The attached Negative Declaration is referred for your Agency’s review and comment. The public review period for this project runs from November 2, 2010 to December 1, 2010.

To see the entire Environmental Document, go to www.atascadero.org/Community Development Department/Permit Center Online/Environmental Docs.

Negative Declaration 2010-0005 and Initial Study
NOTICE OF INTENT
TO ADOPT PROPOSED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the Environmental Coordinator of the City of Atascadero has completed a review of the following project and is proposing the following environmental determination:

<table>
<thead>
<tr>
<th>Owner/Applicant:</th>
<th>City of Atascadero, 6907 El Camino Real, Atascadero, CA 93422</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Title:</td>
<td>PLN 2009-1328 (GPA 2009-0025 / ZCH 2010-0162)</td>
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<tr>
<td></td>
<td>Adoption of Housing Element for 2007-2014 / Zoning Code Consistency Update</td>
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<td>Project Location:</td>
<td>Citywide</td>
</tr>
<tr>
<td>Project Description:</td>
<td>This project is to update the Housing Element of the City of Atascadero’s General Plan as required by Government Code Sections 65580 – 65589.8. Along with the Land Use Element, the Housing Element provides policy guidance for decision making related to housing. The Housing Element is a comprehensive statement by the City of Atascadero describing the housing needs of the City and how City policies, programs, plans and regulations facilitate the development, improvement, and preservation of housing for all economic segments of the community. The current draft Housing Element Update identified that the City of Atascadero needs to accommodate 651 units to meet the City's share of the Regional Housing Needs Allocation (RHNA) which is currently unfilled for the previous and current planning periods. The draft Housing Element provides implementation strategies for the 2007 - 2014 planning period to meet RHNA and provide affordable and diverse, high quality housing opportunities to meet the needs of all segments of the community. Proposed goals, policies, and programs could increase the density for housing that would be authorized in the high density land use designation. The RMF-16 zoning district is proposed to be upzoned to RMF-20 in order to fulfill RHNA and HCD requirements for Housing Element certification and provide additional housing where services already exist. Policies and programs have been developed to encourage and promote infill development, smart growth, and energy conservation which in itself will mitigate some development impacts on infrastructure, public services, air quality, and transportation.</td>
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| Environmental Review Dates: | Begins: November 2, 2010  |
|                             | Ends:    December 1, 2010 |
| Tentative Hearing Date:     | Planning Commission: December 7, 2010  7:00 pm |
| Hearing Location:           | City Council: January 11, 2011  6:00 pm |
| Hearing Location:           | City Hall Council Chambers |
|                            | 6907 El Camino Real, Atascadero, CA 93422 |

Proposed Environmental Determination: Based on the Initial Study prepared for the project, a Negative Declaration is proposed. The Negative Declaration is available for public review from 11-2-10 through 12-1-10 at 6907 El Camino Real, Community Development Department from 8:30 a.m. to 5:00 p.m. Monday through Friday.

Any interested person may review the proposed Mitigated Negative Declaration and project files. Questions should be directed to Callie Taylor, Associate Planner, at 470-3448.

Warren Frace, Community Development Director

Date

6907 EL CAMINO REAL • ATASCADERO, CA 93422 • (805) 461-5000 • FAX 461-7612
CITY OF ATASCADERO
PROPOSED NEGATIVE DECLARATION #2010-0005
6907 El Camino Real Atascadero, CA 93422 805/461-5000

Owner/Applicant: City of Atascadero, 6907 El Camino Real, Atascadero, CA 93422

Project Title: PLN 2009-1328 (GPA 2009-0025 / ZCH 2010-0162)
Adoption of Housing Element for 2007-2014 / Zoning Code Consistency Update

Project Location: Citywide

Project Description: This project is to update the Housing Element of the City of Atascadero’s General Plan as required by Government Code Sections 65580 – 65589.8. Along with the Land Use Element, the Housing Element provides policy guidance for decision making related to housing. The Housing Element is a comprehensive statement by the City of Atascadero describing the housing needs of the City and how City policies, programs, plans and regulations facilitate the development, improvement, and preservation of housing for all economic segments of the community.

