



**City of Atascadero**  
6598 Palma Avenue  
Atascadero, CA 93422  
(805) 461-5000  
[www.Atascadero.org](http://www.Atascadero.org)

## Notice of Completion and Notice Of Availability of Draft EIR

**TO: RESPONSIBLE AGENCIES, TRUSTEE AGENCIES AND INTERESTED PARTIES**

**SUBJECT: NOTICE OF COMPLETION AND AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF ATASCADERO 2045 GENERAL PLAN AND ZONING CODE UPDATE**

### Notice of Completion and Availability

Notice is hereby given that the City of Atascadero (City), the Lead Agency, has completed the Draft Environmental Impact Report (EIR) for the Atascadero 2045 General Plan Update and Zoning Code Update (Project, a description of which is attached hereto). The City is issuing this Notice of Completion and Availability (NOA/NOC) to notify public agencies and the public regarding their ability to provide comments on the content of this Draft EIR pursuant to CEQA Guidelines Sections 15085 and 15087.

### Review and Response Period

The Draft EIR is being circulated for review by the public, responsible state agencies, trustee agencies, and all other interested parties for a 45-day review period from April 20, 2026 through June 4, 2026. All comments on this Draft EIR must be provided during this review period. A digital copy of the Draft EIR is available online at <https://www.atascadero.org/service/environmentaldocs>. Physical copies are also available at the following locations:

- Atascadero City Hall, 6500 Palma Ave., Atascadero, CA 93422
- Atascadero Library, 6555 Capistrano Ave, Atascadero, CA 93422

Written comments on the EIR may be submitted electronically to: [kgleason@atascadero.org](mailto:kgleason@atascadero.org), or can be delivered to the following address:

**City of Atascadero Planning Division  
c/o, Kelly Gleason, Planning Manager  
6500 Palma Avenue  
Atascadero, CA 93422**

### Scheduled Public Meetings

Public meetings will be held in-person at 6:00PM in City Council Chambers at 6500 Palma Ave., Atascadero CA, to consider staff updates, public comment, and final adoption of the General Plan and EIR on the following tentative dates: May 26, 2026 and September 22, 2026. Members of the public may attend the hearings electronically and telephonically as indicated in the meeting agenda, which will be available 72 hours prior to the meeting. Comments may be submitted in-person or in writing at one of the aforementioned meetings. The Public Meeting schedule is tentative and subject to change at the City's discretion.

**Please contact Kelly Gleason by email at [kgleason@atascadero.org](mailto:kgleason@atascadero.org) or by phone (805) 470-3446 for additional information related to the Project or EIR.**

## **PROJECT INFORMATION**

**Project Title:** *City of Atascadero Comprehensive 2045 General Plan Update and Zoning Code Update*

**State Clearinghouse #:** 2024070598

**Project Location:**

The City of Atascadero (City) is in northern San Luis Obispo County, California, approximately 13 miles east of the Pacific Ocean (Figure 2-1). The project location—or Planning Area—encompasses all properties within the City of Atascadero incorporated City limits and its surrounding Sphere of Influence (SOI). Atascadero is nestled between the Santa Lucia Mountains to the west and the Salinas River to the east. U.S. Route 101 (U.S. 101) bisects the City in a north-south alignment. California State Route 41 (SR 41) also bisects the City and provides east-west access for travelers to the Pacific Coast and California Central Valley. The City encompasses approximately 26 square miles of varied residential, agricultural, commercial, industrial, park, and open space landscapes. The Planning Area, which includes the SOI, encompasses approximately 20,218 acres (32 square miles). The proposed General Plan goals, policies, and implementation programs would apply to land within City limits.

**Project Description:**

The project involves a comprehensive update to the City's current 2025 General Plan, which was adopted in 2002 and most recently amended in 2020 (City of Atascadero 2016 to reflect a 2045 horizon year (2045 General Plan Update). The project also includes updates to the Atascadero Municipal Code to ensure consistency with the 2045 General Plan Update, to clarify existing administrative standards and practices, and incorporate current City policy (Zoning Code Update). Chapter 2, Project Description, of the Environmental Impact Report (EIR) provides an overview of the Planning Area location and setting as well as the background, objectives, land use components, policies, and required approvals of the 2045 General Plan Update and Zoning Code Update (referred to herein collectively as the Project or the 2045 General Plan/Zoning Code Update) This Draft EIR evaluates the physical changes associated with community buildout anticipated to occur under the 2045 General Plan Update and Zoning Code Update, if adopted, as well as the physical effects that may result from the establishment and implementation of the goals and policies of the project.

The 2045 General Plan Update would be comprehensive and internally consistent, serving as the City's top-level planning document to guide the City's future growth and development. The overall role of the 2045 General Plan Update is to:

- Define a realistic community vision for Atascadero through the year 2045.
- Provide the legal foundation for local government decision-making. This includes but is not limited to zoning regulations, ordinances, guidelines, standards, other adopted Citywide plans, compliance with the California Environmental Quality Act (CEQA) decisions and projects, all of which must be consistent with the General Plan.
- Express policy direction in regard to the physical, social, economic, cultural, and environmental character of the city.
- Serve as a comprehensive guide for making decisions regulating land use, circulation, environmental management, parks and recreation, housing, noise, public health, and safety.
- Provide citizens the opportunity to participate in the planning and decision-making process of their community; and
- Inform citizens, developers, decision-makers, and other cities and counties of the ground rules that guide development within a particular community.

**General Plan Elements:**

According to State law, General Plans are required to cover nine topics: land use, circulation, housing, conservation, open space, noise, air quality, safety, and environmental justice (note: including environmental justice is only required when a city has a State-identified disadvantaged community, which Atascadero does not). Jurisdictions may include any other topics that are relevant to planning its future and may address the required topics in conjunction with these other topics.

The 2045 General Plan Update would include the following elements:

- Land Use and Community Form Element
- Economic Development Element
- Mobility Element
- Recreation and Open Space Element
- Public Services and Infrastructure Element
- Safety and Emergency Preparedness Element

The City of Atascadero Housing Element was adopted in 2020 and is valid until 2028. It will not be part of this current update process. Updates to the Zoning Code are made by the General Plan.

**Land Use Element: Place Types and corresponding Zoning Districts.** The Land Use and Community Form Element would fulfill the State requirements for the Land Use Element and identifies policies to preserve and foster community character when exploring opportunities for growth. The 2045 General Plan Update would include a combination of new and refined land uses and updated land use designations referred to as “Placetypes.” Placetypes intend to create more clarity around the character of new development. Placetypes are similar to land use designations, as they set densities and intensities, but also include detail on the character of the various types of uses, including scale, design quality, and relationship to the street. Placetypes would be further refined by zoning districts, which provide more detailed distinction of allowed uses and development standards within each Placetype established in the 2045 General Plan Update.


**Zoning Code Update:**

Final adoption of Zoning Code standards will follow adoption of the General Plan. The Zoning Code Update focuses on reorganization of Title 9 for readability and accessibility while incorporating new zoning districts to correspond to updated General Plan Placetypes, as well as codification of current City policies. The Zoning Code Update will also include changes to zoning code administration and entitlement processing to correspond to current best practice, current policy, State law, and/or to meet the Council’s streamlining and public outreach goals, as well as updated definitions and development standards to acknowledge new uses and economic trends and implement the General Plan vision for each Placetype.

**Potential Environmental Effects:**

Significant environmental effects are anticipated related to air quality, greenhouse gases, and transportation. Descriptions of specific impacts and associated mitigation are provided in the EIR.

Date: 4/15/2026

Signed by:  
  
 Signature: \_\_\_\_\_  
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