



# CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

## Notice of Intent to Adopt Mitigated Negative Declaration

<b>APPLICATION</b>	DEV24-0050	<b>Environmental Document No.</b>	2024-0010
<b>PROJECT TITLE</b>	Thompson Vista Road Residences		
<b>APPLICANT NAME &amp; PHONE NUMBER</b>	Terryray Thompson (805) 470-3404	<b>Email</b>	smountain@atascadero.org
<b>MAILING ADDRESS:</b>	6500 Palma Avenue	Atascadero, CA	93422
<b>STAFF CONTACT:</b>	Sam Mountain, Assistant Planner	(805) 470-3404	smountain@atascadero.org
<b>PROJECT ADDRESS:</b>	10850 Vista Road	Atascadero, CA 93422	<b>APN:</b> 055-161-035

### PROJECT DESCRIPTION:

The project consists of a proposed 1,992 square-foot single-family residence and 488 square-foot Junior ADU with an attached 761 square-foot garage and a graded access driveway on an approximately 1.45-acre vacant lot in the Residential Suburban (RS) zoning district. The project involves construction on a slope averaging 26% natural grade within the disturbed area. Grading estimates include 1177 cubic yards of cut and 163 cubic yards of fill. The proposed building area currently contains native oak trees surrounded by chaparral bush. Seven native trees are proposed to be removed for development.

**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:** 11/7/2024 **REVIEW PERIOD ENDS:** 11/26/2024

**PUBLIC HEARING REQUIRED:** ☒ No ☐ Yes

**PUBLIC NOTICE:** The City of Atascadero is releasing a draft Initial Study and Mitigated Negative Declaration at 10850 Vista Road for review and comment to all effected agencies, organizations, and interested parties. Reviewers should focus on the content and accuracy of the report and the potential impacts upon the environment. The notice for this project is in compliance with the California Environmental Quality Act (CEQA). Persons responding to this notice are urged to submit their comments in writing. Written comments should be delivered to the City (lead agency) no later than 5pm on the date listed as "review period ends". Submittal of written comments via email is also accepted and should be directed to the Staff contact at the above email address. This document may be viewed by visiting the Community Development Department, listed under the lead agency address, or accessed via the City's website.



# CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

## Initial Study Summary – Environmental Checklist

**APPLICATION**      DEV24-0050      **Environmental Document No.**      2024-0010  
**project title:**   Thompson Vista Road Residences

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

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                       | <input type="checkbox"/> Greenhouse Gas Emissions      | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agriculture / Forestry Resources | <input type="checkbox"/> Hazards / Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Air Quality                      | <input type="checkbox"/> Hydrology / Water Quality     | <input type="checkbox"/> Transportation / Traffic           |
| <input type="checkbox"/> Biological Resources             | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Energy                           | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Wildfire                           |
| <input type="checkbox"/> Geology / Soils                  | <input type="checkbox"/> Population / Housing          | <input type="checkbox"/> Mandatory Findings of Significance |

**determination:** (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Community Development Director finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Sam Mountain

Prepared by (Print)

Signature

Date

Kelly Gleason

Reviewed by (Print)

Signature

Date





**PROJECT ENVIRONMENTAL ANALYSIS**

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

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

**A. PROPOSED PROJECT**

**Description:** The project consists of a proposed 1,992 square-foot single-family residence and 488 square-foot Junior ADU with an attached 761 square-foot garage and a graded access driveway on an approximately 1.45-acre vacant lot in the Residential Suburban (RS) zoning district. The project involves construction on a slope averaging 26% natural grade within the disturbed area. Grading estimates include 1177 cubic yards of cut and 163 cubic yards of fill. The proposed building area currently contains native oak trees surrounded by chaparral bush. Seven native trees are proposed to be removed for development.

**Assessor parcel number(s):** 050-101-016

**Latitude:** 35° 27' 29.8" N

**Longitude:** 120° 41' 53.5" W

**Other public agencies whose approval is required:** None

**B. EXISTING SETTING**

**Land use designation:** Rural Estates (RE)

**Zoning district:** Residential Suburban (RS)

**Parcel size:** 1.45 acres

**Topography:** Steeply sloping 26% average slope

**Vegetation:** Oak chaparral

**Existing use:** Vacant

**Surrounding land use:** Large-lot rural residential neighborhood

**Surrounding zoning:** See below.

<b>North:</b>	<b>South:</b>	<b>East:</b>	<b>West:</b>
RS (Residential suburban)	RS	RS	RS

**C. ENVIRONMENTAL ANALYSIS**

During the initial study process, there were no significant impacts identified. The initial study attached contains analysis in determining impact significance level.



## CITY OF ATASCADERO INITIAL STUDY CHECKLIST

### 1. **AESTHETICS – Except as provided in Pub. Resources Code § 21099, would the project:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on an adopted scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:** The City of Atascadero reviews new discretionary projects for appropriate building and site design. New projects must have a design that is sensible within the context of the community. The promotion of purposeful design helps preserve community character and encourages fuller enjoyment of neighboring properties.

The Atascadero Municipal Code (AMC) provide guidelines for the aesthetic qualities of new hillside developments. The General Plan Land Use Conservation Element Policy 2.1 requires that new development be compatible with existing surrounding neighborhoods. Additionally, Policy 5.2 of the same element requires for all new hillside developments to blend in with the surrounding topography. Land Use Conservation Element Policy 1.4 and AMC § 9.4.137 require that light pollution and glare be minimized and regulate the shielding and direction of exterior lighting to avoid casting direct light onto neighboring properties, respectively.

The property at 10850 Vista Road is an undeveloped approximately 1.45-acre parcel located in the Residential Suburban (RS) zoning district on the hilly west side of the City of Atascadero. The surrounding area is composed of large-lot single-family residential homes built among a chaparral environment studded with native oaks. The site proposed for the development of this residence is currently populated with shrubbery dotted with small- to medium-sized oaks and is steeply



sloped. The property is not located within, or visible from, an adopted scenic vista or state scenic highway.

**PROPOSED PROJECT:** The project consists of a proposed 1,992 square-foot single-family residence and 488 square-foot Junior ADU with an attached 761 square-foot garage and a graded access driveway on an approximately 1.45-acre vacant lot in the Residential Suburban (RS) zoning district. The project involves construction on a slope averaging 26% natural grade within the development area. Grading estimates include 1177 cubic yards of cut and 163 cubic yards of fill.

The design of the site is broadly consistent with that of similar rural residential lots in the City. The proposed residence is located towards the center of the site atop a small hill and is accessible via a driveway shared with some adjacent properties. The branch of the driveway proposed to lead to the residence will be located to minimize visual impact. The natural topography of the hill will be largely preserved, with development located to reduce required grading to the extent feasible. The proposed residence is a single story and will be supported by a standard slab foundation.

The natural topography of the area will result in the project being visible to some adjacent properties and the Vista Road right of way, but it will be partially screened by vegetation. Additionally, the size and siting of the residences are similar to nearby residences, many of which are equally visible. While the aesthetic quality of the hillside will be altered, **this impact is less than significant.**

**CONCLUSION:** No impacts are expected. No mitigation is required.

## 2. AGRICULTURE AND FORESTRY RESOURCES – Will the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural 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 (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:** Preservation of agricultural lands is important to the State of California as they provide economic benefits and important ecosystem services. Historically, urban development in the state has correlated with diminishing farmlands. This trend has led to various legislative measures at the state and local levels to protect vulnerable agricultural resources (California Department of Food and Agriculture, 2015). The California State Department of Conservation identifies, categorizes, and helps preserve important farmland. Their Farmland Mapping and Monitoring Program tracks and maps the conversion of farmland into urban development. In particular, those areas that fall under the categories of “Prime Farmland,” “Farmland of Statewide Importance,” or “Unique Farmland” may have an opportunity to receive state funding or take advantage of incentive programs for their preservation.

Currently, the subject property is an undeveloped hillside lot located in the Residential Suburban zoning district. The surrounding parcels are semirural estates of 1 to 7 acres, most of which have been developed with single-family homes. There are no nearby commercial agricultural sites.

The site is categorized as “Other Land” by the California Department of Conservation (Figure 6) and is not under a Williamson Act contract. The steep slope on the site precludes it from being used as farmland for the foreseeable future.

**PROPOSED PROJECT:** The proposed project will create a single-family residence and junior ADU on an existing vacant lot. The subject site is surrounded by other developed single-family residences and some vacant lots. This project is not anticipated to affect any listed forest or agricultural land, therefore ***there is no impact***.

**CONCLUSION:** No impacts are expected. No mitigation is required.

### 3. AIR QUALITY – Will the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>





	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely 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 and has been associated with an increased risk of respiratory illness and cardiovascular diseases. (World Health Organization, 2018). The City of Atascadero and the San Luis Obispo County Air Pollution Control District (SLOAPCD) work to create policies and programs to maintain air quality in a healthy state. Furthermore, the Federal Environmental Protection Agency (EPA) helps regional agencies monitor and regulate air quality by identifying and classifying target air pollutants, including greenhouse gases created by the combustion of vehicle fuels and particulate matter that can be generated by soil erosion.

The subject property is located on a vegetated hillside adjacent to Vista Road. The surrounding neighborhood is in the Residential Suburban Zoning district and composed of large-lot single-family residences and some vacant lots. The neighboring properties are mostly developed with single-family homes amongst oak woodland and chaparral. The subject parcel is currently undeveloped.

The EPA ranks levels of specific air pollutants in a region as being at “attainment” or “nonattainment.” Nonattainment status is given to regions where the air quality does not meet the national primary or secondary standards provided in the EPA Green Book. According to SLOAPCD, San Luis Obispo County is at nonattainment for ozone (O<sub>2</sub>) and respiratory particulate matter (PM<sub>10</sub>) (Table 1), though it is categorized as being within attainment status for other measured indices of air quality such as carbon monoxide and lead. Atascadero General Plan Land Use, Open Space and Conservation Element program 10.3.1 requires dust control and emissions regulation during the construction phases of any project. The associated policy aims to support regional efforts to maintain clean air.

**PROPOSED PROJECT:** The applicant is proposing a single-family residence with an attached garage, junior ADU, and access driveway. The project will require grading of the natural slope to accommodate the structures and driveway. The project is surrounded by occupied single-family homes on large semirural lots, with a vacant lot directly southwest of the site.

The residence is too small of a project to create significant contribution to pollutants at nonattainment levels according to the screening thresholds provided by SLO County APCD. The City also has strict dust control regulations to ensure that construction related dust is minimized.



Since the project will not create significant cumulative contributions of ozone, greenhouse gases or particulate matter, then ***there is no impact.***

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

#### 4. BIOLOGICAL RESOURCES – Will the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<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 by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) 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 any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:** The City of Atascadero, as well as San Luis Obispo County and the state of California, emphasize the protection of their diverse ecosystems and the vulnerable species to which they provide habitat. The Atascadero General Plan Land Use, Open Space and



Conservation Element Policies 7.1 and 7.2 call for the enforcement of the City's native tree ordinance in order to protect and preserve native trees. The City's native tree ordinance requires mitigation of native tree removals in most cases. This is fulfilled via either direct replanting by a project applicant or payment of a fee into the City's native tree fund.

The existing property is an undeveloped parcel of approximately 1.45 acres. The surrounding vegetative landscape could be broadly categorized as a wooded chaparral ecosystem, with oak thickets interspersed among low-lying shrubland, and has been developed for single family residential uses.

GIS is used to identify local bodies of water and riparian areas within the city (Figure 7). The project site falls outside of the riparian zones. The site isn't designated as part of a wildlife corridor or habitat for sensitive species. Additionally, the United States Fish and Wildlife Service does not place the project on or at a significant distance from any wetland. Lastly, the project site does not conflict with any conservation plan or policies imposed by the local, state, or federal government. An intermittent blue-line stream is located approximately 350 feet northeast of the project site, and a drainage basin is located adjacent to the project site's southern property line.