The current draft Housing Element Update identified that the City of Atascadero needs to accommodate 651 units to meet the City’s share of the Regional Housing Needs Allocation (RHNA) which is currently unfulfilled for the previous and current planning periods. The draft Housing Element provides implementation strategies for the 2007 - 2014 planning period to meet RHNA and provide affordable and diverse, high quality housing opportunities to meet the needs of all segments of the community. Proposed goals, policies, and programs could increase the density for housing that would be authorized in the high density land use designation. The RMF-16 zoning district is proposed to be upzoned to RMF-20 in order to fulfill RHNA and HCD requirements for Housing Element certification and provide additional housing where services already exist. Policies and programs have been developed to encourage and promote infill development, smart growth, and energy conservation which in itself will mitigate some development impacts on infrastructure, public services, air quality, and transportation.

Findings:
1. The project does not have the potential to degrade the environment.
2. The project will not achieve short-term to the disadvantage of long-term environmental goals.
3. The project does not have impacts which are individually limited, but cumulatively considerable.
4. The project will not cause substantial adverse effects on human beings either directly or indirectly.

Determination:
Based on the above findings, and the information contained in the Initial Study 2010-0005 (made a part hereof by reference and on file in the Community Development Department), it has been determined that the above project will not have an adverse impact on the environment.

Prepared By: Cindy Gordon, Planning Intern
Callie Taylor, Associate Planner

Date Posted: November 2, 2010
Public Review Ends: December 1, 2010
Attachments: Negative Declaration 2010-0005 and Initial Study
Draft 2007-2014 Housing Element
## ENVIRONMENTAL CHECKLIST FORM

**Environmental Review 2010-0005**

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| **Lead Agency Name and Address:** | City of Atascadero  
6907 El Camino Real, Atascadero, CA 93422 |
| **Contact Person and Phone Number:** | Callie Taylor, Associate Planner  
City of Atascadero, Phone: (805) 470-3448 |
| **General Plan Designation:** | Citywide |
| **Zoning:** | Citywide |
| **Surrounding Land Uses and Setting:** | N/A |
| **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):** | HCD |
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.

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities / Service Systems
- Mandatory Findings of Significance

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a “potentially significant effect” 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.

☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case 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.

Callie Taylor  
Associate Planner  

10/29/10
EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and

   b) the mitigation measure identified, if any, to reduce the impact to less than significance.
1. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?


DISCUSSION:
1.a) Housing is developed according to existing and proposed development standards that would not result in significant impacts to scenic vistas. The City maintains numerous policies outlined in the 2002 General Plan to preserve the contours of the surrounding hillsides, scenic lands, and similar characteristics. Adopting the Housing Element Update will not have a substantial adverse effect on the scenic vistas within the City of Atascadero. High density development is provided primarily within redevelopment and infill areas of the City, which are typically not located within a scenic vista or highly visible area. Density will not increase in more rural areas of the City as a result of the Housing Element update, and therefore no scenic vista will be affected. No impacts beyond those identified in the 2002 General Plan EIR are anticipated, and thus no mitigation measures are proposed.

1.b-c) All development that is proposed with the Housing Element update shall be constructed to be consistent with the 2002 General Plan policies and zoning regulations that apply to property within Atascadero. Guidelines are set in the 2002 General Plan and Native Tree Ordinance to preserve community resources during all phases of development. No specific development projects are being proposed with this update. No specific development projects are being contemplated with this project, however as development projects, land use changes, or rezoning occurs in the future, the visual character and impacts will be evaluated. Scenic resources such as trees, rocks, historic buildings or scenic highways within future project areas shall be evaluated and protected on a project by project basis as required at the time of project proposal and design development in the future.

1.d) Adoption of the draft Housing Element will not result in new sources of substantial light and glare. The 2002 General Plan cites specific policies and programs to ensure that no new sources of substantial light or glare would adversely affect day or nighttime views in the area. All new development consistent with the Housing Element update will be required to abide by Sign and Zoning Ordinances to require all non-decorative exterior lighting be shielded to direct light toward buildings or the ground.

2. AGRICULTURAL AND FOREST RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:

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


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Initial Study 2010-0005
PLN 2009-1328
2007-2014 Housing Element Update

Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

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c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

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d) Result in the loss of forest land or conversion of forest land to non-forest use?

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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?

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DISCUSSION:
2.a-c) There is no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance located within the City limits. There are no parcels under a Williamson Act contract within the City limits. The Housing Element Update does not include development of any specific properties at this time. The Housing Element Update will have no adverse impacts to agricultural resources.

