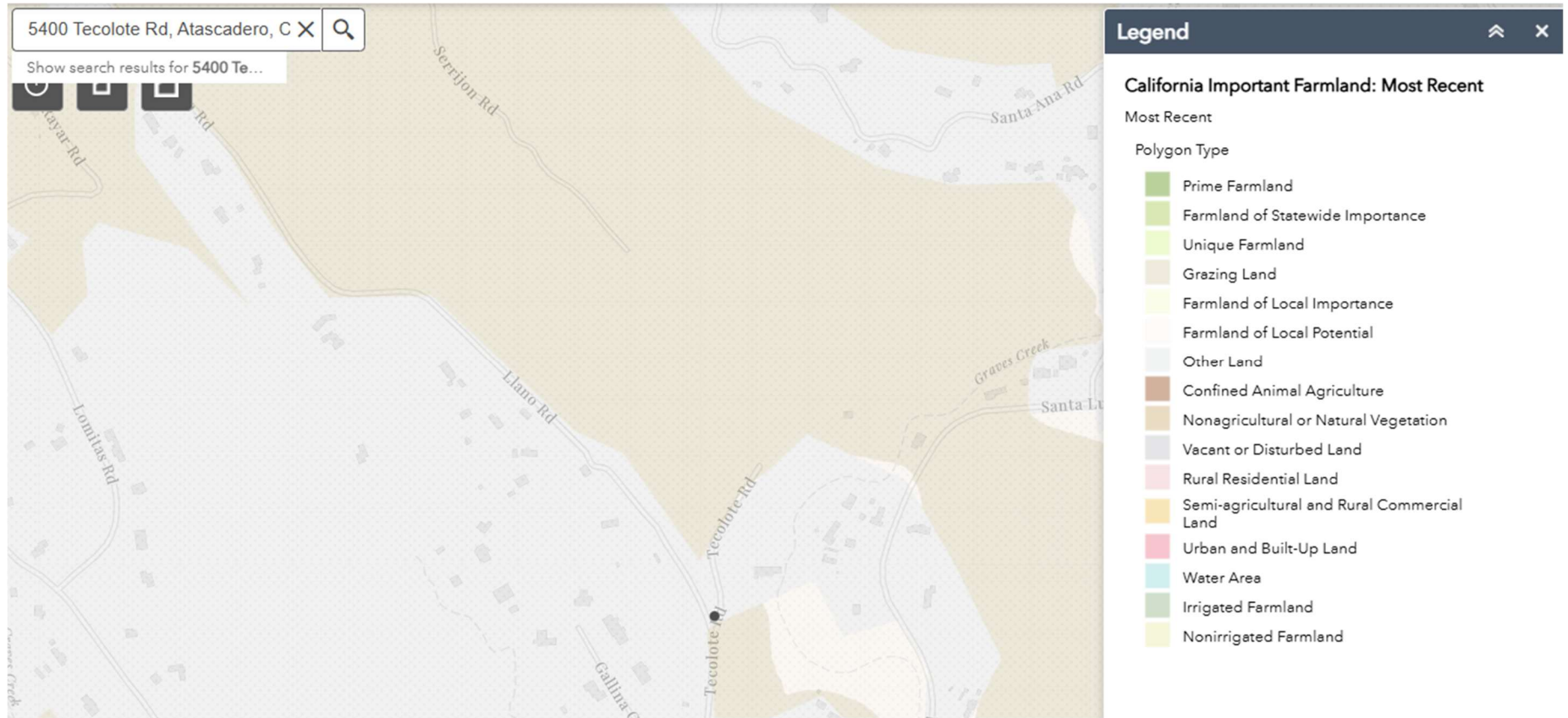


Figure 4 – Soils Info