**PROPOSED PROJECT:** The applicant is proposing a single-family residence with an attached junior ADU, garage, and associated driveway access. Seven native trees are located in the proposed construction area and are proposed for removal to accommodate construction; twelve other native trees are located nearby and will be protected in accordance with the recommendations of the project arborist.

**BIO IMPACT-1:** The proposed residence is situated on a site with native tree coverage. A total of seven native trees are proposed to be removed as part of this project. The Atascadero Native Tree Ordinance requires the submittal of a tree protection plan for projects that may threaten any native trees prior to issuing building permits. Additionally, this Ordinance mandates that native tree removals be mitigated via replanting or in-lieu payments to the City's fund for planting and maintaining native trees on public land. Since the native tree ordinance addresses this impact, then *the impact is less than significant*.

**BIO IMPACT-2:** The project will require grading that requires erosion control, which may include reseeding. Seed mixes often contain non-native species that can compete with existing native plants, so *the impact requires mitigation*.

#### **MITIGATION / CONCLUSION:**

**BIO MITIGATION-1:** Seeds and other plant materials used for erosion control and slope stabilization shall consist of native species corresponding to the existing plant species within the project area. The seed and plant material shall not contain any non-native plant species.

## **5. CULTURAL RESOURCES – Will the project:**



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Cal. Code Regs. § 15064.5?	<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 pursuant to Cal. Code Regs § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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 approximately 1.45 acres. The surrounding area is composed of mostly single-family residential homes developed amongst wooded chaparral. According to the City's internal database, the nearest known archaeological sites are located slightly over a mile from the site.

The Atascadero Municipal Code lists standards to be adhered to should archeological artifacts be discovered during the development process, which include the cessation of all construction activity until proper local, state, and federal protocol is completed (AMC 9-4.162). This protocol includes notifying local Native American tribes and the City. If human remains are unearthed, the applicant must additionally notify the Atascadero Police Department, County Coroner, and the California Native American Heritage Commission.

**PROPOSED PROJECT:** The applicant is proposing a single-family residence with an attached garage, junior ADU, and appurtenant driveway. The parcel is approximately 1.45 acres in area. Due to the topography of the site, moderate grading and leveling must be done to provide the proper foundations for the planned structure and driveway.

The City of Atascadero notified all tribal representatives traditionally and culturally affiliated with the project area in accordance with Public Resources Code § 21080.3.1(b) and did not receive a formal request for tribal consultation within the period prescribed by law. However, this does not eliminate the possibility of cultural or paleontological resources being discovered during development. Because the Municipal Code requires agency notification and a cessation of work if cultural resources are found, and based on the lack of concern from local tribal groups, **there are no foreseeable significant impacts** to cultural resources associated with the proposed project.

**CONCLUSION:** No significant impact is expected. No mitigation is required.

## 6. ENERGY – Would the project:





	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:** The property is an existing vacant parcel zoned for single-family residential uses. All new construction is subject to energy-efficiency standards of the California Building Code. These standards regulate every related aspects of residential construction, including HVAC, insulation, windows and skylights, and lighting. The Building Division of Atascadero's Community Development Department reviews all applicable building permit applications for conformance with these standards.

**PROPOSED PROJECT:** The project consists of a single-family residence, attached garage and deck, and appurtenant driveway. The project will be required to be designed in accordance with the California Building Code and will be required to incorporate all energy efficiency standards therefore, ***there is no impact.***

**CONCLUSION:** No significant impact is expected. No mitigation is required.

## 7. GEOLOGY AND SOILS – Will the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) 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"/>

**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 General Plan Safety and Noise Element Goal 4 and its respective policies and programs address geologic and seismic hazards as they affect development and emergencies. The City also keeps a GIS database with data regarding soil type and risk of hazards for areas within city limits. The USDA Natural Resources Conservation Service provides GIS data regarding the site's soils, stability and risk of hazards. The soil on the site is composed of clay loam of the Linne-Zakbe complex.

The USDA classifies the soil of the entire project area as "very poorly to not well drained" with "low to moderate" erodibility throughout (Figure 8). Soil shrink and swell is characterized as being "moderate to high." San Luis Obispo County categorized the building site as being at "high" risk for landslides and "low" risk for liquefaction (Figure 10). Septic suitability on the site is labeled as "severe" due to excessive slope and/or depth to rock and/or slow percolation (Figure 9). Atascadero Municipal Code § 9-4.145 requires the installation and maintenance of erosion control measures to stabilize soil surfaces after disturbance between the dates of October 15 and April 15. A geotechnical and soils analysis will be required in accordance with California Building Code and the project engineer is expected to comply with engineering standards regarding slope stability.



**PROPOSED PROJECT:** The project consists of one single-family residence and junior ADU with an attached garage and access driveway. The parcel proposed for development, addressed as 10850 Vista Road, is approximately 1.45 acres in area. The project has generally been designed to minimize geological risks on the parcel. Due to the project's slope, grading must be conducted to create a flat building pad and to create a driveway with a slope that enables access by emergency vehicles.

The site will have restricted options when it comes to locating its septic system due to the slope and soil characteristics. Before building permits are approved, City Staff will review the septic design to ensure that it complies with State standards and the City's Local Area Management Plan to minimize groundwater pollution. In addition, the system must be designed by a qualified and licensed engineer.

City staff will also review the erosion control plan as required. The grading and foundation plan will be reviewed and must be found in conformance with the recommendations of the applicant's civil engineer. The applicant is expected to follow the construction guidelines provided in the geotechnical report and required by the California Building Code.

**GEO IMPACT-1:** GIS data from the United States Geologic survey characterizes the soil on the property where the residence will be developed as having "low to moderate" erodibility. Moderate cut and fill grading has been proposed to make the site suitable for development of the building and driveway. The removal of vegetation and topsoil will make the graded areas less stable. Atascadero's Municipal Code requires City Engineer review of an erosion control plan and revegetation in order to minimize erosion following significant grading work. Thus, **this impact is less than significant.**

**GEO IMPACT-2:** GIS data from the USDA Natural Resources Conservation Service characterizes the soil on the site as "moderate to high" with regard to shrink and swell. Provisions of Chapter 18 of the 2022 California Building Code require that the applicant submit a full foundation and soils investigation to the City upon building permit submittal, and a qualified engineer must approve the foundation and footings with respect to their ability to account for and resist soil expansion. As a result, **the impact is less than significant.**

**GEO IMPACT-3:** GIS data from the USDA Natural Resources Conservation Service labels the septic suitability of this site as "Severe". Due to its location, the residence will require an on-site septic system. Since the septic system will be reviewed for compliance with regulations to account for soil suitability per the Local Area Management Plan, **then the impacts are less than significant.**

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

## 8. GREENHOUSE GAS EMISSIONS – Will the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 (CO<sub>2</sub>), Methane (CH<sub>4</sub>), Nitrous Oxide (N<sub>2</sub>O), fluorinated gases, and water vapor – can cause significant harm to the environment and adversely impact public health. The City of Atascadero, the San Luis Obispo County Air Pollution Control District (SLO APCD), and the State of California attempt regulate GHG emissions to promote environmental and public health as well as energy efficiency.

SLO APCD establishes a significance threshold of 690 metric tons per year (MT/yr.) of CO<sub>2</sub> for new residential and commercial projects. Any projects that exceed this threshold must take action to mitigate their level of emission. SLO APCD also provides a table to assist with screening projects based on project characteristics such as floor area, dwelling units, or service capacity. According to this table, a rural, single-family residential development requires fifty-four dwelling units to meet the threshold (SLO APCD, 2023). Per this threshold, the project does not require APCD-mandated mitigation.

The project site is located on an approximately 1.45-acre parcel in the Residential Suburban zoning district. Currently, the subject property is undeveloped and surrounded by rural residential uses.

**PROPOSED PROJECT:** The applicant is proposing a single-family residence with an attached junior ADU, a garage, and an access driveway. Based on SLO APCD data and guidance, the project is projected to increase onsite greenhouse gas emissions by a negligible amount similar to that of other single-family residences.

**GHG IMPACT-1:** The project includes a single dwelling unit. While nearly any new construction will generate a marginal amount of greenhouse gases, SLO APCD provides a threshold of 54 dwelling units before projects are considered to have a significant-enough impact on emissions to require project-specific analysis. Since the project does not surpass the threshold, then ***the impact is less than significant.***

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

## 9. HAZARDS AND HAZARDOUS MATERIALS – Will the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>





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

**EXISTING SETTING:** The City of Atascadero attempts to locate development in a way that reduces risk for damage during disasters as well exposure to hazardous materials. Where this cannot be achieved due to pre-existing development patterns, the City has created regulations and standards to protect public health and safety as much as possible.

The Atascadero 2025 General Plan anticipates the single-family development of the site and the Atascadero Fire Department has created an evacuation plan for the community should there be a need to evacuate (Figure 12). Additionally, the Atascadero Municipal Code requires that all applicable projects be reviewed by the Fire Department for compliance with the California Fire Code or to require modifications where necessary. All new projects are required to conform to the



California Fire Code as well as the local modifications found in Atascadero Municipal Code § 4-7.

The subject site consists of an undeveloped parcel located in the Residential Suburban zoning district. The nearest airports are the Paso Robles Municipal Airport 15 miles to the north and the San Luis Obispo Regional Airport 16 miles to the south. The site is not in close proximity to either of these airports and no impact to airport operations is expected.

Vegetation on the site consists of some small oak trees and chaparral scrub, primarily situated on the eastern side of the property fronting Vista Road. The site is within the City's wildlife-urban interface (WUI) area and estimated response time for an emergency on the site would be approximately 8-9 minutes according to the Atascadero Fire Department.

**PROPOSED PROJECT:** The applicant is proposing one single-family residence and junior ADU with an attached garage and access driveway. The driveway is required to be constructed to Atascadero Fire Department standards for emergency access. The project will be built in an area within the wildland-urban interface (WUI) zone. Compliance with building and fire code standards related to construction in high fire severity zones will be required.

**HAZ IMPACT-1:** The residences are proposed on a site identified as being within the wildland-urban interface (WUI) zone. State and local fire codes regulate development in WUI areas through additional requirements including fire-safe building materials, defensible space, and insulation. The project will be reviewed by the local fire marshal and Building division for compliance with local and State fire codes prior to building permits being issued. Since the Atascadero Municipal code addresses fire hazards before building permits are issued, the ***impact is less than significant***.

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

## 10. HYDROLOGY AND WATER QUALITY – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner that would:				



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) Substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:** Alterations to existing landscapes, developed or otherwise, can affect hydrology on the site by increasing runoff, elevating flood risk, or contaminating water sources. These impacts to the hydrologic cycle can have adverse effects on human health as well as the health of existing ecosystems.

The subject site consists of one undeveloped parcel of approximately 1.45 acres located in the Residential Suburban zoning district. The surrounding area is composed of mostly single-family residential houses developed amongst thickets of native oaks within a hillside chaparral ecosystem on moderate slopes. The building site has an average natural slope of approximately 26%. The USDA characterizes the site as having “moderate to high” erodibility. FEMA flood maps show flood plain and flood hazard areas within the city; the site does not fall within any areas of mapped flood risk.

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 WMZ 2 (CRWQCB, 2013) (Figure 7). 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 and require mitigation such as hydroseeding and riprap.

Regulations created by the City of Atascadero SWMP, AMC, and the CRWQCB are used as thresholds of significance regulation for issues concerning water quality and hydrology for the residence. The City of Atascadero Storm Water Management Plan provides goals and implementation measures for run off control through best practices. Many of these goals are achieved through following state standards for storm water runoff. The Central Coast post-construction stormwater requirements provide standards to protect water quality and ensure runoff control from new developments (CRWQCB, 2013). Additionally, the Atascadero Municipal Code requires sediment and erosion control plans for any nonagricultural land disturbance.