2.d-e) There are a limited number of parcels zoned “Agricultural” within the City limits; these are surrounded by low-density residential suburban lots. The Housing Element does not specifically direct development projects toward these properties. No zone changes are proposed for agriculturally zoned properties with the Housing Element update. However, should these properties develop to more intense uses an evaluation of the impacts resulting from conversion would be conducted at that time.

3. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

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b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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c) 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 (including releasing emissions that exceed quantitative thresholds for ozone precursors)?

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d) Expose sensitive receptors to substantial pollutant concentrations?

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e) Create objectionable odors affecting a substantial number of people?

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3.a-e) The Housing Element and potential implementation of the policies and programs are consistent with applicable air quality plans and guidelines for compact infill development close to transit services. The Housing Element is a policy document and does not propose a specific development project. Air quality impacts will be evaluated when considering specific General Plan Land Use, Open Space and Conservation Element amendments, zoning amendments, or development projects.

4. BIOLOGICAL RESOURCES -- Would the project:

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 Game or U.S. Fish and Wildlife Service?

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

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?

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

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?


Discussion:

4.a) There are numerous animal species and plant species that occur in the vicinity of Atascadero. However, the 2002 General Plan Final EIR states that the majority of such species are not located within the planning area. The 2002 General Plan Land Use, Open Space and Conservation Element cites numerous policies and programs to ensure new residential development maintains and protects such habitat in Atascadero. Site specific impacts to biological resources will be considered and mitigated as projects are proposed.
4.b) The Housing Element Update by itself will not have an adverse effect on any riparian habitat or other sensitive natural community. The Atascadero General Plan prohibits development within twenty feet (20’) of the ordinary high water mark of blue line creeks and from creek reservations. Project-specific environmental review will be conducted on future development projects as required by CEQA in order to identify if any additional riparian habitats exist within future development areas on a project specific basis. Furthermore, the City has adopted a Sensitive Resources (SR) Overlay Zone to protect areas with special environmental resources; the purpose of which is to require proposed uses to be designed in consideration with identified biological resources.

4.c) The Housing Element Update does not propose any specific project that would have a substantial adverse effect on federally protected wetlands through direct removal, filling, hydrological interruption, or other means. Project-specific environmental review will be conducted on future development projects as required by CEQA.

4.d) Per the 2002 General Plan Final EIR, land-based movement corridors are limited due to the extent of development within the City and the barrier of Highway 101 through the City. No additional impediments are expected with the Housing Element Update. Numerous policies and program have been set in place in the 2002 General Plan to protect the watershed areas so interruption of natural flows and migratory corridors is limited in Atascadero Creek, Graves Creek, the Salinas River, blue line creeks, natural springs, lakes, and other riparian habitats. Project-specific environmental review will be conducted on future development projects as required by CEQA.

4.e-f) The Atascadero Native Tree Ordinance has been adopted in order to preserve and protect Atascadero’s native trees, and it applies to all potential development in Atascadero. Adopting the Housing Element update will not conflict with any local, regional, or state habitat conservation plan nor will it conflict with the existing Land Use, Open Space and Conservation Element of Atascadero’s General Plan.

5. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in ‘15064.5? ☐ ☐ ☒ ☒

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to ‘15064.5? ☐ ☐ ☒ ☒

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ☐ ☐ ☐ ☒

d) Disturb any human remains, including those interred outside of formal cemeteries? ☐ ☐ ☐ ☒


DISCUSSION:
5.a-d) The Housing Element Update will not cause a substantial adverse change, disturb, or destroy historical, archaeological, or paleontological resources. The 2002 General Plan maintains several policies and programs to protect prehistoric cultural resources and to encourage conservation and preservation of historically and architecturally significant places and buildings. The Housing Element Update is consistent with the 2002 General Plan. Project-specific environmental review on potentially significant cultural resources will be conducted on future development projects as required by CEQA.

6. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: ☐ ☐ ☐ ☒
<table>
<thead>
<tr>
<th>Initial Study 2010-0005</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporation</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007-2014 Housing Element Update</td>
<td></td>
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</tr>
<tr>
<td>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? Refer to Division of Mines and Geology Special Publication 42.</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>ii) Strong seismic ground shaking?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>iii) Seismic-related ground failure, including liquefaction?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>iv) Landslides?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>b) Result in substantial soil erosion or the loss of topsoil?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>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?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
</tbody>
</table>


**DISCUSSION:**

6.a) The Housing Element Update will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death, as a result of seismic ground shaking. All new residential developments are required to abide by the most recent version of the Universal Building Code (Atascadero Municipal Code, Title 8) which establishes design and construction standards to minimize the risk associated with seismic ground shaking.

