**NOTICE OF INTENTION TO ADOPT MITIGATED 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>Property Owner/Applicant:</th>
<th>Ryan and Paige Swift, 2050 Traffic Way #B, Atascadero, CA 93422</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Title:</strong></td>
<td>PLN 2017-1629 / PPN 2017-0265</td>
</tr>
<tr>
<td></td>
<td>Single-family residence and grading for future larger residence</td>
</tr>
<tr>
<td><strong>Project Location:</strong></td>
<td>6910 Lomitas Road, Atascadero, CA 93422</td>
</tr>
<tr>
<td></td>
<td>(San Luis Obispo County) APN: 050-341-006</td>
</tr>
<tr>
<td><strong>Project Description:</strong></td>
<td>The project is the construction of a 936 square-foot single-family residence on a moderately to steeply sloping lot, which is currently undeveloped. The lot is adjacent to Boulder Creek, a tributary of Graves Creek. The residence is proposed about 40 feet from the top of the creek’s bank. The residence will be served by a gravel roadbase driveway and an on-site sewage disposal system (septic tank and leach field).</td>
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<tr>
<td></td>
<td>The applicant proposes grading in anticipation of the future construction of a larger structure that would function as the primary residence, while the structure proposed today would become the garage. The grading plan includes the removal of 1,400 cubic yards soil from a hillside with natural grade of 20-25%. The maximum cut is 9 feet in depth. The 1,400 cubic yards of material generated will be used to fill the building pad and level the driveway.</td>
</tr>
<tr>
<td></td>
<td>Two valley oak trees with diameters of 18 and 28 inches will be removed.</td>
</tr>
<tr>
<td>General Plan Designation:</td>
<td>Rural Estates (RE)</td>
</tr>
<tr>
<td>Zoning District:</td>
<td>Residential Suburban (RS)</td>
</tr>
<tr>
<td><strong>Surrounding Land Uses:</strong></td>
<td>Rural Estates (RE)</td>
</tr>
<tr>
<td><strong>Lead Agency:</strong></td>
<td>City of Atascadero</td>
</tr>
<tr>
<td></td>
<td>6500 Palma Avenue, Atascadero, CA 93422</td>
</tr>
<tr>
<td><strong>Contact Person:</strong></td>
<td>Katie Banister, Assistant Planner</td>
</tr>
<tr>
<td></td>
<td>Phone: (805) 470-3480, Email: <a href="mailto:kbanister@atascadero.org">kbanister@atascadero.org</a></td>
</tr>
<tr>
<td><strong>Other public agencies whose approval is required:</strong></td>
<td>None</td>
</tr>
</tbody>
</table>
Findings:
1. The project does not have the potential to degrade the environment.
2. The project will not achieve short-term goals to the disadvantage of long-term environmental goals and policies.
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.

Electronic Public Review:
This document can be found electronically in PDF format on the City of Atascadero website: http://www.atascadero.org/environmentaldocs

Proposed Environmental Determination:
Based on the Initial Study prepared for the project, including findings and proposed mitigation measures, it has been determined that the project will not have an adverse effect on the environment, therefore, a Mitigated Negative Declaration is proposed. The Mitigated Negative Declaration is available for public review from 3/31/17 through 4/20/17 at 6500 Palma Avenue, Community Development Department from 8:30 a.m. to 5:00 p.m. Monday through Friday.

Prepared By: Katie Banister, Assistant Planner, 805-470-3480
Date Posted: March 31, 2017
Public Review Ends: April 20, 2017

Attachments:
- Attachment 1: Aerial Photo
- Attachment 2: Grading and Drainage Plan
- Attachment 3: Initial Study and Mitigated Negative Declaration 2017-0002
- Attachment 4: Mitigation Monitoring Program
- Attachment 5: Appendices

Phil Dunsmore, Community Development Director
Date 3/31/2017
Attachment 1
Aerial Photo

Project Site:
6910 Lomitas Road, Atascadero

Proposed Residence Location

Proposed Septic Leach Field Location
Attachment 2
Grading and Drainage Plan

Rip rap

Cut slope

Stormwater infiltration trench

Fill slope

Phase 2 Residence

Phase 1 Residence

Boulder Creek

Driveway Entrance

Septic Leach Field

\ = Extent of Grading
Attachment 3
Initial Study and Mitigated Negative Declaration 2017-0002

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.

Katie Banister
Assistant Planner

3/31/2017
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, and 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? □ □ □ □ X

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

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

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

SOURCES: Project description; site visit; Payor, 2016; Gobler, 2016; State of California Department of Transportation, undated.

DISCUSSION:
1.a. No scenic vista will be impacted. The project is located on Lomitas Road (a local road) behind a stand of trees; the residence is hidden from view. The area is developed with houses in a low density neighborhood dispersed in an oak woodland. The site has rolling topography and is partially wooded. The local topography largely screens the houses to the sides of the proposed residence.
1.b. Two valley oak trees will be removed from the property with diameters of 18 inches and 28 inches, respectively; the remainder of the trees on the property will be retained.
1.c. The proposed project is consistent with the character of the surrounding area. The new residence will be bordered by other single family residences with zoning for single family residences. Reference attachment 1 for an aerial photograph of the project site, and appendix 4 for photographs taken from the project site.
1.d. A new single family residence at this location is not expected to generate substantial light or glare. All proposed lighting will be residential in nature. Project conditions will require any lighting at this site to be designed to eliminate off-site glare.

Mitigation Measure 1.d.1: All lighting shall be designed to eliminate any off site glare. All exterior site lights shall utilize full shield cut-off type, “hooded” lighting fixtures to prevent offsite light spillage and glare. Any luminaire pole height shall not exceed 20-feet in height, limit intensity to 2.0 foot candles at ingress /egress, and otherwise 0.6 foot candle minimum to 1.0 maximum in parking areas. No light shall be permitted to spill off-site.

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

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**Initial Study 2017-0002**

PLN 2017-1629 / PPN 2017-0265
6910 Lomitas Road

<table>
<thead>
<tr>
<th></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 existing zoning for agricultural use, or a Williamson Act contract?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>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))?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>d) Result in the loss of forest land or conversion of forest land to non-forest use?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>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?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

**SOURCES:** State of California Department of Conservation, 2016; Crawford Multari & Clark, Omni-Means, and the City of Atascadero Community Development Department, 2004.

**DISCUSSION**

2.a. The property does not contain prime farmland as mapped by the Farmland Mapping and Monitoring Program of the California Department of Conservation (see appendix 5).
2.b. The property is not in an agricultural zoning district and is not under a Williamson Act contract.
2.c. The project does not involve rezoning of forest land or timberland.
2.d.e. The neighborhood is a low density suburban development situated in a native oak woodland. While it is forested, the land is not used for forestry practices and the project is consistent with the neighborhood character. The oak trees are protected by a City native tree ordinance.