**PROPOSED PROJECT:** The applicant is proposing a single-family residence and junior ADU with an attached garage and access driveway. The applicant is also proposing a new standard septic system for the residence. As proposed, the residence would comply with the requirements laid out by the CRWQCB and the SWMP. By adhering to the regulations, the project has addressed the potential issues raised by this section of the initial study.

**HWQ IMPACT-1:** The residence will alter drainage on a site categorized by the USDA as having soil with “moderate to high” erodibility (See Figure 8). The Atascadero SWMP and Atascadero Municipal Code address concerns regarding erodibility by requiring a Sediment and Erosion Control Plan from applicants attempting to develop on properties with possible erosion hazards. Since the Atascadero Municipal Code requires this issue to be addressed prior to development, ***then the impact is less than significant.***

**HWQ IMPACT-2:** The residence will alter historic drainage of the existing site by introducing impervious surfaces that increase run off and may risk of flooding on or near the site. The Storm Water Management Plan (Wallace Group, 2009) and central coast post construction storm water rules require minimization of runoff from new developments. Rural development in the City is required to manage stormwater entirely on-site and through the maintenance of historic drainage patterns. Since City and State regulations require this issue to be addressed prior to development, ***then the impact is less than significant.***

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

## 11. LAND USE & PLANNING – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:** The City of Atascadero regulates land uses in attempt to create a sustainable, safe, and healthy environment for the residents of the City. The 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, regional, state, and federal standards.

According to the Atascadero General Plan Land Use, Open Space and Conservation Element, “[residential suburban] land uses are intended for detached single-family homes on lot sizes of 2.5 – 10 acres gross with allowable accessory agricultural and livestock uses.” The Atascadero Zoning Ordinance specifies requirements including but not limited to setbacks, parking, and height. The General Plan also requires the conservation of a rural character in residential communities as well as the preservation of natural and historic resources.

**PROPOSED PROJECT:** The proposed project consists of a 1,992 square-foot residence, a 488 square-foot junior ADU, and a 761 square-foot garage divided into two sections for the primary residence and junior ADU. A graded driveway is proposed to connect the residence to an existing driveway leading to Vista Road. The project will be located on a private lot within an existing semirural single-family residential community.

As proposed, the project would comply with the requirements laid out by the Atascadero General Plan and Zoning Ordinance. By adhering to these requirements, the project has addressed the potential issues raised by this section of the initial study and **there are no impacts** expected from the project.

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

## 12. MINERAL RESOURCES – Will the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:** Mineral resources are protected in the state of California for their economic benefits.

The subject site consists of one undeveloped parcel totaling 1.45 acres in area. The surrounding area is composed of mostly single-family residential houses developed amongst oak woodland and chaparral scrubland. According to GIS data from USGS, the soil type is identified as Millsholm-Dibble clay loams. There are no records that show evidence of mineral resources on the site.



**PROPOSED PROJECT:** The applicant is proposing a new single-family residence and junior ADU with an attached garage and appurtenant driveway. The applicant is also proposing a new septic system to accommodate residential wastewater generation. The project does not include any resource extraction component, and there is no evidence of mineral resources existing on the site. Therefore, **there are no impacts.**

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

### 13. NOISE – Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:** The City of Atascadero regulates noise pollution from any given development because of the potential for adverse effects on human health, safety, and the quiet enjoyment of neighbors' properties. The Atascadero Municipal Code states that all noises created by construction activities are exempt from city regulation as long as the activities occur between seven AM and nine PM. During the hours of nine PM to seven AM, the maximum allowable decibel range for all exterior noise is sixty-five decibels at peak with an hourly equivalent sound level of forty-five decibels. This regulation is intended to minimize noise during periods of the day when nearby residents will typically be sleeping.

The subject site consists of one undeveloped property located in the Residential Suburban zoning district, approximately 1.45 acres in area. The surrounding area is composed of mostly single-family residential houses developed on moderate slopes. There is minimal noise that carries to the site aside from noise typically associated with semirural residential communities.

**PROPOSED PROJECT:** The applicant is proposing a single-family residence with an attached junior ADU, a garage, and an access driveway. Operational noise is not expected to significantly affect noise levels in the existing residential community. However, construction of the residence will create temporary excessive noise for nearby residents during the construction process.



**NOI IMPACT-1:** The subject site will create a temporary source of noise pollution during the construction process. The Atascadero Municipal Code exempts construction activities from the city's noise regulations during the hours of 7am and 9pm, and otherwise limits noise to a maximum of sixty-five decibels during those hours. Since the Atascadero Municipal code addresses noise concerns, the **impact is less than significant**.

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

#### 14. POPULATION & HOUSING – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:** The State of California aims to ensure adequate housing and quality living environments by requiring cities to take detailed accounts of current housing stock and needs as well as projections of expected future needs. The Atascadero General Plan Housing Element identifies housing-related goals for the city and methods by which to achieve them.

The General Plan Housing Element and existing data from the 2010 and 2020 United States Decennial Census provide a snapshot of population growth in the City of Atascadero. The City's population grew by about 14.1 percent from 1990 to 2000, 7.2% from 2000 to 2010, and 5.2% from 2010 to 2020. Housing needs are reported by the San Luis Obispo County Council of Governments (SLOCOG). SLOCOG provides the Regional Housing Needs Allocation (RHNA) for incorporated areas of San Luis Obispo County. Allotments are further categorized into affordability types. Each city under SLOCOG jurisdiction is responsible for dedicating the needed resources and amending their General Plan Housing Element to attain their allotment of housing.

The subject site consists of a vacant parcel located in the Residential Suburban zoning district. The surrounding area is composed of parcels designated for single-family uses, many of which are already developed accordingly.

**PROPOSED PROJECT:** The applicant is proposing a new single-family residence with an attached garage, a junior ADU, and an access driveway. This development is slated to take place on a 1.45-acre lot in the Residential Suburban zone. The proposed project adds a new residence and junior ADU where such development was anticipated in the General Plan; therefore, **there is no impact** related to unplanned growth. No existing housing units are being demolished as part of this project.



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

## 15. PUBLIC SERVICE:

Will the proposed project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Emergency Services (Atascadero Fire)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Services (Atascadero Police)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Public Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXISTING SETTING:** New developments place increased demand on local public service, as residents produce wastewater, use public facilities, and rely on the City's emergency services. For this reason, the City of Atascadero must ensure that existing services and future improvements can accommodate expected new developments.

**PROPOSED PROJECT:** The applicant is proposing one new single-family residence with an attached garage, a junior ADU, and an appurtenant driveway. The City requires all new developments to pay development impact fees that help fund and provide local public services including, but not limited to, emergency services, parks, and public facilities. The Atascadero Unified School District charges a per-square-foot fee on new development to account for impacts on public schools.

The junior ADU portion of the project is statutorily exempt from development impact fee assessment per Cal. Gov. Code § 65852.2(f)(3)(A). It is not being accounted for as a portion of the project as ADUs are exempt from environmental review pursuant to CEQA Guidelines §§ 15301 and 15303.

**PS IMPACT-1:** The new residence may increase demand for local public services including, but not limited to, emergency services, schools, parks, and public facilities. Since the City of Atascadero and the Atascadero Unified School District account for impacts to public services by charging development impact fees, then ***the impact is less than significant.***

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

## 16. RECREATION:



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:** The City of Atascadero attempts to provide quality open spaces and recreation areas for its residents as it continues to grow.

The Atascadero General Plan recognizes the importance of access to parks and recreation areas. The General Plan Land Use, Conservation and Open Space Element Program areas 11.1.3-5 promote this access and aim for a ratio of five acres of open space for every one thousand residents. Associated development impact fees are used to fund maintenance of existing parks and potential acquisition of new open spaces to make these goals achievable. The proposed residence is located approximately 1.5 miles away from the closest public park.

**PROPOSED PROJECT:** The applicant is proposing a new single-family residence and junior ADU on an existing vacant lot, which will not create a notable increase in park usage or necessary maintenance. The residence will contribute negligible usage of public parks and recreation. All new developments are required to pay impact fees towards parks and recreation services. Since the City of Atascadero accounts for impacts to park and recreation services by charging development fees, then ***the impact is less than significant.***

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

## 17. TRANSPORTATION – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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.

The Atascadero General Plan Circulation Element sets policies aimed at encouraging the 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. Regional highways and county roads fall under the jurisdiction of CalTrans and the County of San Luis Obispo, respectively.

**PROPOSED PROJECT:** The applicant is proposing a new single-family residence and junior ADU. Single-family residences are projected to generate 9.57 trips per day per dwelling unit according to the 8<sup>th</sup> Edition of the Institute of Transportation Engineers' Trip Generation Manual. 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.

**TRT IMPACT-1:** The residences will incrementally increase demand on the Atascadero transportation network by generating new trips and contributing to infrastructure usage. The City requires impact fees from new developments that cover impacts to the circulation system. Since the City addresses concerns regarding transportation and traffic before development, then ***the impact is less than significant.***

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

## 18. TRIBAL CULTURAL RESOURCES – Would the project:



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:** San Luis Obispo County and the surrounding region is an ancestral home to various Native American tribes. This leads to the occasional discovery of tribal resources during development. Local and State regulation recognize the importance of coordinating with local tribes and archeological services to preserve these resources.

The City of Atascadero's General Plan Land Use, Open Space, and Conservation Element Programs 6.2.4-6 require the mitigation and noticing of pertinent parties when archaeological discoveries are made in the city. Atascadero Municipal Code § 9-4.162 requires the applicant to stop work and notify interested parties if archeological or historical resources are discovered during construction. The County Coroner's office, in conjunction with the Atascadero Police Department, work in concert with local tribal representatives if and when any human remains are discovered to ensure proper identification and treatment of the remains.

The California Environmental Quality Act requires the lead agency to notify regional tribes about projects that trigger environmental review. After notifying the regional tribes, they are allowed to require further studies to be administered during any project if they believe that there is potential for cultural artifacts to be found.



**PROPOSED PROJECT:** The project includes the construction of a single-family residence, attached garage, and Junior ADU on a moderate slope. The City conducted a noticing process consistent with Cal. Pub. Resources Code § 21080.3.1 ("AB52") but did not receive a formal request for consultation within the period prescribed by law. Additionally, the project is not located within a known site of archaeological significance. ***No impact to tribal cultural resources is expected.***

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

## 19. UTILITIES AND SERVICE SYSTEMS – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of existing facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:** The City of Atascadero must account for all impacts to infrastructure and utilities to ensure that existing infrastructure is able to handle current and future demands. The project is located in a rural residential area of the City with a minimum lot size range of 2.5 to 10-acres and no access to sewer service.

The subject property is currently a vacant lot sloping largely from south to north. City sewer is not available in the vicinity of the site and the project will rely on an onsite septic system for wastewater management. The Regional Water Quality Control Board provides standards for the





design of onsite septic disposal systems and post-construction storm water management enforced by the City. These standards require development reliant on septic systems to meet standards that minimize the release of pollutants in septic effluent.

All properties within the City limits are entitled to water from Atascadero Mutual Water Company (AMWC), who pump water from several portions of Atascadero sub-basin using a series of shallow and deep wells located adjacent to the Salinas River, approximately 5 miles from the subject site. The Atascadero Mutual Water Company's Urban Water Management Plan provides regulations based on SLOCOG population projections and historic water use for their service areas. Their projections for water supply and demand, assuming normal conditions through 2040, can be seen in Table 4. The water company anticipates that it will be able to meet the city's needs through build-out and beyond. Water demand at build-out is estimated to be at 16,000-20,000 acre-feet per year (AFY). The City is projected to have enough water to meet the demand with the lifting of State acreage restrictions placed upon the Nacimiento Water Project, which has allocated the City an additional 3,000 AFY with a flow rate of 3.48 million gallons per day (mgd).