6.b-e) The Housing Element Update will not result in substantial soil erosion or the loss of topsoil. All new residential development proposed for slopes greater than ten percent (10%) are required to undergo environmental review on a project specific basis per CEQA requirements. Soils reports to assess slope stability are required to be submitted at the time of building permits. The 2002 General Plan requires geotechnical studies for development in areas with moderate to high liquefaction potential that includes analysis of seismic settlement potential and specific appropriate mitigation. Furthermore, maximum density in medium- and high-density zones is adjusted accordingly depending on the slope of the site. Project-specific environmental review will be conducted on future development projects as required by CEQA.

**7. GREENHOUSE GAS EMISSIONS -- Would the project:**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☐ | ☐ | ☐ | ☒ |

b) Conflict with any applicable plan, policy or regulation of
**Initial Study 2010-0005**  
**PLN 2009-1328**  
2007-2014 Housing Element Update

<table>
<thead>
<tr>
<th>Impact</th>
<th>Potentially Significant</th>
<th>Less Than Significant with Mitigation Incorporation</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>an agency adopted for the purpose of reducing the emissions of greenhouse gases?</td>
<td></td>
<td></td>
<td></td>
<td>x</td>
</tr>
</tbody>
</table>

**SOURCES:** 2002 General Plan, SLO County Clean Air Plan, Draft 2007-2014 Atascadero Housing Element.

**DISCUSSION:**

7.a) The City maintains standard mitigation measures for all applicable development projects to support the regional efforts to maintain clean air by incorporating APCD recommendations for all construction in the City. The City also encourages concentration of intensive development at identified nodes to reduce vehicle trips. The Housing Element Update and the 2020 General Plan incorporate policies regarding infill development and increased densities where City services exist. These policies are intended to reduce the need for development in rural areas, thereby minimizing vehicle miles traveled by providing housing opportunities near services, transit, and shopping. Project-specific environmental review will be conducted on future development projects as required by CEQA, and mitigation measures will be incorporated as necessary to reduce the impact of any future housing projects on a site specific basis.

7.b) The Housing Element Update will not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. The City is currently in the process of securing funding for a Climate Action Plan aimed at reducing greenhouse gas emissions throughout the City. Project-specific environmental review will be conducted on future development projects as required by CEQA at the time of project proposal.

8. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?   |   |   |   | x |

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?   |   |   |   | x |

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?   |   |   |   | x |

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?   |   |   |   | x |

e) For a project located within an airport land use plan area 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 living or working in the project area?   |   |   |   | x |

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people living or working in the project area?   |   |   |   | x |

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?   |   |   |   | x |

h) 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?


**DISCUSSION:**
8.a-d) The Housing Element Update does not propose any specific development and, therefore, will not result in the creation or emission of hazardous materials. The use, transport, storage, management, and disposal of hazardous waste are subject to various governmental regulations, including the Fire Code, Vehicle Code and Health and Safety Code. Furthermore, the 2002 General Plan has established policies and programs to minimize the potential for exposure to humans and the environment from hazardous substances, radiation, electromagnetic fields, radon, unsafe trees, and unreinforced masonry buildings. Pursuant to CEQA, the California Department of Toxic Substances Control maintains a hazardous waste and substances site list (Cortese List) for the entire state of California. There are three identified sites in Atascadero that are listed on the Cortese List. The City of Atascadero requires all new planning development applications to identify whether the project site is listed on the Cortese List. Project-specific environmental review will be conducted on future development projects as required by CEQA.

8.e-f) Atascadero is not located within any airport land use plan area nor is it within two miles of a public airport or public use airport. No private airstrips are located within the City limits.

8.g-h) Consistent with the 2002 General Plan, the Housing Element Update will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Additionally, the Housing Element Update will not expose people or structures to a significant risk of loss, injury or death involving wildland fires due to adopted regulations, policies and programs contained in the Safety Element of the 2002 General Plan.

**9. HYDROLOGY AND WATER QUALITY -- Would the project:**

a) Violate any water quality standards or waste discharge requirements?