### 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:

<table>
<thead>
<tr>
<th></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) Conflict with or obstruct implementation of the applicable air quality plan?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>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)?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>d) Expose sensitive receptors to substantial pollutant concentrations?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>e) Create objectionable odors affecting a substantial number of people?</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

**SOURCES:** San Luis Obispo County Air Pollution Control District, 2012; Gobler, 2016; project description.

**DISCUSSION:**

3. a.c.) The San Luis Obispo Air Quality Control Board (APCD) has established criteria for screening projects to
determine when air quality assessment and/or mitigation is required. Single family housing developments smaller than 68 dwelling units are not expected to exceed the APCD Annual GHG Bright Line Threshold or the APCD Daily Ozone Precursor Significance Threshold. The proposed project is for one dwelling unit; it does not require air quality assessment or mitigation.

3.b.c) Construction activities, including site grading, have the potential to produce small quantities of air pollution that include dust and equipment exhaust. Air quality impacts from construction will be temporary and short term. The San Luis Obispo County APCD CEQA Air Quality Handbook gives estimates for expected emission rates of Diesel Particulate Matter (DPM), Reactive Organic Gases (ROG) and Oxides of Nitrogen (NOx), and Fugitive Particulate Matter Dust (PM10). Using Table 2-2: Screening Emission Rates for Construction Operations and based on the project engineer’s estimate of 1,400 cubic yards of cut and 1,400 cubic yards of fill for the site, the proposed project is expected to emit an estimated total of 13.72 lb. of DPM, 56.84 lb. of ROG, 261.8 lb. of NOx. The project will disturb 22,500 square feet of land, and is expected to produce 35,2179 pounds of PM10 for each day (0.39 tons/month) of grading of the site. Table 2-1: Thresholds of Significance for Construction Operation indicates grading for the project will not surpass the threshold of significance for ROG + NOx (2.5 tons/quarter), and DPM (0.13 tons/quarter). The project site is not included in a Naturally Occurring Asbestos zone as defined by the San Luis Obispo County APCD (see appendix 6).

3.d.e) There are approximately 20 residential dwelling units located within 1,000 feet of the project site. The nearest residence is approximately 200 feet from proposed grading activity. However, The SLO County APCD CEQA Air Quality Handbook states "[t]he types of construction projects that typically require a more comprehensive evaluation include large-scale, long-term projects that occur within 1,000 feet of a sensitive receptor location(s).” The construction of a single family residence does not meet this standard, and will not concentrate pollutants or create objectionable odors.

Mitigation Measure 3.b.1: The project shall comply with all applicable San Luis Obispo County Air Pollution Control District regulations pertaining to Naturally Occurring Asbestos (NOA). Prior to any grading activities a geologic evaluation shall be conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, and exemptions request must be filed with the District. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos Air Toxic Control Measure (ATCM). This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety program for approval by the APCD.

Mitigation Measure 3.b.2: Developmental burning of vegetative material shall be prohibited.

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 Wildlife 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 Wildlife 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?

SOURCES: City of Atascadero, 2016; Crawford Multari & Clark, Omni-Means, and the City of Atascadero Community Development Department, 2004; Gobler, 2016; site visit; U.S. Fish and Wildlife Service, 2017.

DISCUSSION:
4.a. There are no known sensitive species located within the project site. Water dependent species may be present in Boulder Creek at the rear of the property, where no disturbance is proposed.

4.b.c. The U.S. Fish and Wildlife Service National Wetland Inventory Database lists Boulder Creek as a riverine wetland (see appendix 7). The property drains to Boulder Creek, which is part of the Graves Creek Watershed, which eventually drains to the Salinas River. The project will be required to comply with post-construction stormwater runoff regulations of the Central Coast Regional Water Quality Control Board. Runoff from impervious surfaces will be controlled by a vegetated swale on the low side of the driveway, an infiltration trench for roof water runoff, and a rip rap field at the base of the largest cut slope. No wetland will be hydrologically interrupted for the construction of the project.

4.d. The Environmental Impact Report prepared for the Land Use Element of the Atascadero General Plan anticipates single family residential development will occur on this parcel, but does not anticipate a significant impact to wildlife or any established wildlife corridors. Boulder Creek will not be altered during construction.

4.e An Arborist Report and Tree Protection Plan have been prepared for the project. Two native trees within the graded area of the project will be removed. Trees in close proximity to construction activities will be protected with temporary tree protection fencing, the application of mulch, root pruning, and hand-digging under the dripline of native trees consistent with the arborist's tree protection plan for the project (see appendix 3).

4.f. The proposed project is not located in an area that will conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Mitigation Measure 4.b.1: The project shall comply with post-construction stormwater runoff regulations of the Central Coast Regional Water Quality Control Board.

Mitigation Measure 4.e.1: The fill slope supporting the phase 1 residence shall be redesigned to accommodate tree #10, a 12-inch live oak, through the use of retaining walls or similar features. If the design cannot be altered to the satisfaction of the project arborist and City Planning Services staff, the tree shall be mitigated in accordance with the City Native Tree Ordinance and the City Native Tree Guidelines.

Mitigation Measure 4.e.2: A Tree Protection Plan prepared by a Certified Arborist has been prepared for the project. Tree protection fencing and other tree protection measures shall be installed at locations identified in the Tree Protection Plan. An inspection of the tree protection measures shall be completed by City staff prior to issuance of building permits.

Mitigation Measure 4.e.3: Grading and excavation work shall be consistent with the City of Atascadero Native Tree Ordinance. Special precautions when working around native trees include:

a. All existing trees outside of the limits of work shall remain.

b. Earthwork shall not exceed the limits of the project area.
c. Low branches in danger of being torn from trees shall be pruned prior to the use of any heavy equipment in proximity to the tree.

d. Vehicles and stockpiled material shall be stored outside the dripline of all trees.

e. All trees with driplines within twenty feet of construction work shall be fenced for protection with 4-foot chain link, snow or safety fencing placed per the approved tree protection plan. Tree protection fencing shall be in place prior to any site excavation or grading. Fencing shall remain in place until completion of all construction activities.

f. Any roots that are encountered during excavation shall be clean cut by hand and sealed with an approved tree seal.

g. Utilities such as water, gas, power, cable, storm drainage, and sewer should be redirected from under the canopy of any trees that are to remain, where feasible.

h. Any foundation or other structure that encroaches within the dripline of trees to be saved shall be dug by hand.

i. At no time shall tree roots be ripped with construction equipment.

Mitigation Measure 4.e.4: The applicant or their agent shall contract with a certified arborist during all phases of project implementation. The certified arborists shall be responsible for monitoring the project during all phases of construction through project completion, as follows:

a. A pre-construction meeting shall take place on site with engineering/planning staff, grading equipment operators, project superintendent, and the project arborist to review the project conditions and requirements prior to any grubbing or earth work for any portion of the project site. All tree protection fencing and trunk protection shall be installed for inspection prior to the meeting. Tree protection fencing shall be installed at the line of encroachment into the tree’s root zone area. The pre-construction meeting shall take place prior to permit issuance.

b. Upon project completion and prior to final occupancy, a final status report shall be prepared by the project arborist certifying that the tree protection plan was implemented, the trees designated for protection were protected during construction, and the construction-related tree protection measures are no longer required for tree protection.