Waste Management, Inc. (WM) is the City's contracted waste management service. 99% of Atascadero solid waste from the City is taken to the Chicago Grade Landfill, a 188-acre privately-owned facility. CalRecycle monitors and collects data on all permitted landfills in the State of California. According to CalRecycle, the Chicago Grade Landfill had a remaining capacity of 4,215,716 cubic yards as of July of 2022, with operations estimated to cease by 2039.

**PROPOSED PROJECT:** The applicant is proposing one new single-family residence with an attached garage and appurtenant driveway. The project will not be attached to the public sewer, and development will require the installation of a new onsite wastewater system. City sewer is not available to the subject property and a standard septic system will be utilized for wastewater disposal. The average slope around the proposed leech field area is approximately 26%.

Construction of new drainage infrastructure is required to conform to City policies and Atascadero Municipal Code requirements which require onsite management of drainage for properties without access to City stormwater infrastructure. Construction work on the property and residential uses are expected to abide by waste collection standards stated in the AMC.

The project is not expected to impose unplanned demands on the AMWC water resources or the landfill capacity at Chicago Grade Landfill.

**USS IMPACT-1:** The residence will require the installation of a new septic system. Requirements from the Atascadero Municipal Code and the State address potential environmental impacts prior to development. Since the concerns regarding environmental impacts from new drainage infrastructure are addressed, then ***the impact is less than significant***.

**USS IMPACT-2:** The residence will create new demand on existing water resources provided by the Atascadero Mutual Water Company. The Atascadero Mutual Water Company is projected to be able to meet water needs for all new uses expected within the City through the year 2040. Since adequate water resources are available, ***the impact is less than significant***.

**USS IMPACT-3:** The residence will create new demand on existing landfill capacity of the Chicago Grade Landfill. CalRecycle reports that this landfill is not at capacity and able to meet landfill need until 2039. Since adequate resources are available, ***the impact is less than significant***.

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



**20. WILDFIRE:**

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

**EXISTING SETTING:** The property is within the wildland-urban interface (WUI) zone in moderately-sloping oak woodland, with afternoon prevailing winds originating from the Pacific Ocean about 10 miles to the west. There are two fire hydrants located in the vicinity of the subject site, one 270 feet northbound up Vista Road, the other approximately 550 feet southbound.

The City of Atascadero charges development impact fees to mitigate the cost of providing City services, including fire response, to new development. New development is required to meet local and State standards for emergency access and defensible space and is subject to additional fire protection requirements in WUI areas. In addition, the California Building Code contains regulations for fire-safe construction materials and requires the design of new structures to comply with standards that expedite fire response.

**PROPOSED PROJECT:** The project consists of a new single-family residence in the Residential Suburban zone along with a garage, junior ADU, and appurtenant driveway. The project is required to comply with all State and local fire safety regulations. The Atascadero Fire Department



has pre-reviewed the proposed project for compliance and will review the full plan set upon submittal of building permit applications.

**WF IMPACT-1:** Adding new residences may increase the demand on emergency services. The City collects a Development Impact Fee with every new residence built. Part of this fee is allocated to emergency services such as fire response. Therefore, the ***impact is insignificant***.

**WF IMPACT-2:** 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 insignificant***.

**WF IMPACT-3:** The project will require a sloped driveway to provide access to the proposed residences. However, the applicant will be required to meet all driveway standards for emergency access, such as drive width, paving, vertical clearance, and potential turnarounds and turnouts. The Fire Department will review the project on permit submittal to verify compliance. Therefore, ***the impact is insignificant***.

**WF IMPACT-4:** The project would add new electrical service to the site, potentially exacerbating fire risks. Atascadero Municipal Code requires all new utilities to be undergrounded to minimize the risk of ignition from above-ground electrical equipment. Therefore, ***the impact is insignificant***.

**CONCLUSION:** No significant impact is expected. No mitigation measures are required.

## 21. MANDATORY FINDINGS OF SIGNIFICANCE:

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



	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 type="checkbox"/>	<input checked="" 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 subject site consists of one existing vacant parcel totaling 3.5 acres in area. The location of the site does not coincide with any known sensitive habitats or species protected by the State or Federal government.

**PROPOSED PROJECT:** The project is limited to one single-family residence, an attached garage, a junior ADU, and an access driveway. Each new residence has an incremental impact on the environment. As mitigated, the project will not have a significant impact on the environment.

**CONCLUSION:** No significant impact is expected. No mitigation is required.

For further information on the City's environmental review process, please visit the City's website at [www.atascadero.org](http://www.atascadero.org) under the Community Development Department. For information on the California Environmental Quality Act (CEQA), visit <https://opr.ca.gov/ceqa/>.



## Exhibit A – Initial Study References & Outside Agency Contacts

The Community Development Department of the City of Atascadero has contacted various agencies for their comments on the proposed project. With respect to the proposed project, the following outside agencies have been contacted (marked with a ☒) with a notice of intent to adopt a proposed negative / mitigated negative declaration.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Atascadero Mutual Water Company                                     | <input type="checkbox"/> Native American Heritage Commission                |
| <input checked="" type="checkbox"/> Atascadero Unified School District                                  | <input type="checkbox"/> San Luis Obispo Council of Governments             |
| <input checked="" type="checkbox"/> Atascadero Waste Alternatives                                       | <input type="checkbox"/> San Luis Obispo Air Pollution Control District     |
| <input checked="" type="checkbox"/> AB 52 – Salinan Tribe   | <input type="checkbox"/> San Luis Obispo Integrated Waste Management Board  |
| <input checked="" type="checkbox"/> AB 52 – Northern Chumash Tribe                                      | <input type="checkbox"/> Regional Water Quality Control Board District 3    |
| <input checked="" type="checkbox"/> AB 52 – Xolon Salinan Tribe   | <input type="checkbox"/> HEAL SLO – Healthy Communities Workgroup           |
| <input checked="" type="checkbox"/> AB 52 – SLO County Chumash Council                                  | <input checked="" type="checkbox"/> US Postal Service                       |
| <input checked="" type="checkbox"/> AB 52 – Santa Ynez Chumash  | <input checked="" type="checkbox"/> Pacific Gas & Electric (PG&E)           |
| <input checked="" type="checkbox"/> AB 52 – Barbareno/Ventureno Band of Mission Indians                 | <input checked="" type="checkbox"/> Southern California Gas Co. (SoCal Gas) |
| <input checked="" type="checkbox"/> AB 52 – Chumash Council of Bakersfield                              | <input type="checkbox"/> San Luis Obispo County Assessor                    |
| <input checked="" type="checkbox"/> AB 52 – Coastal Band of the Chumash Nation                          | <input type="checkbox"/> LAFCO  |
| <input 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 checked="" type="checkbox"/> CalEnviroScreen   |
| <input checked="" type="checkbox"/> Atascadero GIS mapping layers                   | <input type="checkbox"/> Other _____  |
| <input type="checkbox"/> Other _____  | <input type="checkbox"/> Other _____  |



## EXHIBIT B – MITIGATION SUMMARY TABLE

### Thompson Vista Road Residences

### DEV 24-0050

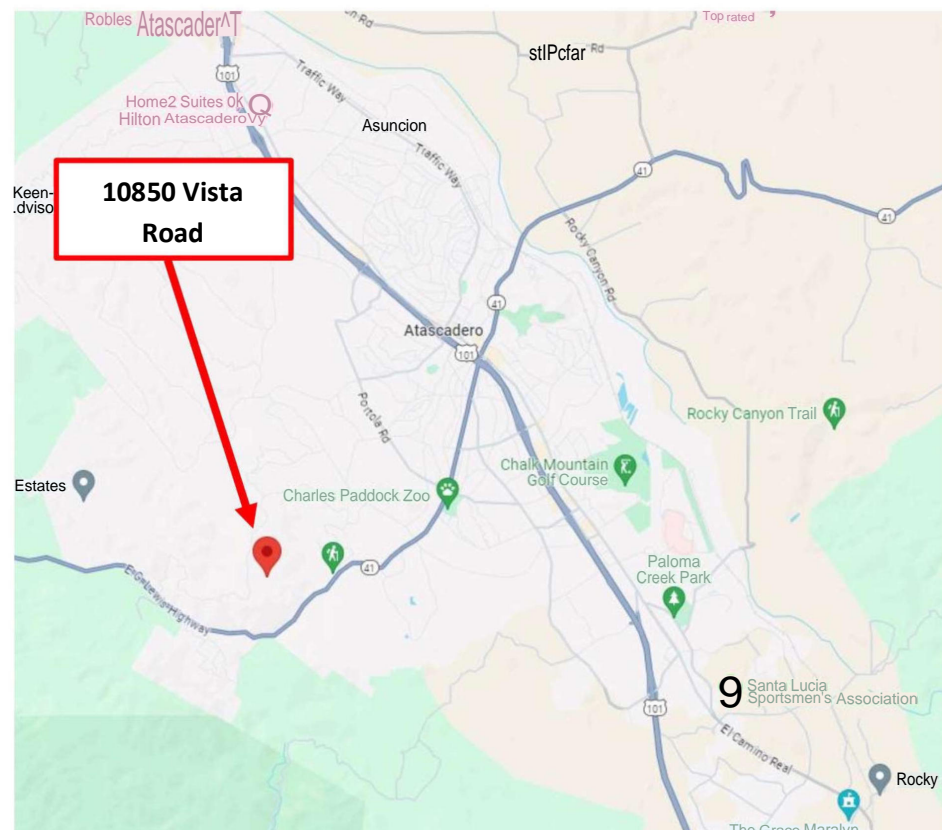
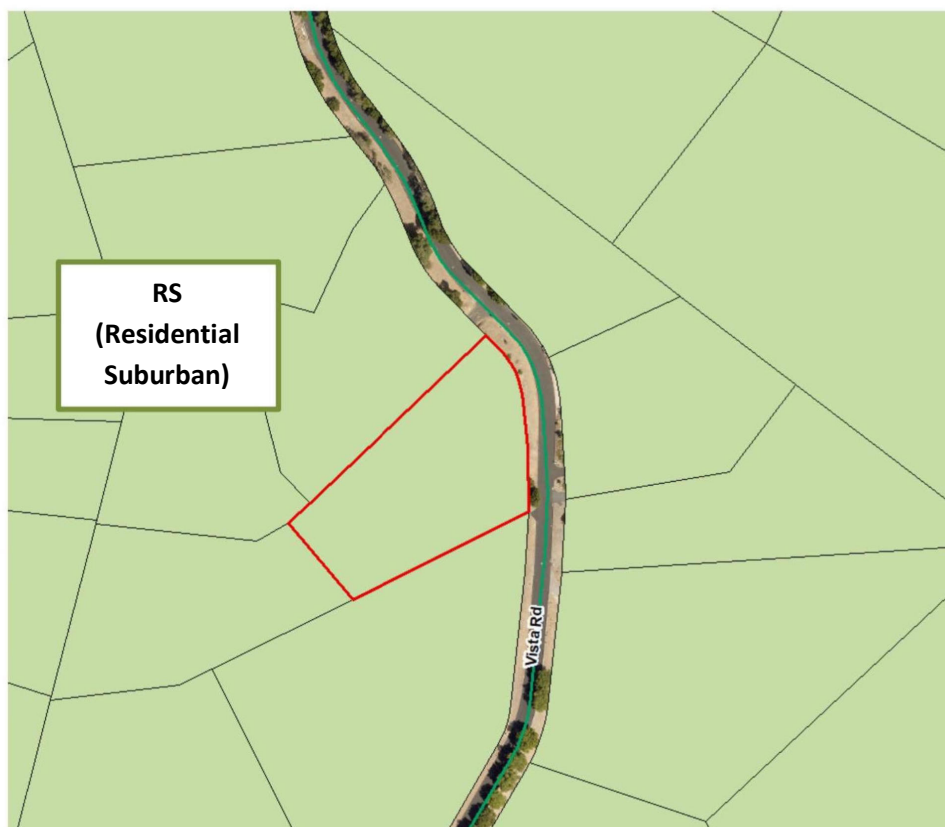
Per Public Resources Code § 21081.6, the following measures also constitutes the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. The measures will become conditions of approval (COAs) should the project be approved. The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

MITIGATION MEASURE	TIMING
<b>Biological Resources</b>	
BIO-1	<p>Seeds and other plant materials used for erosion control and slope stabilization shall consist of native species. The seed and plant material shall not contain any non-native plant species.</p> <p>Prior to Buioing Permit Final</p>

The applicant agrees to incorporate the above measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the above mitigation measures. The measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property. The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Community Development Director or their designee and may require a new environmental analysis for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above mitigation measures into the proposed project description.