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of previously-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

e) 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?
Initial Study 2010-0005
PLN 2009-1328
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<table>
<thead>
<tr>
<th>f) Otherwise substantially degrade water quality?</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporation</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</td>
<td>Potentially Significant Impact</td>
<td>Less Than Significant with Mitigation Incorporation</td>
<td>Less Than Significant Impact</td>
<td>No Impact</td>
</tr>
<tr>
<td>h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?</td>
<td>Potentially Significant Impact</td>
<td>Less Than Significant with Mitigation Incorporation</td>
<td>Less Than Significant Impact</td>
<td>No Impact</td>
</tr>
<tr>
<td>i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</td>
<td>Potentially Significant Impact</td>
<td>Less Than Significant with Mitigation Incorporation</td>
<td>Less Than Significant Impact</td>
<td>No Impact</td>
</tr>
<tr>
<td>j) Inundation by seiche, tsunami, or mudflow?</td>
<td>Potentially Significant Impact</td>
<td>Less Than Significant with Mitigation Incorporation</td>
<td>Less Than Significant Impact</td>
<td>No Impact</td>
</tr>
</tbody>
</table>


DISCUSSION:
9.a-b, f) The Housing Element Update is a policy document and will not violate any water quality standards or waste discharge requirements. The Atascadero Mutual Water Company’s Urban Water Management Plan demonstrates there are sufficient water supplies to serve the current community and future increases in population buildout due in part to the Lake Nacimiento Water Project. The City has adopted a Water Efficient Landscape Ordinance and is in the process of adopting the 2010 CalGreen building code. Both of these ordinances mandate significant water conservation measures of all new residential development. The Housing Element Update will not deplete groundwater supplies or interfere substantially with groundwater recharge. Project-specific environmental review will be conducted on future development projects as required by CEQA.

9.c-e) As a policy document, the Housing Element Update will not substantially alter the existing drainage pattern of a site or the surrounding projects as no specific projects are proposed. The Housing Element Update will not alter the course of a stream which would result in substantial erosion or siltation, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding, on- or off-site. All new residential developments are required to retain storm water on-site and will not exceed the capacity of existing or planned storm water drainage systems. Project-specific environmental review will be conducted on future development projects as required by CEQA.

9.g-i) There are vacant, underutilized, and RHNA opportunity sites located in the “0.2% Annual Chance of Flooding” flood zone from the Atascadero Creek and in the “1.0% Annual Chance of Flooding” flood zone from the Salinas River per the Flood Insurance Rate Maps for Atascadero. However, no specific developments are outlined for these areas in the Housing Element Update. The Housing Element Update does not specifically place housing within a 100-year flood hazard area or place structures in such areas that would impede or redirect flood flows. Furthermore, the Housing Element Update does not expose people or structures to significant risk of loss, injury or death involving flooding. The 2002 General Plan cites specific policies related to placement of structures in flood zones, flood emergency response, and the minimization of dam failure risk. Project-specific environmental review will be conducted on future development projects as required by CEQA. Future housing shall be sited and designed to meet all development requirements of the Municipal Code, the building code, and any other jurisdictional requirements by FEMA. Structures shall not be permitted to be placed in areas which pose significant risk, as evaluated at the time of permits.

9.j) The City of Atascadero is not located in an area at risk for a seiche, tsunami, or mudflow.

10. LAND USE AND PLANNING - Would the project:
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<table>
<thead>
<tr>
<th>a) Physically divide an established community?</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporation</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</td>
<td>No Impact</td>
<td>Potentially Significant Impact</td>
<td>Less Than Significant with Mitigation Incorporation</td>
<td>Less Than Significant Impact</td>
</tr>
<tr>
<td>c) Conflict with any applicable habitat conservation plan or natural community conservation plan?</td>
<td>Less Than Significant Impact</td>
<td>No Impact</td>
<td>Potentially Significant Impact</td>
<td>Less Than Significant with Mitigation Incorporation</td>
</tr>
</tbody>
</table>


**DISCUSSION:**

10.a, c) The Housing Element will not divide an established community. It is consistent with the other elements of the General Plan and applicable conservation plans. All projects are subject to the Atascadero Native Tree Ordinance to ensure protection and preservation of native trees within the City. Project-specific environmental review will be conducted on future development projects as required by CEQA.