Mitigation Measure 4.e.5: All utilities shall be located underground and avoid the drip line of trees whenever feasible. Measures to ensure root protection during any trenching activities shall be addressed in the arborist report as necessary.

Mitigation Measure 4.e.6: The applicant shall mitigate for tree removals consistent with the Atascadero Native Tree Guidelines.

Mitigation Measure 4.e.7: Seeds and other plant materials used for erosion control and slope stabilization shall consist of native species matching the existing plant species within the tributary stream. The seed and plant material shall not contain any non-native plant species.

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
SOURCES: Project description; Gobler, 2016; Association of Environmental Professionals, 2014; City of Atascadero GIS Data; site visit.

DISCUSSION:
5.a. There are no known historic resources located on or adjacent to the project site.
5.b. There are no known archaeological resources located on or adjacent to the project site, however grading may unearth resources. Mitigation is proposed to make this impact less than significant.
5. c. There are no known paleontological resources or unique geologic features on or adjacent to the project site.
5. d. No known human remains have been found or documented in the vicinity of the project, however grading may unearth remains. Mitigation is proposed to make this impact less than significant.

Mitigation 5.b.1: A Phase 1 archaeological survey shall be conducted and submitted to the City of Atascadero Community Development Department before building permits may be approved. The City shall supply a copy of the survey report to representatives of the Salinan Nation prior to issuing a building permit.

Mitigation 5.b.2: In the event that archaeological or cultural resources are discovered on the property, all work on the project shall stop and interested parties including the Salinan Tribe shall be notified. Contact information for tribal representatives shall be included on approved building permit plans. When a project will impact an archeological site, the Atascadero Community Development Department shall determine whether the site is an historical resource. If the archaeological site is an historical resource, the City shall refer to the Public Resources Code for guidance.

Mitigation 5.d.1: In the event that human remains are discovered on the property, all work on the project shall stop and the Atascadero Police Department and the County Coroner shall be contacted. The Atascadero Community Development Department shall be notified. If the human remains are identified as being Native American, the California Native American Heritage Commission (NAHC) shall be contacted at (916) 373-3710 within 24 hours. A representative from listed tribes, including the Salinan Tribe, shall be notified and present during the excavation of any remains.

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:
   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.
   ii) Strong seismic ground shaking?
   iii) Seismic-related ground failure, including liquefaction?
   iv) Landslides?

b) Result in substantial soil erosion or the loss of topsoil?

c) Be located on a geologic unit or soil that is unstable, or
Mitigation Measure 6.a.1: All building permit application plans shall be consistent with the Atascadero Building Construction Code and the current California Building Code to ensure the buildings can withstand the Maximum Considered Earthquake for the site.

Mitigation Measure 6.a.2: Excavation and grading of the project site shall comply with the Atascadero Building Construction Code and Zoning Regulations.

Mitigation Measure 6.a.3: A soils or geotechnical report prepared by a licensed engineer or geologist shall be prepared for the project and submitted to the City. The project shall comply with all design parameters required by the report.

Mitigation Measure 6.b.1: During construction and post-construction, the site will be required to comply with sedimentation and erosion control measures in the Atascadero Stormwater Management Plan, and consistent with State Water Resources Control Board General Construction Activities Stormwater Permit and other adopted rules of the Central Coast Regional Water Quality Control Board.

Mitigation Measure 6.b.2: All grading permit application plans shall include erosion control measures to prevent soil, dirt, and debris from entering Boulder Creek during and after construction. A separate plan shall be submitted for this purpose and shall be subject to review and approval by City Staff at the time of Building Permit application.

Mitigation Measure 6.b.3: All cut and fill slopes shall be hydro seeded with an appropriate erosion control method (erosion control blanket, hydro-mulch, or straw mulch appropriately anchored) immediately after completion of earthwork. All disturbed slopes shall have appropriate erosion control methods in place for the duration of the project.

Mitigation Measure 6.b.4: The contractor of record will be responsible for the clean-up of any mud or debris that is tracked onto public streets by construction vehicles.

SOURCES: Project description; Crawford Multari & Clark, Omni-Means, and the City of Atascadero Community Development Department, 2004; City of Atascadero GIS Data; Wallace Group, 2009.
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? □ □ X □ □

b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases? □ □ X □ □

SOURCES: Project description; San Luis Obispo County Air Pollution Control District, 2012; Rincon Associates, 2014; Crawford Multari & Clark, Omni-Means, and the City of Atascadero Community Development Department, 2004.

DISCUSSION:
7.a. The project will not generate greenhouse gas emissions directly that will have a significant impact on the environment. The proposed project is a single family residential unit, and will not generate more than 1,150 metric tons per year (MT/yr.) of CO$_2$; or 4.9 MT CO$_2$/service population (SP)/yr. (residents + employees).

7.b. The General Plan anticipates a single-family residence to be constructed on the subject parcel. The new residence is consistent with City and regional plans, policies, and regulations, regarding reduction of emissions of greenhouse gases.

The City’s Climate Action Plan encourages mixed use and high density development near transit nodes, but does not preclude low density residential development. Project applicants/owners are encouraged to reduce GHG emissions through voluntary measures such as exceeding the energy efficiency requirements of Title 24, installing photovoltaic solar panels, and driving a low emission vehicle.

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...
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<tr>
<th>Potentially Significant Impact</th>
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<th>Less Than Significant Impact</th>
<th>No Impact</th>
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<tbody>
<tr>
<td>the project result in a safety hazard for people living or working in the project area?</td>
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<tr>
<td>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</td>
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<td>✗</td>
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<tr>
<td>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?</td>
<td></td>
<td>✗</td>
<td></td>
</tr>
</tbody>
</table>

**SOURCES:** Project description; Crawford Multari & Clark, Omni-Means, and the City of Atascadero Community Development Department, 2004; State of California Department of Toxic Substances Control, 2009; City of Atascadero Fire Department, 2008; City of Atascadero’s GIS data.

**DISCUSSION**
8.a.b.c. The proposed single-family residence will not generate or use significant amounts of hazardous materials. The nearest public schools are Monterey Road Elementary School, approximately 2 miles to the west.
8.d. The proposed project is not included in the California Environmental Protection Agency Department of Toxic Substances Control EnviroStor Data Management System as a site with hazardous materials. Refer to appendix 14.
8.e.f. The property is not located in close proximity to a public or private airport or airstrip. Refer to appendix 15.
8.g. The Atascadero General Plan anticipates residential development in this area. The Atascadero Area Evacuation Map includes a route for evacuating residents from this area. Refer to appendix 16.
8.h. The site has a high fire risk severity rating. Fire Department response is expected to take 8-9 minutes. Refer to appendix 17.

