Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Newton Development Agreement and Creek Realignment Concept

Lead Agency: City of Atascadero | Contact Person: Kelly Gleason

Mailing Address: 6500 Palma Ave | Phone: (805) 470-3446

City: Atascadero | Zip: 93422 | County: San Luis Obispo

Project Location: County: San Luis Obispo | City/Nearest Community: Atascadero

Cross Streets: El Camino Real and Viejo Camino | Zip Code: 93422

Longitude/Latitude (degrees, minutes and seconds): 35 ° 27 ′ 12.9 ″ N / 120 ° 38 ′ 14.6 ″ W Total Acres: 4.2

Assessor's Parcel No.: 045-342-009 & 045-342-010 | Section: | Twp.: 29S | Range: 10E | Base: MT. DIABLO

Within 2 Miles: State Hwy #: US-101 | Waterways: Unamed Blue Line Drainage, Paloma Creek, Salinas River

Airports: | Railways: Union Pacific | Schools: San Gabriel Elementary, Paloma Creek Highschool

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☒ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☒ Residential: Units 42 Acres 4.2
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Agricultural Land ☒ Air Quality ☐ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☐ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☐ Minerals ☐ Noise ☐ Population/Housing Balance ☐ Public Services/Facilities
☐ Recreation/Parks ☐ Schools/Universities ☐ Septic Systems ☐ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☐ Solid Waste ☐ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☐ Water Quality ☐ Water Supply/Groundwater ☒ Wetland/Riparian ☐ Growth Inducement ☒ Land Use ☐ Cumulative Effects ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Public Facilities Land Use Designation; Public Zoning District

Project Description: *(please use a separate page if necessary)*

The project includes adoption of a Development Agreement and creek realignment concept to facilitate a future multi-family development with up to 42 residential units on a 4.2-acre site. One of the existing properties is currently developed with a single family residence. The project site is designated with 1.8 acres of wetland habitat; however, recent drought conditions and annual animal grazing have denuded the habitat vegetation. The property contains an identified ephemeral blue-line creek (tributary of Paloma Creek) with a clearly defined flow path. Water enters the site from an existing culvert under El Camino Real and exits through existing culverts under Viejo Camino. The applicant proposes to realign the creek to accommodate the site development and adjust the flood plain designation of the site. The realigned creek channel will be constructed with a naturalized slope on each side. The project requires California Department of Fish and Wildlife, Army Corps of Engineers, Regional Water Quality Control Board, and Federal Emergency Management Agency review.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
x	Caltrans District # 5		Public Utilities Commission
	Caltrans Division of Aeronautics		Regional WQCB # 3
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
x	Fish & Game Region # 4		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of	x	Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
x	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date 10/03/24 Ending Date 11/01/24

Lead Agency (Complete if applicable):

Consulting Firm:
Address:
City/State/Zip:
Contact:
Phone:

Applicant: Scott Newton
Address: 215 Santa Fe Avenue
City/State/Zip: Pismo Beach, CA 93449
Phone: (559) 285-6214

Signature of Lead Agency Representative: **Date:** 10/03/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.