10.b) The Housing Element proposes "upzoning" approximately 300 acres from a maximum of 16 dwelling units an acre (RMF-16) to a minimum of 20 units an acre. This Housing Element program will require updating the Atascadero Municipal Code (specifically, Chapter 9, Planning and Zoning) and the 2002 Atascadero General Plan to allow for 20 units per acre in high density residential zones. Both will be updated accordingly to reflect the new zoning classification. The Housing Element Update and proposed upzoning will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project that was adopted for the purpose of avoiding or mitigating an environmental impact. The upzoning shall be incorporated into the General Plan and Zoning Ordinance at the time of Housing Element adoption in order to ensure consistency throughout the General Plan elements, and to comply with State requirements. Project-specific environmental review will be conducted on future development projects as required by CEQA to ensure compatibility with all land use plans, policies, and jurisdictional regulations.

### 11. MINERAL RESOURCES -- Would the project:

<table>
<thead>
<tr>
<th>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?</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporation</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>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?</td>
<td>No Impact</td>
<td>Potentially Significant Impact</td>
<td>Less Than Significant with Mitigation Incorporation</td>
<td>Less Than Significant Impact</td>
</tr>
</tbody>
</table>

**SOURCES:** 2002 General Plan Final EIR, Draft 2007-2014 Atascadero Housing Element.

**DISCUSSION:**

11.a-b) Significant mineral resources are not known to occur within City limits. Project-specific environmental review will be conducted on future development projects as required by CEQA.

### 12. NOISE -- Would the project result in:

<table>
<thead>
<tr>
<th>a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporation</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>b) Exposure of persons to or generation of excessive</td>
<td>No Impact</td>
<td>Potentially Significant Impact</td>
<td>Less Than Significant with Mitigation Incorporation</td>
<td>Less Than Significant Impact</td>
</tr>
</tbody>
</table>
### Initial Study 2010-0005

<table>
<thead>
<tr>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporation</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>ground-borne vibration or ground-borne noise levels?</td>
<td>□</td>
<td>□</td>
<td>☒</td>
</tr>
<tr>
<td>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>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 expose people residing or working in the project area to excessive noise levels?</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>f) For a project within the vicinity of a private airstrip, would the project expose people living or working in the project area to excessive noise levels?</td>
<td>□</td>
<td>□</td>
<td>□</td>
</tr>
</tbody>
</table>


**DISCUSSION:**

10.a-d) The Housing Element does not address specific development projects that may result from its implementation. Existing noise regulations are present and apply to all development projects in the City through the Atascadero Noise Ordinance. All construction is regulated to certain hours of the day to reduce any potential impacts. Residential projects located in existing neighborhoods have typically included mitigation measures as part of the CEQA review to address noise concerns that are identified on a project-by-project basis. Future projects encouraged or accommodated by the Housing Element Update may produce traffic noise that exceeds City standards for noise-sensitive land uses in the developed areas of the City, however, project-specific environmental review will be conducted on future development projects as required by CEQA.

10.e-f) Atascadero is not located within any airport land use plan area nor is it within two miles of a public airport or public use airport. No private airstrips are located within the City limits.

### 13. POPULATION AND HOUSING -- Would the project:

<table>
<thead>
<tr>
<th>a)</th>
<th>b)</th>
<th>c)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Induce substantial 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)?</td>
<td>☒</td>
<td>□</td>
</tr>
<tr>
<td>Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</td>
<td>□</td>
<td>□</td>
</tr>
<tr>
<td>Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</td>
<td>□</td>
<td>□</td>
</tr>
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**DISCUSSION:**

13.a) The Regional Housing Needs Assessment (RHNA) requires the City of Atascadero to accommodate 651 very low- to low-income housing units for the 2001-2006 and 2007-2014 Housing Element planning periods. In order to comply with State law and meet the RHNA figures required for Housing Element certification, the draft Housing...
Element proposes “upzoning” approximately 302 acres from a maximum of 16 dwelling units an acre (RMF-16) to a minimum of 20 units an acre. In order to know how many additional units would be accommodated by the upzone, City staff completed site-specific review and analysis to identify which lots have the potential for increased density based on the proposed new density of 20-units per acre. Staff identified approximately 260 acres of upzoned parcels as “unlikely” to develop beyond the density currently permitted under 16 units per acre. These parcels were identified as unlikely for additional development beyond the 16 units per acre based on current build-out status, lot size, slope calculations, access, buildable area, and biological resources such as large native trees and creeks. Of the 260 acres identified as unlikely to develop, 165 acres were ruled out for additional development due to existing development entitlements for planned developments and specific plans which are designed for complete project buildout.