Mitigation Measure 8.h.1: During building permit review, the Fire Department will verify appropriate fire hydrant locations, proper driveway design, and fire resistant building materials consistent with the California Building Code and Atascadero General Plan Safety and Noise Element. New residential structures require installation of a fire suppression system. The Atascadero Municipal Code requires the maintenance of a defensible space around all structures and driveways that meet Fire Department standards.

**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, in a manner which would result in substantial erosion or siltation on- or off-site? | | | ✗ | |
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?

f) Otherwise substantially degrade water quality?

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?

h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?

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?

j) Inundation by seiche, tsunami, or mudflow?

**SOURCES:** Project description; City of Atascadero GIS data; Gobler, 2016; Central Coast Regional Water Quality Control Board, 2013; State of California, 2009; Atascadero Mutual Water Company, 2006.

**DISCUSSION:**

9a. No water quality standards or waste discharge requirements will be violated by the project.

9b. The Atascadero Mutual Water Company’s Urban Water Master Plan takes into account projected growth in the City of Atascadero. The plan anticipates demand for new development to ensure ground water supplies will not be depleted.

9.c.d.f. The project is adjacent to Boulder Creek, a riverine wetland as identified by the U.S. Fish and Wildlife Service (see appendix 7). The Central Coast Water Quality Control Board Post Construction Stormwater Management Requirements classify the site as part of Watershed Management Zones (WMZ) 1 and 2. Both these zones are characterized as draining to a stream or wetland. Differences between the zones include origin of the geologic formation and range of slope. The appropriate management approach emphasizes minimizing overland flow and promoting infiltration.

The project will create 6,500 square feet of impervious surface, which has the potential to increase the volume and intensity of runoff. The project is designed to detain stormwater runoff on-site. Runoff from impervious surfaces will be controlled by a vegetated swale on the low side of the driveway, an infiltration trench for roof water runoff, and a rip rap field at the base of the largest cut slope as designed by the project civil engineer. These detention facilities are designed to reduce the quantity and improve the quality of stormwater runoff leaving the site. The drainage pattern of the area will not be substantially altered by the project. The course of the creek will not be altered by the project.

The proposed project shall comply with erosion and sediment control measures required by the Atascadero Stormwater Management Plan, and consistent with the State Water Resources Control Board General Construction Activities Stormwater Permit and other adopted rules of the Central Coast Regional Water Quality Control Board. Drainage will not be permitted to create or intensify any hazards for persons or property in the vicinity.

9.e. The project will create 6,500 square feet of new impervious surface, which has the potential to increase stormwater runoff both on and off site. The Central Coast Regional Water Control Board requires reducing pollutant discharges to the Maximum Extent Practicable and preventing storm water discharges from causing or contributing to a violation of receiving water quality standards in all applicable development projects that require approvals and/or permits issued under the Permittee’s planning, building, or other comparable authority.

9.g.h.i. The proposed residence is outside of the 100-year flood hazard area, and is not in the Salinas Dam Inundation area. Refer to appendix 18.
9.j. The project area is not subject to inundation by a tsunami, according to the California Department of Conservation. Refer to appendix 19.

Mitigation Measure 9.e.1: The contractor of record shall be responsible for ensuring that all contractors on the project are aware of all stormwater quality measures, and that such measures are implemented. Failure to comply with the approved construction Best Management Practices will result in the issuance of correction notices, citations, or stop orders.

Mitigation Measure 9.e.2: All structures shall be a minimum of 30 feet from the top of the closest bank of Boulder Creek.

Mitigation Measure 9.e.3: No disturbance shall be permitted within 20 feet of the top of the closest bank of Boulder Creek. The fill slope supporting the foundation of the phase 1 residence shall be redesigned so that it meets this requirement through the use of retaining walls or other means to be approved by City Planning Services Staff.

Mitigation Measure 9.e.4: During the rainy season (October 15 until March 15) and at all times until revegetated, temporary silt fencing shall be installed on the downhill edge of the fill slopes supporting the phase 1 residence and the fire department truck turnaround.

Mitigation Measure 9.e.5: Soil compaction shall be limited to the areas shown as cut or fill areas on the grading and drainage plan. Compaction shall not be permitted under the dripline of remaining native trees.

Mitigation Measure 9.e.6: All roof runoff shall be directed to the stormwater runoff infiltration trench shown on the grading and drainage plan.

Mitigation Measure 9.e.7: Erosion shall be minimized during construction by implementing these erosion control measures:
   a. Soil, sediment and debris shall not leave the construction site.
   b. Disturbed surfaces shall be reseeded by hand or hydroseeded with a native seed mixture as soon as possible after disturbance.
   c. Any on-site areas of concentrated runoff shall be protected by temporary silt fence.
   d. During the rainy season (October 15 through April 15), install temporary straw wattles as appropriate along the driveway.
   e. During the rainy season, temporary silt fencing shall be installed on the downhill edge of grading and other construction activities,
   f. During the rainy season, temporary mud and sediment control shall be installed at construction site entrances.

10. LAND USE AND PLANNING - Would the project:

a) Physically divide an established community? [x] [ ] [ ] [ ]

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? [x] [ ] [ ] [ ]

c) Conflict with any applicable habitat conservation plan or natural community conservation plan? [x] [ ] [ ] [ ]

SOURCES: Crawford Multiar & Clark, Omni-Means, and the City of Atascadero Community Development Department, 2004; project description; City of Atascadero, 2016.

DISCUSSION:
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**10. a.** The project will not physically divide an established community. The proposed residence will fill a vacant lot along Lomitas Road, in the Residential Suburban (RS) zoning district.

**10. b.** The General Plan identifies the proposed residence as a compatible use in the Rural Estate land use designation. The proposed use is also consistent with City ordinances that permit the construction and use of a single-family residential unit in the Residential Suburban (RS) zoning district. The City’s Hillside Grading Guidelines are general strategies adopted by the City Council to address several goals of the General Plan addressing the protection of hills and woodlands in Atascadero. The Guidelines recommend building sites be selected to minimize the need for grading and tree removals while allowing flexibility for property owners to select a building site to fit their needs. The guidelines allow cut and fill pads on land with a native slope less than 30%, where native tree removals are minimal. The cut pad must be reasonably sized to the house footprint; graded flat yard areas should be minimized. The applicant proposes grading for both the first and second phases of the project simultaneously. The material produced by grading for both structures will be used to level the driveway and complete the pad for the phase 1 structure. Until the phase 2 structure is constructed, the property will have a large flat yard area contrary to the Guidelines.

**10. c.** There are no adopted habitat conservation plans or natural community conservation plans in this area.

**Mitigation Measure 10.b.1:** If the phase 2 structure is not constructed within 24 months of the completion of grading, as determined by the date of pad certification by the project soils engineer, the property owner shall install native vegetation including perennial shrubs, and provide adequate irrigation until plants have become established. A landscape plan shall be submitted to Planning Services staff who shall inspect the installed landscaping to ensure the graded yard is rehabilitated.

