



# CITY OF ATASCADERO NOTICE OF EXEMPTION

6500 Palma Avenue Atascadero, CA 93422 805.461.5000

Date Received Stamp

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

Governor’s Office of Land Use and  
Climate Innovation  
1400 10<sup>th</sup> Street  
Sacramento, CA 95814

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

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

Project Title: Viveros Bolsa Road Subdivision

Project Applicant: Juan Viveros  
(805) 461-5035  
planning@atascadero.org  
5455 Bolsa Road, Atascadero, CA 93422

Project Location: 5455 Bolsa Road, Atascadero, CA 93422 (APN 050-321-012)

Project Description: Tentative Parcel Map to subdivide a 5.12-acre lot in the Residential Suburban (RS) zoning district, located at 5455 Bolsa Road (APN 050-321-012), into two lots. The existing lot contains a primary and secondary residence in addition to various accessory structures. There is an average slope of approximately 1.5% across the entire project site. The property is served by an on-site wastewater system. Access to the proposed parcels will be from Santa Lucia Road and Bolsa Road. There is no construction within the scope of work.

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: Juan Viveros

(805) 461-5035  
planning@atascadero.org  
5455 Bolsa Road, 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 type="checkbox"/>            | Categorically Exempt (Sec. 15300 - 15333); |
| <input type="checkbox"/> | Emergency Project (Sec. 15269(b)(c)); | <input checked="" type="checkbox"/> | Statutory Exemption (Sec. 15183)           |

Reasons why the project is exempt: The Project qualifies for an exemption under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) per Section 15183, "Projects Consistent with a Community Plan, General Plan, or Zoning." The following findings are made in compliance with that Section to support this determination:

- a. *The project is consistent with a community plan adopted as part of a general plan, a zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or a general plan of a local agency.*

**Discussion:** The Project is consistent with all applicable General Plan goals and policies. The Project site has an RE (Residential Estates) land use designation and is zoned RS (Residential Suburban) with a minimum lot size of 2.5 acres. The Project does not include any construction in its scope and the resulting parcels will be subject to the standard development regulations applicable to single-family uses in the RS zone.

- b. *An EIR was certified by the lead agency for the zoning action, the community plan, or the General Plan.*

**Discussion:** The Environmental Impact Report for the City of Atascadero 2025 General Plan (the General Plan EIR) was certified by the City Council on June 25, 2002, and was submitted to the State Clearinghouse under SCH # 2001121027.

- c. *There are no project-specific impacts which the General Plan EIR failed to analyze as significant effects.*

**Discussion:** All potential impacts from the proposed Tentative Parcel Map were evaluated with the General Plan EIR. The Project is consistent with the General Plan and applicable zoning regulations and has no unique features that were not evaluated with the General Plan EIR.

- d. *There is no substantial new information which would result in more severe impacts than anticipated by the General Plan EIR.*

**Discussion:** There is no new information as a result of the proposed tentative map that would result in more severe impacts. This tentative map is consistent with all applicable General Plan policies, meets the intent of the Land Use and Circulation Element, and satisfies all requirements of the Residential Estates land use designation and Residential Suburban zoning district. All potential impacts were evaluated with the General Plan EIR.

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Page 3 of 3

Date Exemption Accepted: 8/5/2025



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Sam Mountain, Assistant Planner  
City of Atascadero