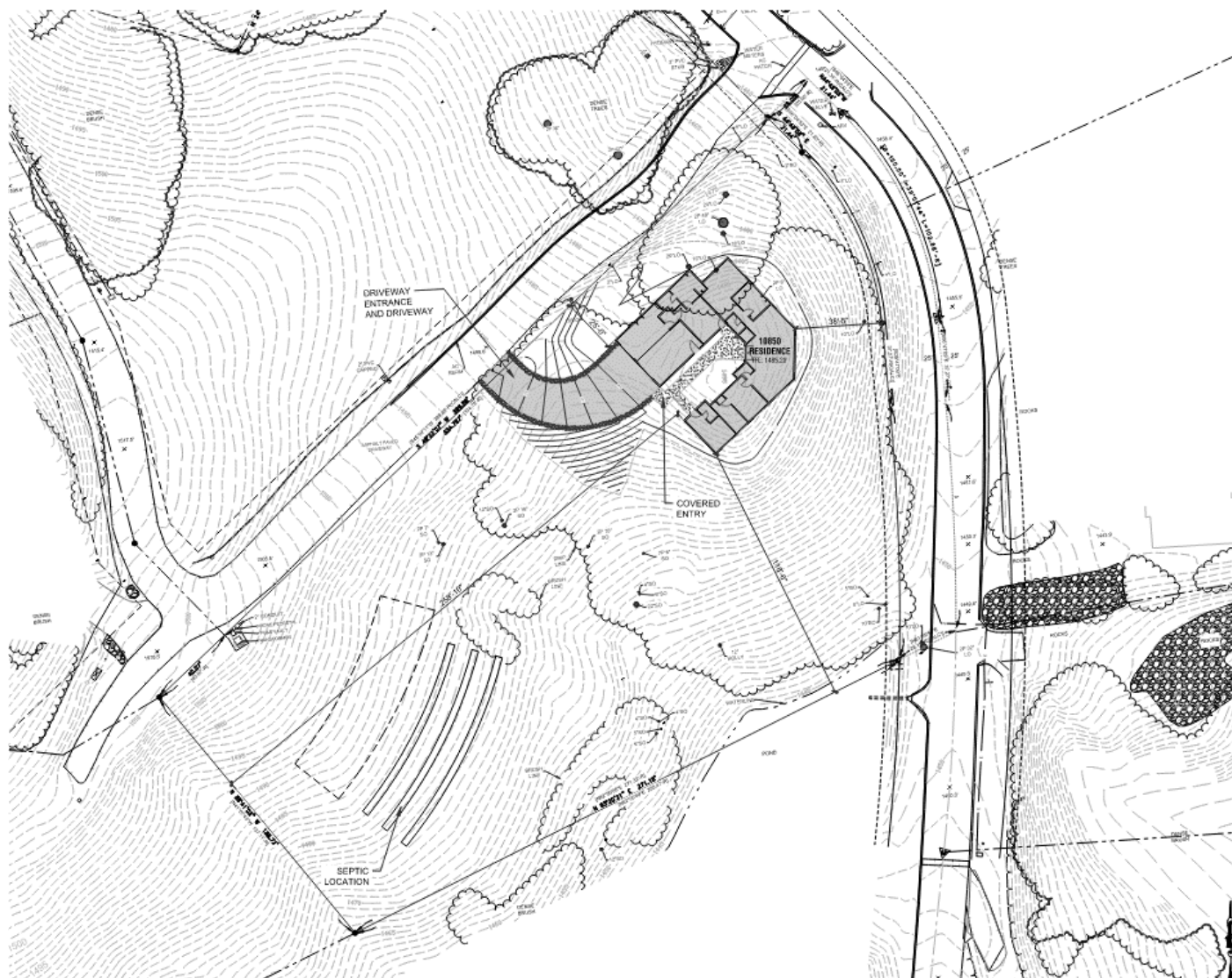
 Signature of Owner	TERRYRAY THOMPSON Name (Print)	9/12/24 Date
---	-----------------------------------	-----------------



**EXHIBIT C – PROJECT FIGURES & SUPPLEMENTS****Figure 1 – Zoning and Location Map**

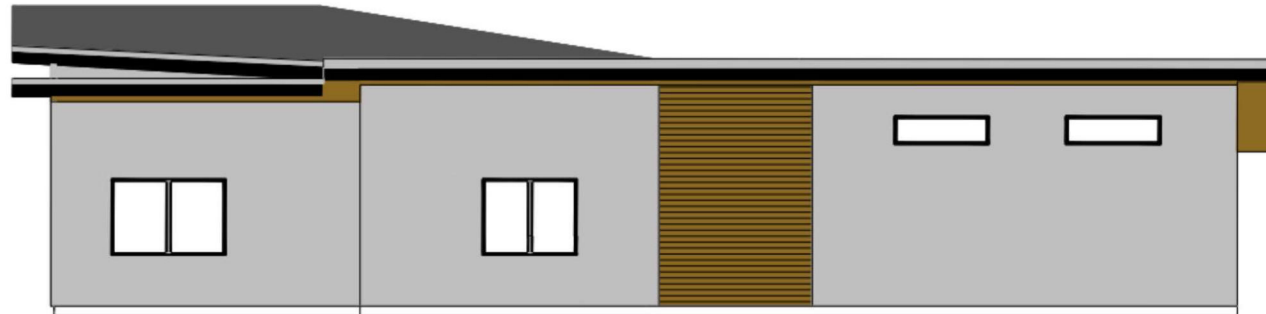


**Figure 2 – 2021 Aerial Image**

**Figure 3 – Tentative Site Plans DEV24-0050**



**Figure 4 – Elevations**



NORTH-WEST ELEVATION

1/4" = 1'-0"



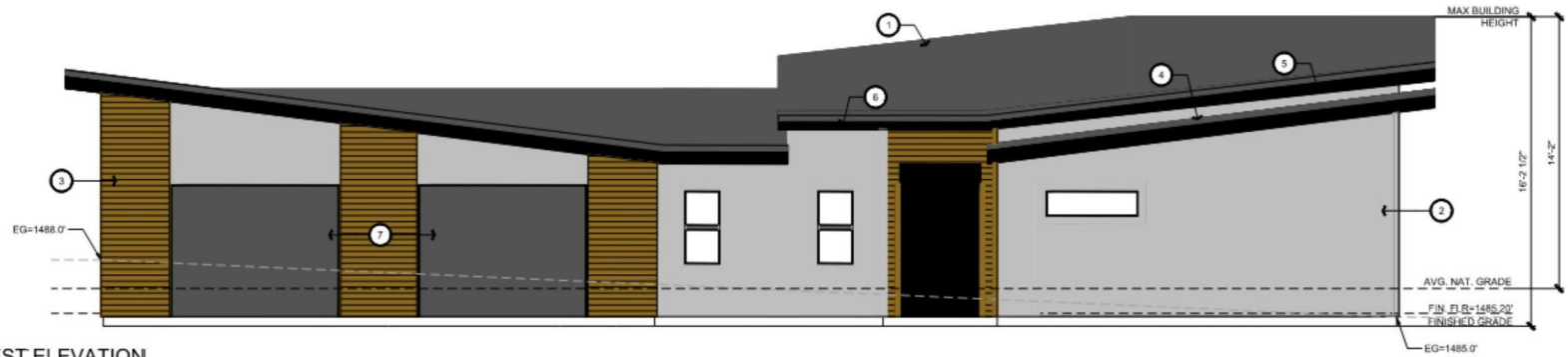
NORTH-EAST ELEVATION

1/4" = 1'-0"



SOUTH-EAST ELEVATION

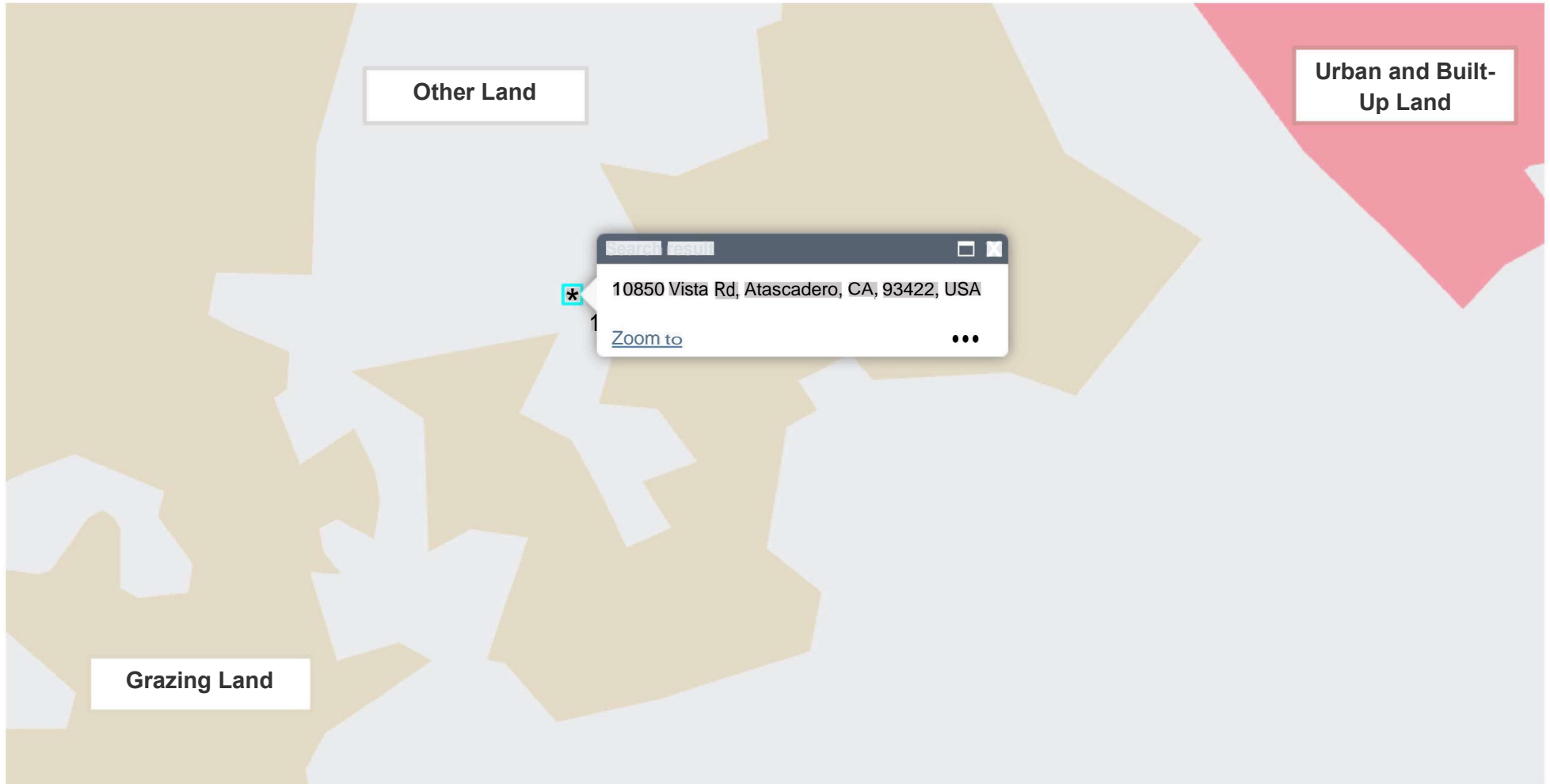
1/4" = 1'-0"