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

| 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? | No Impact |
|---|---|---|---|---|
| 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? | No Impact |

**SOURCES:** Crawford Multari & Clark, Omni-Means, and the City of Atascadero Community Development Department, 2004; site visit.

**DISCUSSION:**

11.a.b. No mineral resources have been identified in the area.

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

| 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? | No Impact |
|---|---|---|---|
| b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? | No Impact |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | No Impact |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing | No Impact |
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- 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?  
- 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?

**SOURCES:** Project description; Crawford Multari & Clark, Omni-Means, and the City of Atascadero Community Development Department, 2004; City of Atascadero, 2016; City of Atascadero GIS data.

**DISCUSSION:**

12a.b.c.d. Construction equipment and the use of impact tools are expected to temporarily raise the level of noise in the vicinity. Use of the residence is not expected to generate noise beyond that allowed by the Atascadero Municipal Code. Any electrical or mechanical equipment used for construction of the proposed project is required to comply with the Atascadero Noise Ordinance, Chapter 14 in the Atascadero Municipal Code. Any permanent change in ambient noise levels that might be created by equipment or equipment shelter mechanical features will be required to be designed to be consistent with the Noise Ordinance.

12.e.f.) The project is not located within an airport land use plan or private airstrip. Refer to appendix 15.

Mitigation Measure 12.d.1: All construction activities shall comply with the City of Atascadero Noise Ordinance for noise level and hours of operation.

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

- a) 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)?:  
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?:  
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?:

**SOURCES:** Crawford Multari & Clark, Omni-Means, and the City of Atascadero Community Development Department, 2004.

**DISCUSSION:**

13.a. One residence will be built where the General Plan anticipates single family residential housing. The project will utilize existing roads, and utility services including water main and electrical line. The sewer will not be extended to the new residence.

13.b.c. No housing or persons will be displaced.
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>
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<tr>
<th>Fire protection?</th>
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<tr>
<td>Police protection?</td>
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<td>Schools?</td>
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<td>Other public facilities?</td>
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SOURCES: Crawford Multari & Clark, Omni-Means, and the City of Atascadero Community Development Department, 2004.

DISCUSSION:

Development Impact Fees: Development Impact Fees address the cumulative impact of new development on City services. Fee categories include: Drainage Fees; Streets, Road, and Bridge Fees; Sewer Fees; Public Safety Fees; Park Fees, and Miscellaneous Fees. Development Impact Fees are required for approval of this project, and will be assessed by the City at the time of building permit issuance.

Fire and Police: The Fire Department of the City of Atascadero will be able to adequately service the proposed project. The applicant shall comply with all requirements of the Fire Department. The City of Atascadero Police Department has adequate resources to service this location.

Schools: At build out of the General Plan, the city’s population will overburden the existing school system unless additional classroom space is added. The Atascadero Unified School District charges school fees to fund additional schools as needed. State law restricts mitigation of school impacts to the levying of these fees and other measures adopted by the school district. Provision of adequate facilities for the population is the responsibility of the school district. School fees are assessed by the school district, and collected at the time of building permit issuance for each residential unit.

Parks: Individual new residences do not significantly increase demand on existing City parks and recreation facilities. The City’s Parks & Recreation Commission is committed to finding ways to continue to provide parks and other recreational opportunities to city residents as the city expands, thereby addressing cumulative impacts.

Other public facilities: The construction of the project is not expected to have significant impacts on any other public facilities.

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?

SOURCES: Crawford Multari & Clark, Omni-Means, and the City of Atascadero Community Development Department, 2004.

DISCUSSION:
15.a. Residents are expected to use existing parks and recreational facilities, but the impact of this project is not expected to result in substantial physical deterioration of any facilities. Cumulative effects of development are addressed through the City's Parks & Recreation Commission and the assessment of development impact fees.
15.b. The project does not involve construction of recreational facilities.

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 an increase in traffic levels or a change in location that results in substantial safety risks?

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

e) Result in inadequate emergency access?

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?

SOURCES: Crawford Multari & Clark, Omni-Means, and the City of Atascadero Community Development Department, 2004; Gobler, 2016; Institute of Transportation Engineers, 2008; City of Atascadero GIS data.

DISCUSSION:
16a.b. The Circulation Element in the Atascadero General Plan identifies policies and programs to address cumulative trips in Atascadero. Single family residences are projected to generate 9.57 trips per day. The project is consistent with policies and mitigations discussed in the Circulation Element.
16.c. No changes will occur to air traffic patterns.
16.d. The proposed project is located on a straight section of Lomitas Road. The proposed project will not substantially increase traffic on local roads. Other users of the roads are primarily residents of neighboring properties.

16.e. The proposed project is located in a high fire risk area. The Fire Department estimates the site can expect an 8-9 minute emergency response time. Refer to appendix 17.

16.f. The proposed project will not significantly impact circulation in the area. Cumulative impacts are addressed by development impact fees.

Mitigation Measure 16.e.1: The proposed residence shall be consistent with Atascadero Fire Department Standards including location of fire hydrants, appropriate design of the driveway, any required fire turnaround, and a fire suppression system. The Atascadero Fire Department must approve driveway, turnaround and suppression system prior to permit issuance. The proposed residence shall comply with the Atascadero Weed Abatement Program requiring parcels to establish defensible space every spring by clearing noxious weeds and refuse. The proposed residence shall be consistent with the Atascadero Building Construction Code and the California Building Code. The Atascadero Building Department must approve building design and materials to ensure the project will meet fire safety standards.

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

| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | ☐ | ☐ | ☐ | ☒ |
| 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? | ☐ | ☐ | ☒ | ☐ |
| 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? | ☐ | ☐ | ☒ | ☐ |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | ☐ | ☐ | ☒ | ☐ |
| 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? | ☐ | ☐ | ☒ | ☐ |

**SOURCES:** Crawford Multari & Clark, Omni-Means, and the City of Atascadero Community Development Department, 2004; Atascadero Mutual Water Company, 2006; Wallace Group, 2009; Gobler, 2016.

**DISCUSSION:**

**Water:** The Atascadero Mutual Water Company (AMWC) will provide water to the proposed project. All property within the City limits is entitled to water from the AMWC. The project is not expected to require a significant quantity of water for the proposed use. Water is pumped from the Atascadero Sub-basin of the Paso Robles Formation, using a series of shallow and deep wells. AMWC anticipates that it will be able to meet the city’s needs through build out and
Water demand for the City of Atascadero at build out is predicted to be 16,000-20,000 acre-feet per year (AFY). The City is projected to have enough water to meet the demand with the approval of the Nacimiento Water Project, which provides the City an additional 3,000 AFY with a flow rate of 3.48 million gallons per day (mgd).

Sewer: The project will be served by an onsite septic system.

