



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:
 40-04152026-087
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY ATASCADERO CITY	LEAD AGENCY EMAIL egomez@atascadero.org	DATE 04/15/2026
--------------------------------	--	--------------------

COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER
--	-----------------

PROJECT TITLE
 USE25-0069, HOME DEPOT MASTER PLAN OF DEVELOPMENT AMENDMENT

PROJECT APPLICANT NAME WESTAR ASSOCIATES, LLC	PROJECT APPLICANT EMAIL planning@atascadero.org	PHONE NUMBER (805) 461-5035
--	--	--------------------------------

PROJECT APPLICANT ADDRESS 6500 PALMA AVENUE	CITY ATASCADERO	STATE CA	ZIP CODE 93422
--	--------------------	-------------	-------------------

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

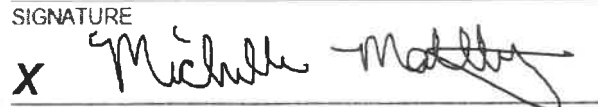
- Environmental Impact Report (EIR) \$4,227.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$ _____


- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$81.00
- Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
- TOTAL RECEIVED \$ _____ \$81.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Michelle Maltby, Deputy County Clerk-Recorder
---	--

Filed in County Clerk's Office
 Elaina Cano
 San Luis Obispo - County Clerk-Recorder
40-04152026-087
 04/15/2026
 FISH
 Pages: 4
 Fee: \$ 81.00
 By MMaltby, Deputy




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

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

Project Title: USE25-0069, Home Depot Master Plan of Development Amendment

Project Applicant: Westar Associates, LLC
planning@atascadero.org; (805) 461-5035

Project Location: 805, 910, 920, and 940 El Camino Real, Atascadero, CA 93422
APNs 049-045-036, 049-045-034, 049-045-033, & 049-045-035

Project Description: A Conditional Use Permit allowing 5070 SF Chick-Fil-A drive-through restaurant located at 940 El Camino Real, a 4,200 SF commercial tenant space located at 920 El Camino Real, and a 4,000 SF drive-through carwash located at 805 El Camino Real. The subject properties are zoned Commercial Park (CPK) and are within the Commercial Park Planned Development #9 Overlay Zone (PD9). The project includes a Zone Text Amendment to allow a Carwash use within PD9 and a Lot Line Adjustment to relocate property lines that overlap the location of the proposed buildings.

Name of Public Agency Approving Project: City of Atascadero

Name of Person or Agency Carrying Out Project: Westar Associates, LLC

Exempt Status:

Ministerial (Sec. 15268);

General Rule Exemption (Sec. 15061. c);

- | | | | |
|--------------------------|---------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | Declared Emergency (Sec. 15269(a)); | <input checked="" type="checkbox"/> | Categorically Exempt (Sec. 15301 - 15333); |
| <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 150332 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 CPK(PD9) zone allows for a variety of local and regional commercial uses. The proposed Project, as conditioned, will offer additional retail, restaurant, and service opportunities to the community and result in the orderly development of commercial center.
- 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 will infill three undeveloped building pads within 3.65-acres of the Home Depot Commercial Center located within the City of Atascadero. The existing commercial center totals ~27-acres at the north end of El Camino Real, and is currently developed with a Marriot SpringHill Suites Hotel, Home Depot, Staples, and mix of smaller retail and restaurant uses. Adjacent uses include small lot and rural residential neighborhoods and Highway 101.
- c. *The project site has no value as habitat for endangered, rare, or threatened species.*
Discussion: The Project will be developed on a site with minimal apparent habitat value. Based on the City's Geoinformation System and available online data, the property is not listed as habitat for endangered, rare, or threatened species. Construction is focused on three existing building pads and adjacent paved parking lot areas.
- 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 to traffic, noise, air quality, or water quality. The City of Atascadero has adopted policies and codes related to these issues areas and compliance is required for all projects. A Traffic Study was prepared for the project, and a Noise Study was prepared for the proposed carwash use. Conditions of approval have been incorporated that ensure compliance with City code and development standards to ensure effects from traffic and noise are insignificant. The project will additionally have to comply with local, regional, and state requirements for dust and erosion control, as well as water conservation, and protection of water quality.
- 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, the Gas Company, and local emergency services. Installation of required utilities and associated infrastructure is expected to be feasible based on the preliminary plans included in the approval of the project.

Lead Agency Contact Person: Erick Gomez, Planner
(805) 470-3436
egomez@atascadero.org

Date Exemption Accepted: 04/14/2026



Erick Gomez