Staff identified approximately 42 acres as “likely” to develop additional units under the proposed upzoning to 20 units per acre. Approximately half of that 42 acres (17 lots) is vacant land, and the remaining sites are buildable lots which were identified as underutilized with space for additional units. Based on site specific analysis, staff estimated that the 42 acres of developable lots would accommodate approximately 784 additional units (calculated by subtracting the existing units on identified parcels from the maximum possible under the increased zoning density of 20 units per acre). This development calculation accommodates the 651 very low- to low-income housing units necessary to comply with State law and account for the RHNA figures for the 2001-2006 and 2007-2014 Housing Element planning periods. Based on the site specific analysis, the upzone provides a net increase of approximately 170 dwelling units more than what is currently entitled under RMF-16 zoning. This net increase was found by calculating the difference between the total number of units allowed under RMF-16 zoning and the potential number of units allowed under RMF-20 zoning.

The additional 170 units accommodated by the upzone is less than a 5% increase of the existing number of residential units within the City, and therefore is considered a less than significant increase in population. Additionally, the upzone to 20 units per acre will only accommodate for the additional units; it will not in itself induce substantial population growth, either directly or indirectly, as it does not propose specific housing projects or infrastructure improvements. State law requires the Housing Element update to address forecasted housing needs for the City of Atascadero to accommodate for previously unfulfilled and current housing needs, however, the Housing Element does not propose the physical construction of those units. It is anticipated that the Housing Element will provide additional affordable, infill housing on land that is served with existing streets and services within medium and higher density areas. Project-specific environmental review will be conducted on future development projects as required by CEQA at the time that individual lots are proposed for development by property owners.

13.b-c) The Housing Element Update will not displace existing housing or people or necessitate construction of replacement housing elsewhere. Vacant and underutilized sites, served by existing infrastructure, have been identified to address additional housing needs within the City. The Housing Element update contains policies and programs to conserve and improve existing neighborhoods and housing through the Atascadero Redevelopment Agency and allocation of available CDBG funds.

14. PUBLIC SERVICES -- Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

<table>
<thead>
<tr>
<th></th>
<th>Fire protection?</th>
<th>Police protection?</th>
<th>Schools?</th>
<th>Parks?</th>
</tr>
</thead>
<tbody>
<tr>
<td>a)</td>
<td>☐</td>
<td>☐</td>
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<td>☐</td>
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<tr>
<td>b)</td>
<td>☐</td>
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<tr>
<td>c)</td>
<td>☐</td>
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<tr>
<td>d)</td>
<td>☐</td>
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</table>
14.a-e) The Housing Element Update will not result in adverse physical impacts to public services. The Housing Element Update creates policies and programs to accommodate future growth; it does not directly cause an increase in population or demand on public services. All new development is required to pay impact fees to accommodate costs associated with that specific development proposal. The 2002 General Plan Final EIR mitigates any potential impacts with policies and programs associated with staff funding, milestones for new hires based on projected growth, and specific policies for implementation of funding methods. All new developments are evaluated on a case-by-case basis to mitigate impacts that may affect public services.

15. RECREATION --

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?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?


DISCUSSION:
15.a-b) The Housing Element Update would not increase the use of existing neighborhood and regional parks, or other recreation facilities, to an extent that substantial physical deterioration of the facility would occur or be accelerated. Atascadero maintains a park-to-residents ratio well above national standards; this ratio reduces the likelihood that the project population increase will have a substantial adverse effect on existing recreational facilities. Furthermore, the Housing Element Update does not require the construction or expansion of recreational facilities; thus the physical effect on the environment is limited. The 2002 General Plan provides numerous policies and programs for recreational facilities consistent with the future population projections. Project-specific environmental review will be conducted on future development projects as required by CEQA.

16. TRANSPORTATION/TRAFFIC -- Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including either
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<table>
<thead>
<tr>
<th>Effect</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporation</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>an increase in traffic levels or a change in location that results in substantial safety risks?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>e) Result in inadequate emergency access?</td>
<td>☐</td>
<td>☐</td>
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</tr>
<tr>
<td>f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
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</tr>
</tbody>
</table>


**DISCUSSION:**

16.a-b) The Housing Element Update will not conflict with applicable plans, ordinances or policies establishing measures of effectiveness for the performance of the circulation system nor will it conflict with any applicable congestion management programs. Increased traffic may result due to residential construction but such impacts will be mitigated by project-specific environmental review at the time of project proposal.