Storm Water: The proposed project shall comply with standards of the Atascadero Stormwater Management Plan and the Central Coast Regional Water Quality Control Board including rules for construction and post-construction activities. Runoff from impervious surfaces will be controlled by a vegetated swale on the low side of the driveway, an infiltration trench for roof water runoff, and a rip rap field at the base of the largest cut slope (see attachment 2). An erosion control plan, consistent with Regional Water Quality Control Board standards is required to attain building permits.

Solid Waste: Local landfills have capacity for an additional residence. Waste Management provides curbside solid waste pickup for the area.

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?

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

DISCUSSION: The proposed project is a single-family residence on a residential parcel, which is consistent with the Atascadero General Plan and Zoning Ordinance. The proposed project has been analyzed as required by CEQA and the Atascadero Municipal Code. Project-related impacts have been identified and mitigation measures have been included within the proposal to reduce the effect of the proposed project as described herein.
## Attachment 4

### Mitigation Monitoring Program

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<table>
<thead>
<tr>
<th>Mitigation Measure 1.d.1:</th>
<th>Timing</th>
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<tr>
<td>All lighting shall be designed to eliminate any off site glare. All exterior site lights shall utilize full shield cut-off type, “hooded” lighting fixtures to prevent offsite light spillage and glare. Any luminaire pole height shall not exceed 20-feet in height, limit intensity to 2.0 foot candles at ingress /egress, and otherwise 0.6 foot candle minimum to 1.0 maximum in parking areas. No light shall be permitted to spill off-site.</td>
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<th>Mitigation Measure 3.b.1:</th>
<th>Timing</th>
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<tr>
<td>The project shall comply with all applicable San Luis Obispo County Air Pollution Control District regulations pertaining to Naturally Occurring Asbestos (NOA). Prior to any grading activities a geologic evaluation shall be conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, and exemptions request must be filed with the District. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos Air Toxic Control Measure (ATCM). This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety program for approval by the APCD.</td>
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<th>Mitigation Measure 3.b.2:</th>
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<td>Developmental burning of vegetative material shall be prohibited.</td>
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<th>Mitigation Measure 4.b.1:</th>
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<tr>
<td>The project shall comply with post-construction stormwater runoff regulations of the Central Coast Regional Water Quality Control Board.</td>
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<th>Mitigation Measure 4.e.1:</th>
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<td>The fill slope supporting the phase 1 residence shall be redesigned to accommodate tree #10, a 12-inch live oak, through the use of retaining walls or similar features. If the design cannot be altered to the satisfaction of the project arborist and City Planning Services staff, the tree shall be mitigated in accordance with the City Native Tree Ordinance and the City Native Tree Guidelines.</td>
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<th>Mitigation Measure 4.e.2:</th>
<th>Timing</th>
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<td>A Tree Protection Plan prepared by a Certified Arborist has been prepared for the project. Tree protection fencing and other tree protection measures shall be installed at locations identified in the Tree Protection Plan. An inspection of the tree protection measures shall be completed by City staff prior to issuance of building permits.</td>
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<thead>
<tr>
<th>Mitigation Measure 4.e.3:</th>
<th>Timing</th>
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</table>
| Grading and excavation work shall be consistent with the City of Atascadero Native Tree Ordinance. Special precautions when working around native trees include:  
  a. All existing trees outside of the limits of work shall remain.  
  b. Earthwork shall not exceed the limits of the project area.  
  c. Low branches in danger of being torn from trees shall be pruned prior to the use of any heavy equipment in proximity to the tree.  
  d. Vehicles and stockpiled material shall be stored outside the dripline of all trees.  
  e. All trees with driplines within twenty feet of construction work shall be fenced for protection with 4-foot chain link, snow or safety fencing placed per the approved tree protection plan. Tree protection fencing shall be in place prior to any site excavation or grading. Fencing shall remain in place until completion of all construction activities.  
  f. Any roots that are encountered during excavation shall be clean cut by hand and sealed with an approved tree seal.  
  g. Utilities such as water, gas, power, cable, storm drainage, and sewer should be redirected from under the canopy of any trees that are to remain, where feasible.  
  h. Any foundation or other structure that encroaches within the dripline of trees to be saved shall be dug by hand.  
  i. At no time shall tree roots be ripped with construction equipment. | BP |
### Mitigation Monitoring Program
**PLN 2017-1629 / PPN 2017-0265**

<table>
<thead>
<tr>
<th>Mitigation Measure 4.e.4</th>
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<tbody>
<tr>
<td>The applicant or their agent shall contract with a certified arborist during all phases of project implementation. The certified arborists shall be responsible for monitoring the project during all phases of construction through project completion, as follows:</td>
<td></td>
</tr>
</tbody>
</table>

- **a.** A pre-construction meeting shall take place on site with engineering/planning staff, grading equipment operators, project superintendent, and the project arborist to review the project conditions and requirements prior to any grubbing or earth work for any portion of the project site. All tree protection fencing and trunk protection shall be installed for inspection prior to the meeting. Tree protection fencing shall be installed at the line of encroachment into the tree’s root zone area. The pre-construction meeting shall take place prior to permit issuance.

- **b.** Upon project completion and prior to final occupancy, a final status report shall be prepared by the project arborist certifying that the tree protection plan was implemented, the trees designated for protection were protected during construction, and the construction-related tree protection measures are no longer required for tree protection.

