



# CITY OF ATASCADERO NOTICE OF EXEMPTION

6500 Palma Avenue Atascadero, CA 93422 805.461.5000

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

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

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

Date Received Stamp

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

Project Title: 4615 ECR Mixed Use

Project Applicant: Daniel Ribas  
(805) 550-6160  
ribas-construction@att.net  
5173 Vega Avenue, Atascadero, CA 93422

Project Location: 4615 El Camino Real (APN 029-262-017) and 4605 El Camino Real (APN 029-262-019), Atascadero, CA 93422

Project Description: Conditional Use Permit and Tentative Tract Map allowing a mixed-use airspace condominium development with 1,544 SF of ground floor commercial shell area and 16 upper story dwelling units on an 0.48-ac site zoned Commercial Retail located at 4615 El Camino Real with a portion of the parking lot located on a separate lot at 4605 El Camino Real. The proposed building will have maximum height of approximately 34'. Vehicular access to the proposed project is via a driveway off of El Camino Real. A parking reduction is proposed to allow a total of 23 parking spaces. Concessions and waivers are requested to exempt the project from street tree planting requirements, allow retaining walls taller than provided by the Atascadero Municipal Code, reduce the setback to abutting single-family uses, and reduce the required square footage of open space per unit.

Name of Public Agency Approving Project: City of Atascadero

Lead Agency Contact Person: Sam Mountain, Assistant Planner  
(805) 470-3404  
smountain@atascadero.org  
6500 Palma Avenue, Atascadero, CA 93422

Name of Person or Agency Carrying Out Project: Daniel Ribas  
(805) 550-6160  
ribas-construction@att.net  
5173 Vega Avenue, Atascadero, CA 93422

Exempt Status:

- |  |  |
|--|--|
| <input type="checkbox"/> Ministerial (Sec. 15268);             | <input type="checkbox"/> General Rule Exemption (Sec. 15061. c);       |
| <input type="checkbox"/> Declared Emergency (Sec. 15269(a));   | <input checked="" type="checkbox"/> Categorically Exempt (Sec. 15332); |
| <input type="checkbox"/> Emergency Project (Sec. 15269(b)(c)); | <input type="checkbox"/> Statutory Exemption (Sec. 15261 - 15285)      |

Reasons why the project is exempt: The Project qualifies for a Class 32 categorical exemption because it is consistent with description of infill development and meets the conditions outlined in in Section 15332 of the CEQA Guidelines. The referenced conditions are listed below followed by a brief discussion.

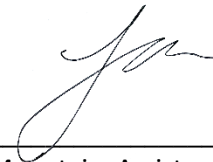
- a. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*  
**Discussion:** The Project is consistent with all applicable General Plan goals and policies. The project site has a GC land use designation and is zoned CR. Mixed Use development is an allowed use in the CR zoning district subject to approval of a Conditional Use Permit. The project is in compliance with all Municipal Code regulations for its zone and land use besides those for which the applicants are requesting concessions, waivers, and modifications. Concessions, waivers, and modifications are included in the scope consistent with the allowances of the Atascadero Municipal Code and State Density Bonus Law.
- b. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*  
**Discussion:** The project site is a 0.48-acre lot within City limits that is surrounded by urban uses as defined by State law.
- c. *The project site has no value as habitat for endangered, rare, or threatened species.*  
**Discussion:** Based on the City's Geoinformation System and available online data, the property is not listed as habitat for endangered, rare, or threatened species. The site is surrounded by longstanding development and currently contains a paved driveway and parking lot.
- d. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*  
**Discussion:** No foreseeable significant effects are expected to occur related traffic, noise, air quality, or water quality. The property is located on one of the City's major commercial corridors where continued development of intensive commercial land uses has been anticipated and analyzed under the Atascadero General Plan. The project is consistent with the General Plan. Any effects relative to traffic, noise, air quality, or water quality would have been previously analyzed and accounted for

though general plan policies or associated development standards of the Atascadero Municipal Code. The project will be required to comply with all prerequisite design and construction standards including access, erosion and sedimentation control, dust control, and stormwater control. City exterior noise limitations will regulate the project's noise throughout its life.

- e. *The site can be adequately served by all required utilities and public services.*

**Discussion:** The project site is surrounded by similar uses and has sufficient access to utility infrastructure to ensure service by Atascadero Mutual Water Company, City sewer, PG&E, SoCalGas, and local emergency services. The extension of required utilities and associated infrastructure is expected to be feasible based on the preliminary plans included in the approval of the project.

Date Exemption Accepted: 5/6/2025



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Sam Mountain, Assistant Planner  
City of Atascadero