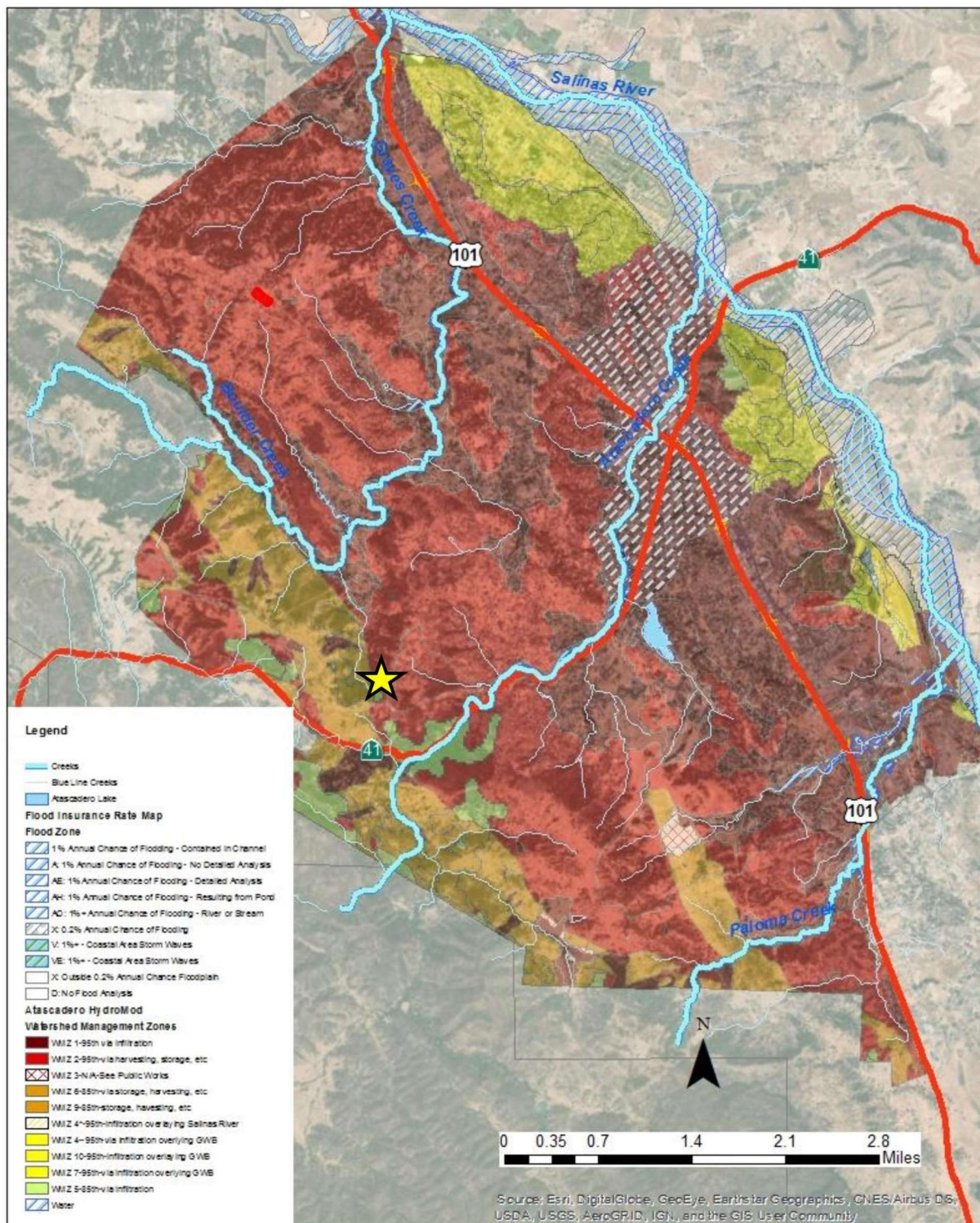


SOUTH-WEST ELEVATION

1/4" = 1'-0"

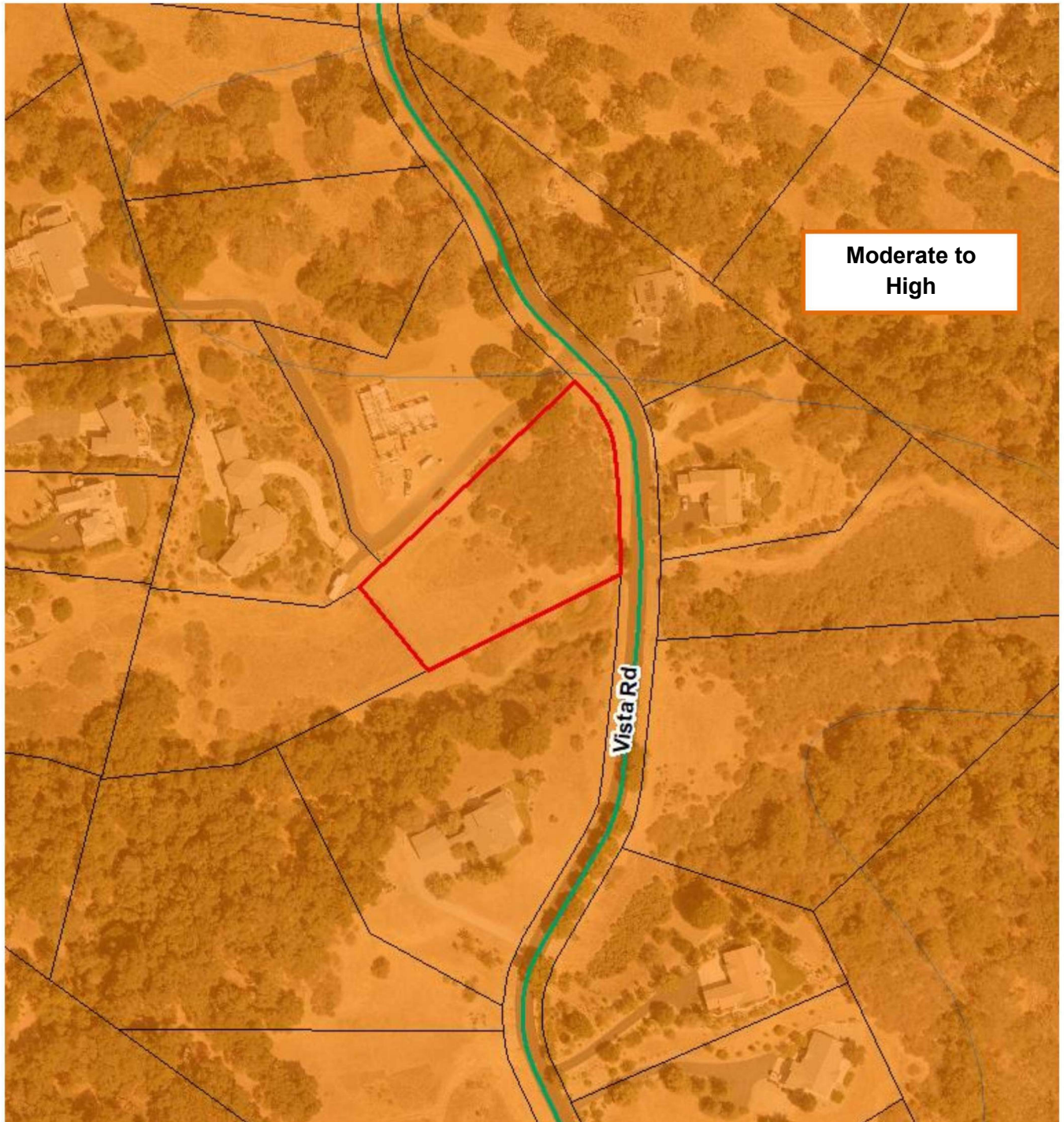
**Figure 6 – Farmland Mapping**



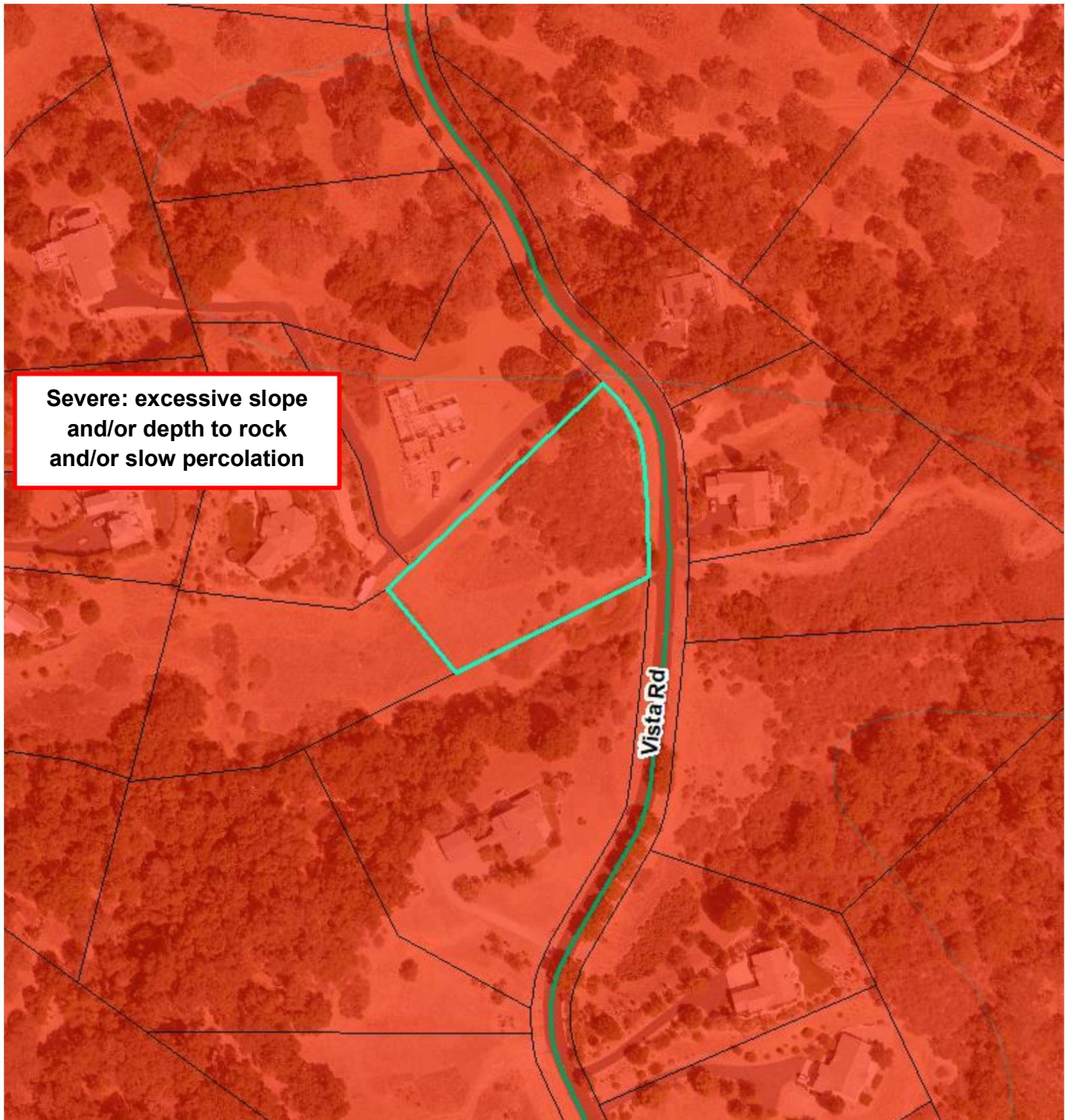
**Figure 7 – Flood Zones, Hydrology, & Water Management Zones**