<table>
<thead>
<tr>
<th>Mitigation Measure 4.e.5</th>
<th>BP</th>
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<tbody>
<tr>
<td>All utilities shall be located underground and avoid the drip line of trees whenever feasible. Measures to ensure root protection during any trenching activities shall be addressed in the arborist report as necessary.</td>
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<tr>
<th>Mitigation Measure 4.e.6</th>
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<tr>
<td>The applicant shall mitigate for tree removals consistent with the Atascadero Native Tree Guidelines.</td>
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<tr>
<th>Mitigation Measure 4.e.7</th>
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<tbody>
<tr>
<td>Seeds and other plant materials used for erosion control and slope stabilization shall consist of native species matching the existing plant species within the tributary stream. The seed and plant material shall not contain any non-native plant species.</td>
<td></td>
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<thead>
<tr>
<th>Mitigation 5.b.1</th>
<th>BP</th>
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<tbody>
<tr>
<td>A Phase 1 archeological survey shall be conducted and submitted to the City of Atascadero Community Development Department before building permits may be approved. The City shall supply a copy of the survey report to representatives of the Salinan Nation prior to issuing a building permit.</td>
<td></td>
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<tr>
<th>Mitigation 5.b.2</th>
<th>Ongoing</th>
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<tbody>
<tr>
<td>In the event that archaeological or cultural resources are discovered on the property, all work on the project shall stop and interested parties including the Salinan Tribe shall be notified. Contact information for tribal representatives shall be included on approved building permit plans. When a project will impact an archeological site, the Atascadero Community Development Department shall determine whether the site is an historical resource. If the archeological site is an historical resource, the City shall refer to the Public Resources Code for guidance.</td>
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<tr>
<th>Mitigation 5.d.1</th>
<th>Ongoing</th>
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<tbody>
<tr>
<td>In the event that human remains are discovered on the property, all work on the project shall stop and the Atascadero Police Department and the County Coroner shall be contacted. The Atascadero Community Development Department shall be notified. If the human remains are identified as being Native American, the California Native American Heritage Commission (NAHC) shall be contacted at (916) 373-3710 within 24 hours. A representative from listed tribes, including the Salinan Tribe, shall be notified and present during the excavation of any remains.</td>
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<thead>
<tr>
<th>Mitigation Measure 6.a.1</th>
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<tr>
<td>All building permit application plans shall be consistent with the Atascadero Building Construction Code and the current California Building Code to ensure the</td>
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<tr>
<td>Mitigation Monitoring Program</td>
<td>Timing</td>
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</tr>
<tr>
<td><strong>PLN 2017-1629 / PPN 2017-0265</strong></td>
<td><strong>Timing</strong></td>
</tr>
<tr>
<td>buildings can withstand the Maximum Considered Earthquake for the site.</td>
<td>BP</td>
</tr>
<tr>
<td>Mitigation Measure 6.a.2: Excavation and grading of the project site shall comply with the Atascadero Building Construction Code and Zoning Regulations.</td>
<td>BP</td>
</tr>
<tr>
<td>Mitigation Measure 6.a.3: A soils or geotechnical report prepared by a licensed engineer or geologist shall be prepared for the project and submitted to the City. The project shall comply with all design parameters required by the report.</td>
<td>BP</td>
</tr>
<tr>
<td>Mitigation Measure 6.b.1: During construction and post-construction, the site will be required to comply with sedimentation and erosion control measures in the Atascadero Stormwater Management Plan, and consistent with State Water Resources Control Board General Construction Activities Stormwater Permit and other adopted rules of the Central Coast Regional Water Quality Control Board.</td>
<td>BP</td>
</tr>
<tr>
<td>Mitigation Measure 6.b.2 All grading permit application plans shall include erosion control measures to prevent soil, dirt, and debris from entering Boulder Creek during and after construction. A separate plan shall be submitted for this purpose and shall be subject to review and approval of the City Engineer at the time of Building Permit application.</td>
<td>BP</td>
</tr>
<tr>
<td>Mitigation Measure 6.b.3: All cut and fill slopes shall be hydro seeded with an appropriate erosion control method (erosion control blanket, hydro-mulch, or straw mulch appropriately anchored) immediately after completion of earthwork. All disturbed slopes shall have appropriate erosion control methods in place for the duration of the project:</td>
<td>BP</td>
</tr>
<tr>
<td>Mitigation Measure 6.b.4: The contractor of record will be responsible for the clean-up of any mud or debris that is tracked onto public streets by construction vehicles</td>
<td>BP</td>
</tr>
<tr>
<td>Mitigation Measure 8.h.1: During building permit review, the Fire Department will verify appropriate fire hydrant locations, proper driveway design, and fire resistant building materials consistent with the California Building Code and Atascadero General Plan Safety and Noise Element. New residential structures require installation of a fire suppression system. The Atascadero Municipal Code requires the maintenance of a defensible space around all structures and driveways that meet Fire Department standards.</td>
<td>BP / Ongoing</td>
</tr>
<tr>
<td>Mitigation Measure 9.e.1: The contractor of record shall be responsible for ensuring that all contractors on the project are aware of all stormwater quality measures, and that such measures are implemented. Failure to comply with the approved construction Best Management Practices will result in the issuance of correction notices, citations, or stop orders.</td>
<td>BP</td>
</tr>
<tr>
<td>Mitigation Measure 9.e.2: All structures shall be a minimum of 30 feet from the top of the closest bank of Boulder Creek.</td>
<td>BP</td>
</tr>
<tr>
<td>Mitigation Measure 9.e.3: No disturbance shall be permitted within 20 feet of the top of the closest bank of Boulder Creek. The fill slope supporting the foundation of the phase 1 residence shall be redesigned so that it meets this requirement through the use of retaining walls or other means to be approved by City Planning Services Staff.</td>
<td>BP / FI</td>
</tr>
<tr>
<td>Mitigation Measure 9.e.4: During the rainy season (October 15 until March 15) and at all times until revegetated, temporary silt fencing shall be installed on the downhill edge of the fill slopes supporting the phase 1 residence and the fire department truck turnaround.</td>
<td>BP / Ongoing</td>
</tr>
<tr>
<td>Mitigation Monitoring Program</td>
<td>Timing</td>
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<td>PLN 2017-1629 / PPN 2017-0265</td>
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<thead>
<tr>
<th>Mitigation Measure 9.e.5:</th>
<th>Soil compaction shall be limited to the areas shown as cut or fill areas on the grading and drainage plan. Compaction shall not be permitted under the dripline of remaining native trees.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Timing</td>
<td>BP</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Mitigation Measure 9.e.6:</th>
<th>All roof runoff shall be directed to the stormwater runoff infiltration trench shown on the grading and drainage plan.</th>
</tr>
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<tr>
<td>Timing</td>
<td>BP</td>
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</table>

<table>
<thead>
<tr>
<th>Mitigation Measure 9.e.7:</th>
<th>Erosion shall be minimized during construction by implementing these erosion control measures:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a.</td>
<td>Soil, sediment and debris shall not leave the construction site.</td>
</tr>
<tr>
<td>b.</td>
<td>Disturbed surfaces shall be reseeded by hand or hydroseeded with a native seed mixture as soon as possible after disturbance.</td>
</tr>
<tr>
<td>c.</td>
<td>Any on-site areas of concentrated runoff shall be protected by temporary silt fence.</td>
</tr>
<tr>
<td>d.</td>
<td>During the rainy season (October 15 through April 15), install temporary straw wattles as appropriate along the driveway.</td>
</tr>
<tr>
<td>e.</td>
<td>During the rainy season, temporary silt fencing shall be installed on the downhill edge of grading and other construction activities,</td>
</tr>
<tr>
<td>f.</td>
<td>During the rainy season, temporary mud and sediment control shall be installed at construction site entrances.</td>
</tr>
<tr>
<td>Timing</td>
<td>BP</td>
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<tr>
<th>Mitigation Measure 10.b.1:</th>
<th>If the phase 2 structure is not constructed within 24 months of the completion of grading, as determined by the date of pad certification by the project soils engineer, the property owner shall install native vegetation including perennial shrubs, and provide adequate irrigation until plants have become established. A landscape plan shall be submitted to Planning Services staff, who shall inspect the installed landscaping to ensure the graded yard is rehabilitated.</th>
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<tr>
<td>Timing</td>
<td>Ongoing</td>
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<thead>
<tr>
<th>Mitigation Measure 12.d.1:</th>
<th>All construction activities shall comply with the City of Atascadero Noise Ordinance for noise level and hours of operation.</th>
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<tbody>
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<td>Timing</td>
<td>BP</td>
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<tr>
<th>Mitigation Measure 16.e.1:</th>
<th>The proposed residence shall be consistent with Atascadero Fire Department Standards including location of fire hydrants, appropriate design of the driveway, any required fire turnaround, and a fire suppression system. The Atascadero Fire Department must approve driveway, turnaround and suppression system prior to permit issuance. The proposed residence shall comply with the Atascadero Weed Abatement Program requiring parcels to establish defensible space every spring by clearing noxious weeds and refuse. The proposed residence shall be consistent with the Atascadero Building Construction Code and the California Building Code. The Atascadero Building Department must approve building design and materials to ensure the project will meet fire safety standards.</th>
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</thead>
<tbody>
<tr>
<td>Timing</td>
<td>BP / Ongoing</td>
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</table>
Attachment 5