16.c) The Housing Element Update will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

16.d-e) The Housing Element Update proposes no specific design features or incompatible uses. Therefore, it will not substantially increase associated hazards. Furthermore, the Housing Element Update will not result in inadequate emergency access. All public improvements and driveways standards associated with new residential development are required to follow all regulations regarding public safety. Neither the 2002 General Plan nor the Housing Element Update include policies that would hinder emergency access. Project-specific environmental review will be conducted on future development projects as required by CEQA.

16.f) The 2002 General Plan and the Housing Element Update both support policies, plans, and programs to increase public transit, bicycle, and pedestrian facilities and will not conflict with adopted documents.

### 17. UTILITIES AND SERVICE SYSTEMS --Would the project:

<table>
<thead>
<tr>
<th>Question</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation Incorporation</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</td>
<td>☐</td>
<td>☐</td>
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<td>☒</td>
</tr>
<tr>
<td>b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
</tbody>
</table>
**Initial Study 2010-0005**  
**PLN 2009-1328**  
2007-2014 Housing Element Update

<table>
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<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
</table>
e) Result in a determination by the wastewater treatment provider that 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? | ☒ | ☐ | ☐ | ☐ |
f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs? | ☒ | ☐ | ☐ | ☐ |
g) Comply with federal, state, and local statutes and regulations related to solid waste? | ☒ | ☐ | ☐ | ☐ |


**DISCUSSION:**

17.a) The Housing Element Update will not exceed wastewater treatment requirements of the Central Coast Regional Water Quality Control Board. Impacts of full build-out on wastewater treatment were discussed and mitigated in the 2002 General Plan Final EIR. Program and policies are outlined in the 2002 General Plan to mitigate any impacts related to wastewater treatment. Project-specific environmental review will be conducted on future development projects as required by CEQA.

17.b-c, e) The 2002 General Plan Final EIR found no deficiencies in water supply or wastewater treatment capacity that would be exacerbated by the project population increase. However, increased residential development may increase the demand for new or expanded wastewater treatment facilities and storm water drainage facilities. Project-specific environmental review will be conducted on future development projects as required by CEQA.

17.d) The Atascadero Mutual Water Company has a sufficient water supply to serve the current community and future increases in population buildout due in part to the Lake Nacimiento Water Project. No new or expanded entitlements are deemed necessary for the planning period.

17.f) The Housing Element Update is a policy document and would not generate solid waste. The 2002 General Plan Final EIR finds that the Cold Canyon Landfill has sufficient capacity to serve Atascadero until 2017, three years beyond the planning period. Project-specific environmental review will be conducted on future development projects as required by CEQA.

17.g) The Housing Element Update does not conflict with any federal, state, and local statutes and regulations regulated to solid waste. It is consistent with the 2002 General Plan and 2002 General Plan Final EIR and any other applicable documents.

**18. MANDATORY FINDINGS OF SIGNIFICANCE --**

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? | ☒ | ☐ | ☐ | ☐ |

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)? | ☒ | ☐ | ☐ | ☐ |
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

- Potentially Significant Impact
- Less Than Significant with Mitigation Incorporation
- Less Than Significant Impact
- No Impact

d) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long term environmental goals?

SOURCES:

- 2002 General Plan
- 2002 General Plan EIR
- 2002 General Plan Noise Element
- 2002 General Plan Safety Element
- 2002 General Plan Land Use, Open Space, and Conservation Element
- Atascadero Municipal Code
- Atascadero Native Tree Ordinance
- Atascadero Noise Ordinance
- Atascadero Sign Ordinance
- Atascadero Zoning Map (GIS)
- California Department of Conservation – San Luis Obispo County Map of Williamson Act Lands (2009)
- California Department of Conservation – Map of Important Farmlands in California (2006)
- Atascadero Building Code
- SLO County Clean Air Plan
- Atascadero Native Tree Ordinance
- 2010 California Department of Toxic Substances Control (DTSC) Hazardous Waste and Substances Site List (Cortese List), Flood Insurance Rate Map
- 2002 Citywide Traffic Study
- DRAFT 2007-2014 ATASCADERO HOUSING ELEMENT.