**Figure 8 – Soil Erodibility**

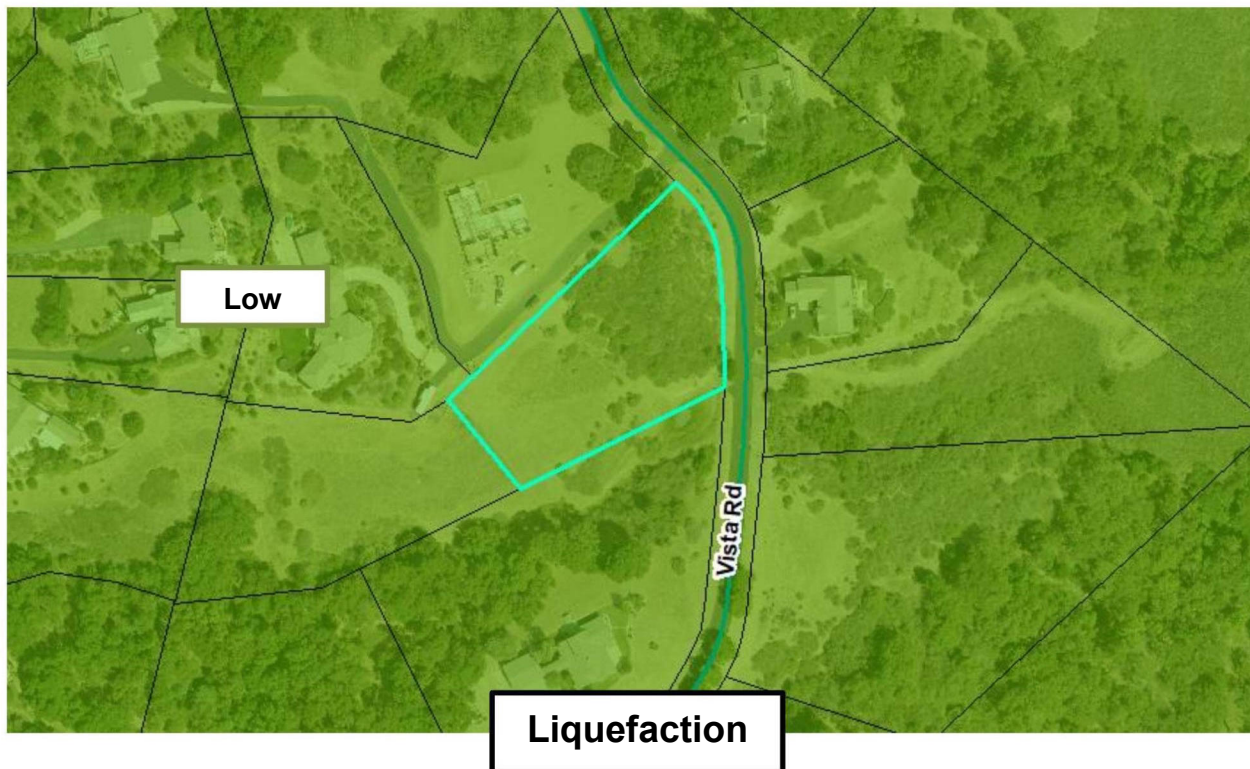
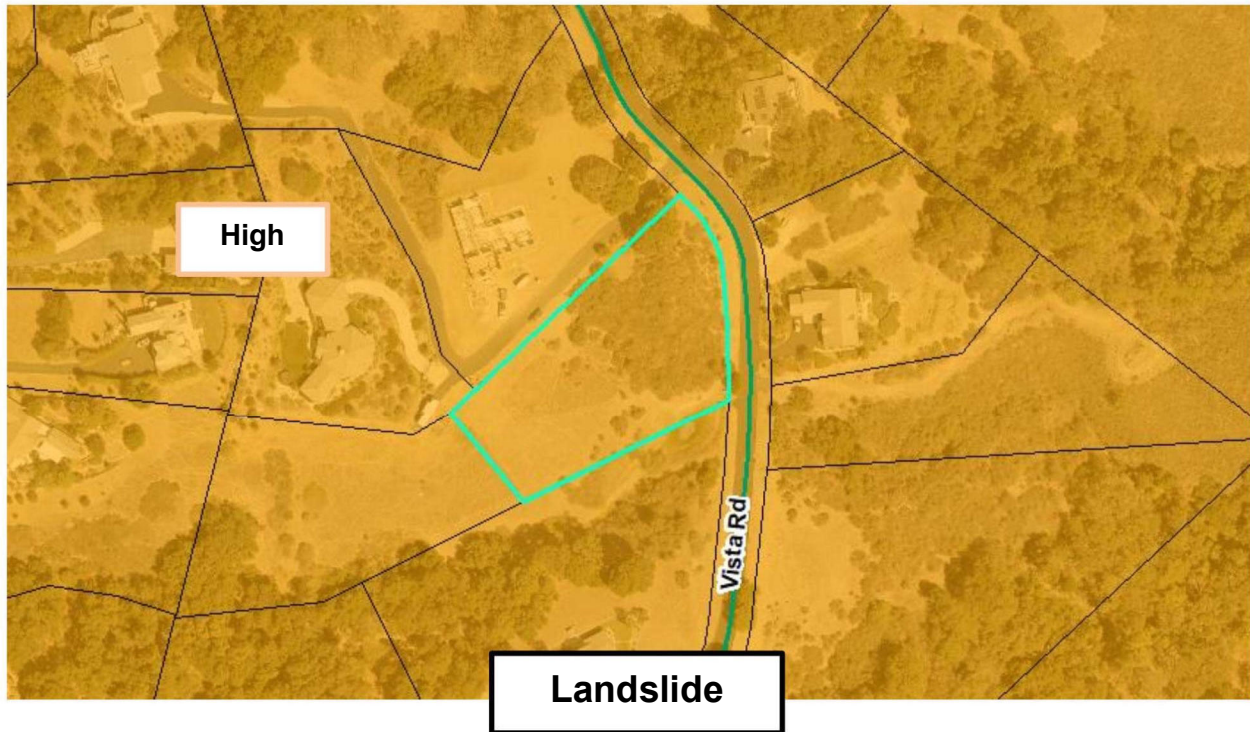