Appendices

Appendix 1: Sources
Appendix 2: Elevational Drawings
Appendix 3: Tree Protection Plan
Appendix 4: Site Photos
Appendix 5: California Farmland Map
Appendix 6: Naturally Occurring Asbestos Map
Appendix 7: National Wetlands Inventory Map
Appendix 8: Fault Line Map
Appendix 9: Landslide Risk Map
Appendix 10: Liquefaction Risk Map
Appendix 11: Soil Erodibility Map
Appendix 12: Soil Expansion Index Map
Appendix 13: Soil Septic Suitability Map
Appendix 14: Department of Toxic Substances Control: EnviroStor Map
Appendix 15: Airport Location Map
Appendix 16: Atascadero Area Evacuation Map
Appendix 17: Fire Hazard Risk Map
Appendix 18: FEMA Flood Zone Map
Appendix 19: Tsunami Inundation Risk Map
Appendix 1

Sources


Central Coast Regional Water Quality Control Board (2013). Resolution R3-2013-0032 Post Construction Stormwater Management Requirements for Development Projects in the Central Coast Region.


Gobler, Eric (2016). Grading and Drainage Plan 6910 Lomitas Road, Atascadero.


Payor, Roderick (2016). A Residence for Ryan Swift, 6910 Lomitas Road, Atascadero, CA 93422


San Luis Obispo County Air Pollution Control District (2012). CEQA Air Quality Handbook.


CITY SOURCES:
City of Atascadero, GIS Data
Atascadero Fire Department
City of Atascadero Engineering Standards
Site Visit, Katie Banister: March 03, 2017
Appendix 2
Elevational Drawings

Front of House (South facing)

Right Side (East facing)
Appendix 3
Tree Protection Plan

Tree #11
Tree #13

Tree Removal
Tree Protection Fencing

Septic Leach Field
# TREE PROTECTION SPREAD SHEET
## RYAN PAGE SWIFT
6910 LOMITAS ROAD

<table>
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<tr>
<th>TREE #</th>
<th>TREE SPECIES</th>
<th>TRUNK DBH</th>
<th>TRUNK CONDITION</th>
<th>TRUNK STATUS</th>
<th>% IMPACT</th>
<th>CRZ</th>
<th>CONST</th>
<th>MITIGATION IMPACT PROPOSAL</th>
<th>MONT REQUIRED</th>
<th>PRUNING REQUIRED</th>
<th>CLASS</th>
<th>NOTES</th>
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2 = TREE # MOSTLY COUNTERCLOCKWISE FROM DUG NORTH
3 = TREE TYPE: COMMON NAME; E.g., WHITE OAK
4 = TRUNK DIAMETER @ 4" BASE
5 = TREE CONDITION: 1 = POOR, 10 = EXCELLENT
6 = CONSTRUCTION STATUS: AVOIDED, IMPACTED, REMOVAL
   Drip-Line: Percent of impacted drip-line
7 = CONSTRUCTION IMPACT TYPE: GRAZING, COMPACTION, TRENCHING
8 = MITIGATION REQUIREMENTS: FENCING, MONITORING, ROX, CUTTING, PRUNING, PRUNING
9 = ARBORIST MONITORING REQUIRED: YES/NO
10 = PERMISSIBLE PRUNING: CLASS 1-4
11 = FIELD NOTES
12/16/16
Appendix 4
Site Photos

Front of property facing southeast on Lomitas Road

Front of property, facing northwest on Lomitas Road
Street view of property, location of driveway entrance,
76” diameter live oak tree on left to remain

Back of property and driveway site;
flatter area at the rear is the proposed location for the septic leach field

Proposed septic leach field
Back of property looking toward Lomitas Road

Driveway Entrance / Lomitas Road

76” Live Oak to remain

Back of property facing left

48” DBH valley oak to be saved

Phase 1 Residence location

Hillside to be cut
Flat area at rear of property where phase 1 residence is proposed

Trees proposed for removal

Tree #11: 28” diameter valley oak

Tree #13: 18” diameter valley oak

Area to be graded
Appendix 5
California Farmland Map

Project Site:
6910 Lomitas Road, Atascadero
Appendix 6
Naturally Occurring Asbestos Map

Project Site:
6910 Lomitas Road, Atascadero
Appendix 7
National Wetlands Inventory Map

Project Location:
6910 Lomitas Road
Appendix 8
Fault Line Map

Project Location:
6910 Lomitas Road, Atascadero
Appendix 9
Landslide Risk Map
Appendix 10
Liquefaction Risk Map
Appendix 11
Soil Erodibility Map

Project Location:
6910 Lomitas Road, Atascadero

Legend
- 6910 Lomitas
- Creeks
- Soils_Erodibility
  ERODIBILITY
  LOW
  LOW TO MOD
  MODERATE
  MOD TO HIGH
  HIGH

Moderate to High Soil Erodibility
Appendix 12
Soil Expansion Index Map

Project Location:
6910 Lomitas Road, Atascadero

Legend

Soil Expansiveness

- LOW
- LOW TO MOD
- MODERATE
- LOW TO HIGH
- MOD TO HIGH
- HIGH

Moderate to High Soil Expansion
Appendix 13
Soil Septic Suitability Map

Legend
- SE: EXCESSIVE SLOPE & OR DEPTH TO ROCK
- SE: EXCESSIVE SLOPE & OR DEPTH TO ROCK & OR SLOW PERCOLATION
Appendix 14
Department of Toxic Substances Control: EnviroStor Map

Project Site: 6910 Lomitas Road, Atascadero
Appendix 15
Airport Location Map

Paso Robles Airport-Land Use Plan Boundaries (2005)

Atascadero
Appendix 16
Atascadero Area Evacuation Map

Project Location:
6910 Lomitas Road
Appendix 17
Fire Hazard Risk Map

Project Location:
6910 Lomitas Road, Atascadero

Legend

- 6910 Lomitas
- Creeks
- Fire Hazard - County
  - M
  - H
  - VH
Appendix 18
FEMA Flood Zone Map

Project Location:
6910 Lomitas Road, Atascadero

Category X: Outside 0.2% Annual Chance Floodplain
Appendix 19
Tsunami Inundation Risk Map

Project Site
6910 Lomitas Road,
Atascadero