**Figure 9 – Soil Septic Suitability**

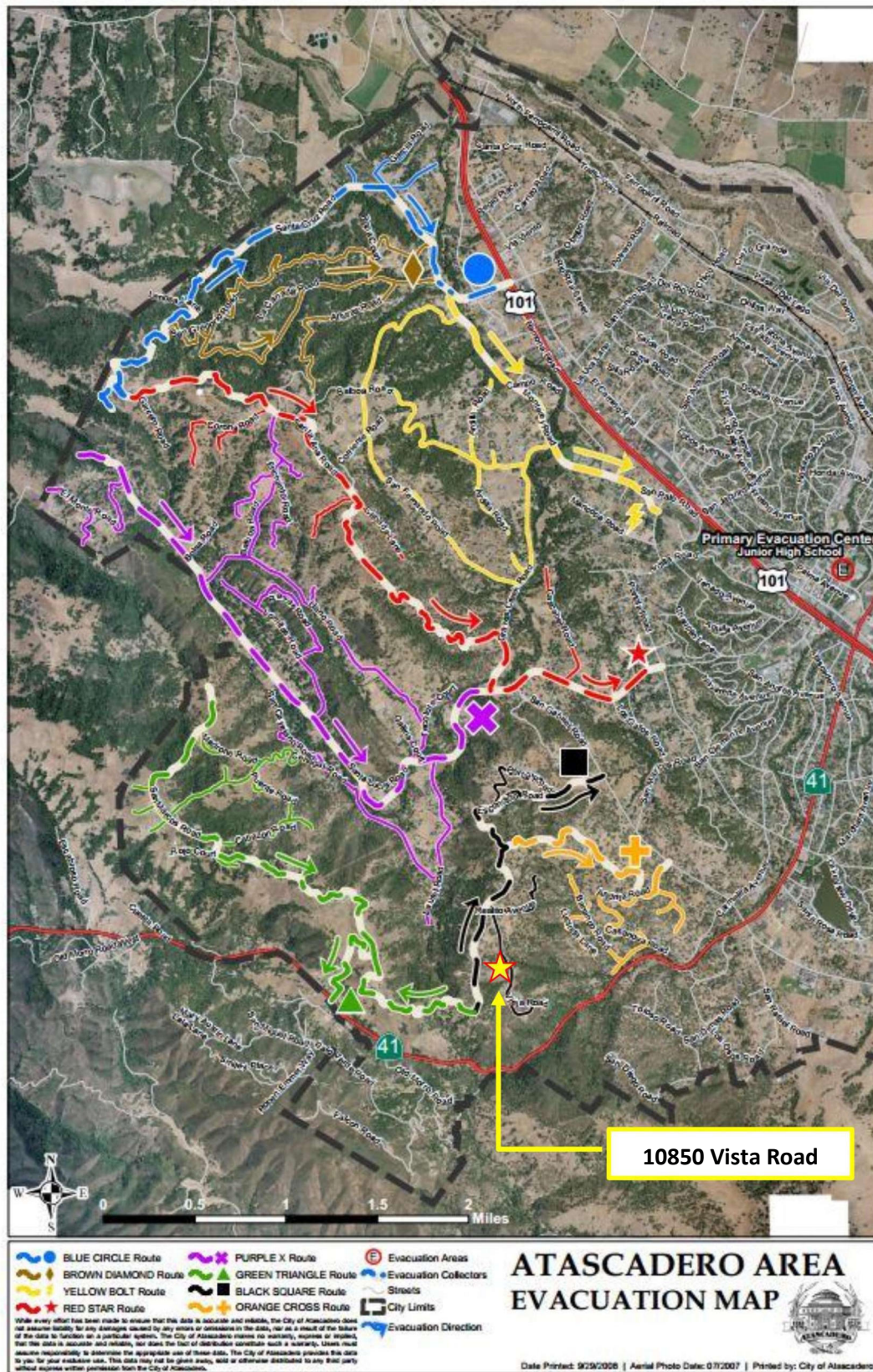


**Figure 10 – Landslide and Liquefaction**



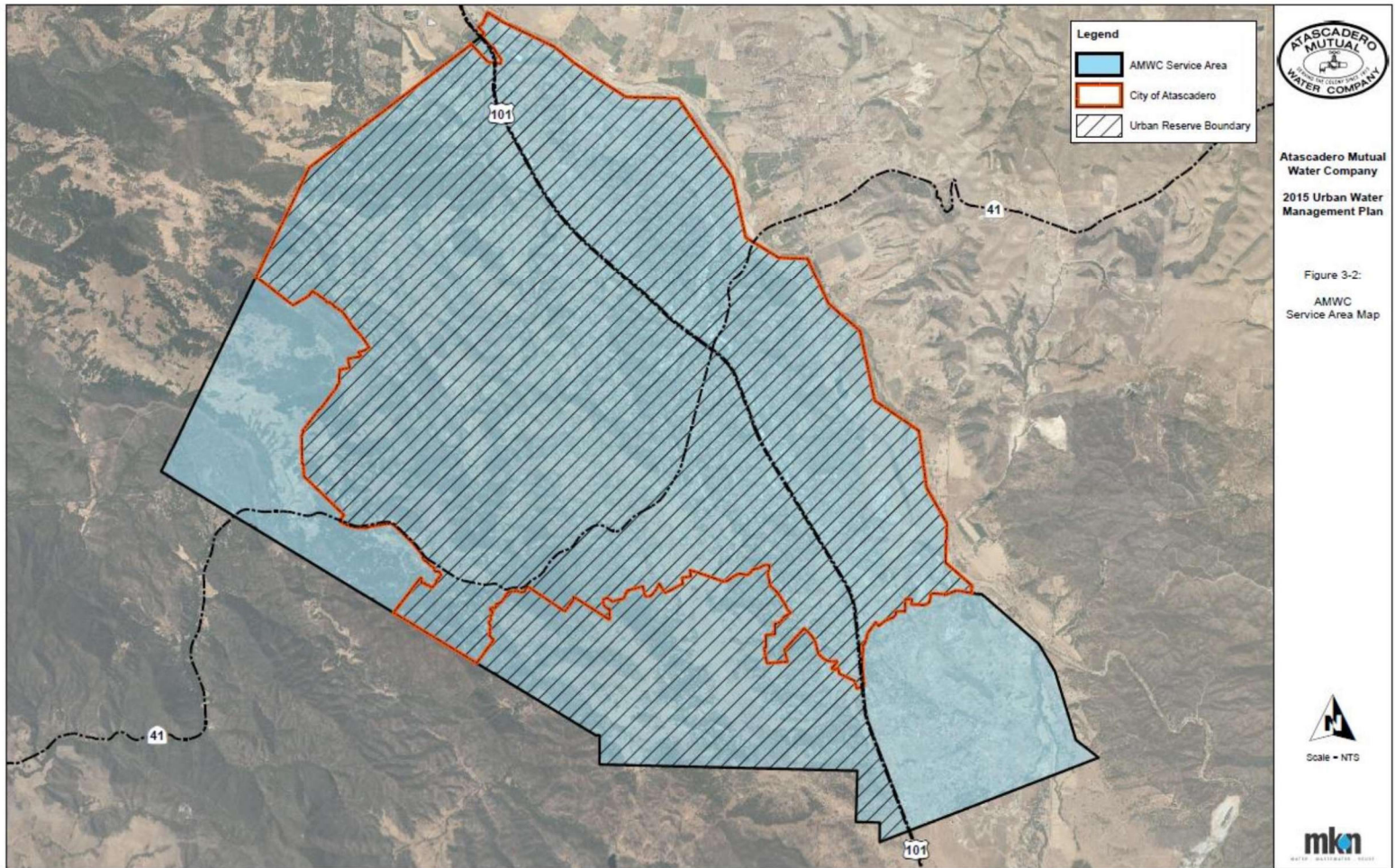
**Figure 11 – Fire Hazard**



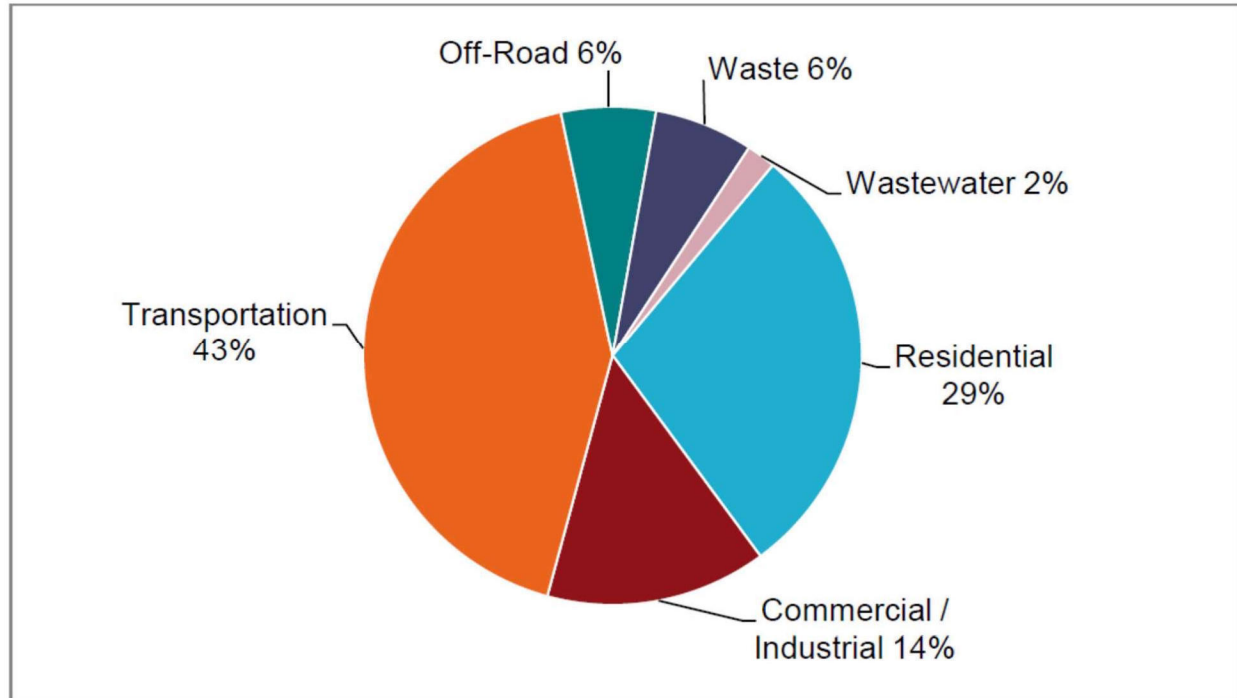
**Figure 12 – Evacuation Map**



**Figure 13 – Atascadero Mutual Water Company Service Area**



**Figure 14 – Atascadero Community Wide Emissions by Sector**





**Table 1 – San Luis Obispo Air Pollution Attainment Status**

San Luis Obispo County Attainment Status					
Pollutant	Averaging Time	California Standards****		Federal Standards****	
		Concentration	Attainment Status	Concentration	Attainment Status
Ozone (O <sub>3</sub> )	1 Hour	0.09 ppm (180 µg/m <sup>3</sup> )	Non-Attainment	–	Non-Attainment Eastern SLO County - Attainment Western SLO County***
	8 Hour	0.070 ppm (137 µg/m <sup>3</sup> )		0.070 ppm (137 µg/m <sup>3</sup> )*****	
Respirable Particulate Matter (PM10)	24 Hour	50 µg/m <sup>3</sup>	Non-Attainment	150 µg/m <sup>3</sup>	Unclassified*/ Attainment
	Annual Arithmetic Mean	20 µg/m <sup>3</sup>		–	
Fine Particulate Matter (PM2.5)	24 Hour	No State Standard	Attainment	35 µg/m <sup>3</sup>	Unclassified*/ Attainment
	Annual Arithmetic Mean	12 µg/m <sup>3</sup>		12.0 µg/m <sup>3</sup> *****	
Carbon Monoxide (CO)	8 Hour	9.0 ppm (10 mg/m <sup>3</sup> )	Attainment	9 ppm (10 mg/m <sup>3</sup> )	Unclassified*
	1 Hour	20 ppm (23 mg/m <sup>3</sup> )		35 ppm (40 mg/m <sup>3</sup> )	
Nitrogen Dioxide (NO <sub>2</sub> )	Annual Arithmetic Mean	0.030 ppm (57 µg/m <sup>3</sup> )	Attainment	0.053 ppm (100 µg/m <sup>3</sup> )	Unclassified*
	1 Hour	0.18 ppm (330 µg/m <sup>3</sup> )		100 ppb (196 mg/m <sup>3</sup> )	
Sulfur Dioxide (SO <sub>2</sub> )	Annual Arithmetic Mean	–	Attainment	0.030 ppm (80 µg/m <sup>3</sup> )	Unclassified*
	24 Hour	0.04 ppm (105 µg/m <sup>3</sup> )		0.14 ppm (365 µg/m <sup>3</sup> )	
	3 Hour	–		0.5 ppm (1300 µg/m <sup>3</sup> )**	
	1 Hour	0.25 ppm (655 µg/m <sup>3</sup> )		75 ppb (196 mg/m <sup>3</sup> )	
Lead*	30 Day Average	1.5 µg/m <sup>3</sup>	Attainment	–	No Attainment Information
	Calendar Quarter	–		1.5 µg/m <sup>3</sup>	
	Rolling 3-Month Average*	–		0.15 µg/m <sup>3</sup>	
Visibility Reducing Particles	8 Hour	Extinction coefficient of 0.23 per kilometer – visibility of ten miles or more (0.07-30 miles or more for Lake Tahoe) due to particles when relative humidity is less than 70 percent. Method: Beta Attenuation and Transmittance through Filter Tape.	Attainment	No Federal Standards	
Sulfates	24 Hour	25 µg/m <sup>3</sup>	Attainment		
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m <sup>3</sup> )	Attainment		
Vinyl Chloride*	24 Hour	0.01 ppm (26 µg/m <sup>3</sup> )	No Attainment Information		

\* Unclassified (EPA/Federal definition): Any area that cannot be classified on the basis of available information as meeting or not meeting the national primary or secondary ambient air quality standard for that pollutant. \*\* Secondary Standard

\*\*\* San Luis Obispo County has been designated non-attainment east of the -120.4 deg Longitude line, in areas of SLO County that are south of latitude 35.45 degrees, and east of the -120.3 degree Longitude line, in areas of SLO County that are north of latitude 35.45 degrees. Map of non-attainment area is available upon request from the APCD. \*\*\*\* For more information on standards visit: <http://www.arb.ca.gov/research/aaqs/aaqs2.pdf>

Attainment (EPA/Federal definition): Any area that meets the national primary or secondary ambient air quality standard for that pollutant. (CA definition): State standard was not exceeded during a three year period. \*\*\*\*\* Federal PM<sub>2.5</sub> Secondary Standard is 15µg/m<sup>3</sup>

Non-Attainment (EPA/Federal definition): Any area that does not meet, or contributes to an area that does not meet the national primary or secondary ambient air quality standard for that pollutant. (CA definition): State standard was exceeded at least once during a three year period. \*\*\*\*\*The 2008 NAAQS for 8hr ozone is 0.075 ppm. The 2015 NAAQS for 8hr ozone is 0.070 ppm. The attainment status shown in this table relates to the 2008 and 2015 NAAQS. SLO County has been designated non-attainment of the 2015 NAAQS. NAAQS is National Ambient Air Quality Standards

REOUTREACH/AttainmentStatus Revised January 29, 2019



**Table 2 – Potential Ground Shaking sources**

Fault	Distance* (miles)	Maximum Earthquake	Maximum Probable Earthquake	Anticipated Acceleration Range (g)
Rinconada and Jolon	2	7.5	7.0	0.4-0.6
Black Mountain	3	7.5	5.75	0.1-0.5
La Panza	9	7.5	Unknown, but assumes 5	0.1-0.4
Los Osos	14	7	Unknown, but assumes 5	0.1-0.2
Hosgri	22	7.5	6.5-7.5	0.1-0.2
San Andreas	27	8.25	8	0.1-0.2
San Simeon	35	unknown	6.5	unknown

- \*from El Camino Real/Traffic Way



**Table 3 – Regional Housing Needs Allocation**

Jurisdiction	Total Allocation	Very Low 24.6%	Low 15.5%	Moderate 18.0%	Above Moderate 41.9%
Arroyo Grande	692	170	107	124	291
Atascadero	843	207	131	151	354
Grover Beach	369	91	57	66	155
Morro Bay	391	97	60	70	164
Paso Robles	1,446	356	224	259	607
Pismo Beach	459	113	71	82	193
San Luis Obispo	3,354	825	520	603	1,406
Unincorporated	3,256	801	505	585	1,365
<b>Regional Total</b>	<b>10,810</b>	<b>2,660</b>	<b>1,675</b>	<b>1,940</b>	<b>4,535</b>

2019 RHNA: Jan. 1, 2019 - Dec. 31, 2028 (10 years)

Note 1: The table above included minor percentage calculation adjustments (to the top percentage to achieve whole units). Income group totals accurately match HCD's determination.

Note 2: Income limit categories for San Luis Obispo County in 2019 are determined by HCD and found at:

<http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>





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

Table 3-1 Retail: Population - Current and Projected						
Population Served	2020	2025	2030	2035	2040	2045
	31,749	32,990	34,280	35,620	37,013	38,460
NOTES: 2020 population based on Department of Finance data plus estimated population within the County portion of the service area.						

